Duston Eldean Primary School

Retention of a Temporary Mobile Classroom

Duston Eldean Primary School, Main Road, Duston, Northampton, NN5 6PP

NCC Property Services

7th November 2018
<table>
<thead>
<tr>
<th>Revision</th>
<th>Comments</th>
<th>Author</th>
<th>Date</th>
</tr>
</thead>
<tbody>
<tr>
<td>0</td>
<td>Submission Version</td>
<td>KAD</td>
<td>07/11/2018</td>
</tr>
</tbody>
</table>
Contents

1 INTRODUCTION ........................................................................................................................................... 2
  1.1 Context...................................................................................................................................................... 2
  1.2 The Application Site and its Setting ........................................................................................................ 2
  1.3 Planning History .................................................................................................................................. 3

2 PROPOSED DEVELOPMENT .......................................................................................................................... 4
  2.1 Introduction .............................................................................................................................................. 4
  2.2 Description of Development ..................................................................................................................... 4

3 PLANNING POLICY CONTEXT ................................................................................................................... 5
  3.1 Introduction .............................................................................................................................................. 5
  3.2 The Development Plan ............................................................................................................................ 5
  3.3 Other Material Considerations ................................................................................................................ 6

4 ASSESSMENT OF THE PROPOSAL ............................................................................................................ 8
  4.1 Introduction .............................................................................................................................................. 8
  4.2 Main Planning Issues ................................................................................................................................. 8

5 CONCLUSION .............................................................................................................................................. 11
  5.1 The Planning Balance ............................................................................................................................... 11
1 INTRODUCTION

1.1 Context

1.1.1 This Planning Application is submitted to Northampton Borough Council seeking a five-year planning permission for the retention of a temporary mobile classroom at Duston Eldean Primary School, Main Road, Duston, Northampton, NN5 6PP.

1.1.2 The submission includes the following information, documents and drawings:

Documents

- Planning, Design and Access Statement (this document);
- Application Forms, and
- Planning Fee for the sum of £944.00

Drawings

- GPP/ NCC/DE/18/01 – Site Location Plan
- GPP/ NCC/DE/18/02 - Site Plan
- GPP/ NCC/DE/18/03 – Elevations.

1.2 The Application Site and its Setting

1.2.1 The Application Site comprises a small portion of land located within the boundary of the Duston Eldean Primary School.

1.2.2 The Application Site is bounded to the north by established vegetation, to the west by residential properties and to the south by the Primary School access roads and entrances. The east of the Application Site is an open field that forms part of the Duston Eldean Primary School grounds.

1.2.3 The nearest residential receptor is located approximately 18m north west of the Application Site.

1.2.4 The Application Site is located in Flood Zone 1 and, as such, has a 1 in 1000-year annual probability of flooding.
1.3 Planning History

1.3.1 The existing portacabin has been installed at Dunston Eldean Primary School since 2008 under a temporary five-year planning permission (Planning Reference N/2008/1768). A subsequent application was submitted to retain the portacabin for an addition five years which was granted planning permission on 17th February 2014 (Planning Reference N/2013/2329). This temporary permission expires on 31st January 2019.
2 PROPOSED DEVELOPMENT

2.1 Introduction

2.1.1 The installation of a mobile classroom was originally required following the re-organisation of the school site following the change from a three-tier system to a two-tier system. This resulted in the existing school buildings being demolished and a new primary school being built with the pre-school and childcare provision being housed in a mobile classroom.

2.1.2 The portacabin is used by Eldean Childcare Limited, who operate both a pre-school and out-of-school service and is entirely separate to the Duston Eldean Primary School. It runs both a breakfast and after-school club for children of both primary school and nursery age and provides various sessions that operate between the hours of 7:45am (pre school) and 6pm (afterschool).

2.1.3 The current provision allows for a maximum of 32 children to attend the pre-school sessions and a maximum of 16 children to attend the after-school sessions. The combined services currently employ 8 members of staff.

2.1.4 There is currently no capital funding available from central government for the provision of permanent accommodation for out-of-school providers. Despite this, there is a continued local demand for the service and, as such, Eldean Childcare Ltd have recently signed a new lease agreement for the continued occupation of the portacabin.

2.2 Description of Development

2.2.1 The Proposed Development seeks the retention of the existing mobile classroom for a further five years.

2.2.2 The Proposed Development consists of the retention of a single-storey double mobile classroom, measuring approximately 127m². The existing mobile classroom measures approximately 3.3m in height as shown on GPP/NCC/DE/18/03.

