

2.2 14/503541/FULL		<u>Sheerness</u>
APPLICATION PROPOSAL Installation 2 No. single storey Portakabin modular buildings to be used as additional classroom accommodation.		
ADDRESS Oasis Academy Isle Of Sheppey, Minster Road Minster-on-sea Kent ME12 3JQ		
RECOMMENDATION GRANT of temporary planning permission and subject to the views of Southern Water		
SUMMARY OF REASONS FOR RECOMMENDATION The development is acceptable in all regards, as a temporary measure in advance of provision of a permanent facility		
REASON FOR REFERRAL TO COMMITTEE OBJECTION FROM ADJACENT PARISH COUNCIL		
WARD Queenborough & Halfway	PARISH/TOWN COUNCIL N/A	APPLICANT Oasis Academy AGENT Portakabin Ltd
DECISION DUE DATE 21/10/14	PUBLICITY EXPIRY DATE 6/11/14	OFFICER SITE VISIT DATE 17/10/14

MAIN REPORT

1.0 DESCRIPTION OF SITE

- 1.01 The wider site amounts to a large school – the Oasis Academy, set back from Minster Road, behind existing dwellings fronting Minster Road, Admirals Walk and Parsonage Chase, within the built up area of Queenborough and Halfway. It comprises a number of typical school buildings, generally located to the west of the site, although a number of smaller buildings are scattered around the site, together with parking, playing fields etc.
- 1.02 The proposed development would be located to the eastern side of the site, set back behind dwellings fronting Parsonage Chase, on an area of soft landscaping and a footpath (not a public right of way).

2.0 PROPOSAL

- 2.01 The development proposed is the siting of two portacabins, to be used as additional classroom accommodation. The proposed buildings would have flat roofs and would both measure 3.5m high. The smaller of the two would measure 6.9m wide and 12.2m deep, and the larger would be 9.8m wide,

and 16.78m deep. They would be located approximately 60m from the closest dwellings fronting Parsonage Chase, at right angles to the boundary. Drainage would be via soakaway and via a drainage route within the site.

3.0 SUMMARY INFORMATION

	Proposed
Approximate Height (m)	3.5m
Approximate Depth (m)	12.2m & 16.78m
Approximate Width (m)	6.9m & 9.8m
No. of Storeys	1
Net Floor Area	248.6 sqm

4.0 PLANNING CONSTRAINTS

Site located in the countryside and within local countryside gap

5.0 POLICY AND OTHER CONSIDERATIONS

The National Planning Policy Framework (NPPF)

The NPPF, amongst other things, broadly encourages good design, and seeks to protect the countryside for its own sake.

The Swale Borough Local Plan (SBLP)2008

The following policies of the SBLP08 are relevant here:

- E1 (General Development Criteria)
- E6 (The Countryside)
- E7 (Important Local Countryside Gap)
- E19 (Achieving High Quality Design and Distinctiveness)

6.0 LOCAL REPRESENTATIONS

6.01 One letter of objection has been received, summarised as follows:

- “How many millions of pounds did you spend on building the Oasis Academy and yet you still have hideous huts in the car park which unfortunately I have to see every time I look out of my kitchen window. Whoever designed this mess should be penalised.”

6.02 The closing date for representations is 6th November. I will update Members on any additional representations received at the Meeting.

7.0 CONSULTATIONS

7.01 The Environment Agency does not raise objection.

7.02 Minster Parish Council object to the proposals and comment as follows:

This is an inappropriate location for industrial buildings in view of its close proximity to residential dwellings. Minster Parish Council is also concerned about future flooding issues.

7.03 I am awaiting the comments of Southern Water and will update Members at the Meeting.

8.0 BACKGROUND PAPERS AND PLANS

Plans, supporting statement and application form.

9.0 APPRAISAL

Principle of Development

9.01 Whilst the site is located outside the built up area and in an important countryside gap, both Policies E6 and E7 make specific exceptions for development at schools. In this instance, the mobile buildings would appear within the context of the wider site, and would not harm the amenity of the countryside, nor the openness or rural appearance of the important countryside gap. The development is acceptable as a matter of principle in my view.

Visual Impact

9.02 The design of the temporary buildings is utilitarian, as one might expect for development of this nature. However – I do not consider them to be industrial in character. They are comparatively unobtrusive and would not be located in a prominent position. I do not consider that they would cause harm to visual amenity.

Over time, the condition of such temporary buildings can deteriorate, and in order that a permanent solution can be found, I recommend imposing a condition requiring the removal of the temporary buildings within 10 years of the date of the grant of permission.

Residential Amenity

9.03 The buildings would be located a significant distance from the closest dwellings and would not in my view have any significant impact on residential amenity.

Highways

9.04 The buildings would be used as classrooms for children who already attend the school, and no increase in capacity is envisaged. That being the case, there would be no highway implications arising from the proposal.

Other Matters

9.05 Members will note that the Environment Agency do not object. I am awaiting the comments of Southern Water, but I do not consider that this small scale scheme is likely to give rise to any harmful risk of flooding.

10.0 CONCLUSION

10.01 The proposed development would be acceptable as a matter of principle, and would not harm residential or visual amenity. I am awaiting the comments of Southern Water and the closing date for representations is 6th November. I will update Members at the Meeting. I therefore seek delegation to approve the application, subject to no fresh issues being raised by any representations received by 6th November

11.0 RECOMMENDATION – GRANT Subject to the following conditions

CONDITIONS

1) The development to which this permission relates must be begun not later than the expiration of three years beginning with the date on which the permission is granted.

Grounds: In pursuance of Section 91 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

2) The buildings hereby permitted shall be removed and the site restored to its previous condition on or before 1st November 2024

Grounds: In order that a more appropriate, permanent development is provided to address the specific need identified.

The Council's approach to this application:

In accordance with paragraphs 186 and 187 of the National Planning Policy Framework (NPPF), the Council takes a positive and proactive approach to development proposals focused on solutions. We work with applicants/agents in a positive and proactive manner by:

Offering pre-application advice.

Where possible, suggesting solutions to secure a successful outcome.

As appropriate, updating applicants/agents of any issues that may arise in the processing of their application.

In this instance:

The application was acceptable as submitted and no further assistance was required.

NB For full details of all papers submitted with this application please refer to the relevant Public Access pages on the council's website.

The conditions set out in the report may be subject to such reasonable change as is necessary to ensure accuracy and enforceability.