2.2.3 The existing mobile classroom has been installed at Dunston Eldean Primary School since 2008.

2.2.4 There are no amendments to the existing mobile classroom as part of this application.
3 PLANNING POLICY CONTEXT

3.1 Introduction

3.1.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that the determination of a planning application must be made in accordance with the Development Plan unless material considerations indicate otherwise.

3.1.2 In this instance, the Development Plan consists of the following document(s):

- West Northamptonshire Joint Core Strategy Local Plan (Part 1), and

3.1.3 The main policies within each document considered relevant to the proposal are set out below.

3.2 The Development Plan

West Northamptonshire Joint Core Strategy Local Plan Part 1

3.2.1 The West Northamptonshire Joint Core Strategy Local Plan sets out the long-term vision and objectives of Daventry District, Northampton Borough and South Northamptonshire Council up to 2029.

3.2.2 From an assessment of the Proposed Development, the following policies are considered the most pertinent:

- Policy SA: Presumption in Favour of Sustainable Development;
- Policy S10: Sustainable Development Principles, and
- Policy B9: Planning for Pollution Control.

Northampton Local Plan (1993-2006)

3.2.3 The ‘saved’ policies of the Northampton Local Plan continue to form part of the Development Plan for the purposes of decision-making. Preparation of the Northampton Local Plan Part 2 is currently underway and, upon adoption, will replace the ‘saved’ policies of the Northampton Local Plan.

3.2.4 Saved Policy E20: Design states that:

Planning permission for new development will be granted subject to:
a) The design of any new building or extension adequately reflecting the character of its surroundings in terms of layout, siting, form, scale and use of appropriate materials; and
b) The development being designed, located and used in a manner which ensures adequate standards of privacy, daylight and sunlight.

3.2.5 In addition, Saved Policy H35: Childcare Facilities states that:

Planning permission for childminding, playschemes, nursery or creche facilities will be granted unless they give rise to disturbance for adjoining occupiers, where there are adequate parking facilities and there is no detriment to highway safety.

3.3 Other Material Considerations

National Planning Policy Framework

3.3.1 Paragraph 8 of the revised NPPF identifies three interdependent pillars to sustainable development:

- **An economic objective**: to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth, innovation and improved productivity, and by identifying and coordinating the provision of infrastructure.

- **A social objective**: to support strong, vibrant and healthy communities by ensuring that a sufficient number and range of homes can be provided to meet the needs of the present and future generations, and by fostering a well designed and safe built environment with accessible services and open spaces that reflect the current and future needs and support communities’ health, social and cultural wellbeing.

- **An environmental objective**: to contribute to protecting and enhancing natural, built and historic environment; including making efficient use of land and helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adopting to climate change, including moving to a low carbon economy.

3.3.2 At the heart of the NPPF is a presumption in favour of sustainable development. Paragraph 11 states that for decision-taking this means:

- Approving development proposals that accord with the up to date development plan without delay; or
- Where there are no relevant development plan policies, or the policies which are most important for determining the application are out of date, granting permission unless:
The application of the policies in this Framework that protect areas of assets of particular importance provides a clear reason for refusing the development proposal, or Any adverse impacts of doing so would significantly and demonstrably outweigh the benefits when assessed against the policies in this Framework taken as a whole.

3.3.3 Paragraph 92 of the NPPF seeks to ensure that social, recreational and cultural facilities and services to the community are secured. In doing so, planning policies and decisions should (inter alia):

- Plan positively for the provision and use of shared spaces, community facilities (such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship) and other local services to enhance the sustainability of communities and residential environments;
- Take into account and support the delivery of local strategies to improve health, social and cultural wellbeing for all sections of the community, and
- Guard against the unnecessary loss of valued facilities and services.

3.3.4 Paragraph 94 specifically relates to the provision of education. It states that:

It is important that a sufficient choice of school places is available to meet the needs of existing and new communities. Local Planning Authorities should take a proactive, positive and collaborative approach to meeting these requirements, and to development that will widen choice in education. They should;

- Give great weight to the need to create expand or alter schools through the preparation of plans and decisions on applications; and
- Work with schools promoters, delivery partners and statutory bodies to identify and resolve key planning issues before applications are submitted.
4 ASSESSMENT OF THE PROPOSAL

4.1 Introduction

4.1.1 From an assessment of the Development Plan and other relevant documents, the main issues in the assessment of the proposed development are as follows:

- Need;
- Employment and Economics;
- Design and Layout, and
- Environmental and Amenity Considerations.

4.1.2 The following section considers the main planning issues in turn.

4.2 Main Planning Issues

Need

4.2.1 Saved Policy H35 of the Northampton Local Plan states that:

Planning permission for childminding, playschemes, nursery or creche facilities will be granted unless they give rise to a disturbance for adjoining occupiers, where there are adequate parking facilities and there is no detriment to highway safety.

4.2.2 At a national level, paragraph 72 of the NPPF confirms the need to “give great weight to the need to create, expand or alter schools’

4.2.3 The pre-school and out of school services provided within the portacabin are considered an essential facility. The pre-school provides an important stepping-stone for local children before they start their formal education whilst the out-of-hours sessions provide childcare support for working parents both before and after conventional school hours.

4.2.4 The retention of the existing portacabin for an addition five years will safeguard the continuation of essential local services which accords entirely with Saved Policy H35 of the Northampton Local Plan, Policy SA of the adopted Joint Core Strategy and the principles of sustainable development.
Economics and Employment

4.2.5 At a national scale, the NPPF states that:

Planning policies and decisions should help to create the conditions in which businesses can invest, expand and adapt.

4.2.6 It intends to:

Secure development that improves the economic, social and environmental conditions in the area.

4.2.7 At a local level, paragraph 8.1 of the adopted Joint Core Strategy echoes the national stance by acknowledging that:

A central theme of our vision for West Northamptonshire is to secure economic stability and prosperity which itself is a key element to improving the quality of life of residents. We need to ensure that there are a variety of job opportunities for local people and that people have access to locally based educational facilities that can improve their employment prospects.

4.2.8 The services currently provided in the mobile classroom present direct and indirect employment opportunities. There are currently eight members of staff employed in the running of the services. The proposed retention of the mobile classroom would safeguard the employment of these people for the short and medium term.

4.2.9 In addition, the provision of out-of-hours services indirectly supports local employment. The service provides childcare solutions for local working parents, thereby enabling more parents to continue working. This has a positive impact on the local economy with regards to economic stability and prosperity.

4.2.10 The continuation of this essential service would secure direct and indirect employment opportunities and support and therefore fully accords with national and local planning policy aspirations.

Design and Layout

4.2.11 Saved Policy E20 of the Northampton Local Plan states that (inter alia):

Planning permission for new development will be granted subject to the design of any building or extension adequately reflecting the character of its surroundings in terms of layout, siting, form, scale and use of appropriate materials’.
4.2.12 The Proposed Development occupies a portion of land within the boundary of the Duston Eldean Primary School. Planning permission was originally granted in 2008 (Planning Reference N/2008/1768) for this facility and subsequently in 2013 (Planning Reference N/2013/2329). In the assessment of both proposals, the design and layout of the portacabin were deemed acceptable. The reasons set out in the delegated report for planning permission N/2013/1329 confirms that:

*The proposal will not have any significant adverse impacts on the amenities of the local area due to its proposed location and temporary nature, its size and design is also acceptable in compliance with Policy E20 of the Northampton Local Plan."

4.2.13 The Proposed Development represents the retention of the existing development and does not seek to alter or amend the design or layout of the original development. The Proposed Development is therefore compliant with Saved Policy E20 of the Northampton Local Plan and Policies SA and S10 of the West Northamptonshire Joint Core Strategy.

**Landscape and Visual Impact**

4.2.14 The existing portacabin has been installed at the Application Site since 2008 and is now an established feature within the wider context of the Duston Eldean Primary School grounds.

4.2.15 There are no proposed alterations to the existing mobile classroom as part of this application.

4.2.16 There have been no known incidents of complaints from local residents regarding the existing mobile classroom having an unacceptable impact on visual amenity.

4.2.17 The Proposed Development is therefore compliant with Policies SA and S10 of the West Northamptonshire Joint Core Strategy and Saved Policy E20 of the Northampton Local Plan.

**Access, Entrances and Parking**

4.2.18 There will be no amendments to the existing access, entrance or parking arrangements as part of the Proposed Development.
5 CONCLUSION

5.1 The Planning Balance

5.1.1 In conclusion, this Planning Application is being submitted to Northampton Borough Council for the retention of a temporary mobile classroom.

5.1.2 The facility is considered an essential service for the local community in the transition to formal education as well as providing provision for out-of-hours childcare.

5.1.3 The retention of the temporary mobile classroom will not result in any unacceptable adverse impacts on the surrounding environment and amenity and is therefore compliant with both local and national planning policy.

5.1.4 In light of the above, there is no known reason why planning permission cannot be granted for this development.