

For: PLANNING & REGULATION COMMITTEE – 15 APRIL 2013

By: DEPUTY DIRECTOR FOR ENVIRONMENT & ECONOMY (STRATEGY & INFRASTRUCTURE PLANNING)

Development Proposed:

Renewal of consent and continued use of a relocatable building unit, ref T1 (SP5) for a further period of five years

Division Affected: Isis

Contact Officer: Nick Fagan **Tel:** 01865-815584

Location: Grandpont Nursery School & Children's Centre, White House Road, Oxford, OX1 4QH

Applicant: Oxfordshire County Council

Application No: R3.0011/13

Application received date: 25 January 2013

Consultation Period: 1 - 22 February 2013

District Council Area: Oxford City

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Recommendation

The report recommends that the application be approved.

Part 1 – Facts & Background

Proposed Development & Site Location

1. The proposal is the retention and continued use of this relocatable building (12m x 8.5m x 3.3m high = total area of 102m², volume 336.6m³) located in the north-west corner of the site adjacent to the boundary fence for a further period of 5 years. The school is located behind the houses and beyond the

northern fenced boundary is a track leading to the South Oxford adventure playground. Beyond this are playing fields.

Relevant Planning History

2. O.17/06 - Erection of extension to provide children's centre, including demolition of outdoor storage, plus internal alterations re-organisation of existing day care and nursery buildings, APPROVED 22/12/06
O.34/01 - Erection of a prefabricated building for use as day care provision for a temporary period of five years, APPROVED 20/08/01 (probably this building)

Part 2 – Other Viewpoints

Consultations & Representations

3. There have been no third party representations.
4. Oxford City Council: Objects: “The Oxford Local Plan supports temporary buildings for a genuine temporary purpose and does not support the renewal of permissions. This is important as retention of temporary buildings for prolonged periods can be harmful to the visual amenities of the built environment and repeated temporary permissions are contrary to the advice given in Circular 11/95 – the use of conditions in planning permissions. The proposal would therefore be contrary to policy CP25 of the Oxford Local Plan 2001-2016.”

Part 3 – Relevant Planning Documents

Relevant Planning Policies

5. Planning applications should be decided in accordance with the Development Plan unless material considerations indicate otherwise.
6. There are no relevant policies in the SE Plan.
7. The following ‘saved’ policies of the Oxford Local Plan 2001-2016 are relevant to this proposal:
CP1 – Development Proposals (sets out key criteria expected from new development)
CP6 – Efficient Use of Land and Density (requires development to make maximum and appropriate use of land)
CP8 – Designing Development to Relate to its Context (sets out criteria required from development to demonstrate that it will respect the local context)
CP10 – Siting of Development to meet its Functional needs
CP25 – Temporary Buildings (restricts temporary buildings to where a short term need has been demonstrated and sets out criteria for development)

and from the Oxford Core Strategy:

CS16 – Access to Education (sets out approach to the provision of education facilities)

CS18 – Urban Design, Townscape Character & the Historic Environment (sets out urban design principles and requires development to respect Oxford’s unique townscape & historic environment)

8. The NPPF is a material consideration in the consideration of this application.

Part 4 – Analysis, Conclusions & Detailed Recommendation

Planning Analysis – Comments of the Deputy Director for Environment & Economy (Strategy & Infrastructure Planning)

9. The relocatable unit situated on this site operates as a Family Room and associated areas. As such, it is open to the public and is the base through which the Children’s Centre offers varied extended services such as Health Visitors, Social Services, Dad’s Groups and spaces for confidential discussions with parents etc. It is well used. There is no existing alternative accommodation for these public services to be offered to the local community within the Children’s Centre and funding is not available to replace the unit with permanent accommodation. It is therefore essential that the unit is retained so that they can continue to be offered.
10. Policy CP25 states:

POLICY CP.25 - TEMPORARY BUILDINGS
<p>Planning permission will only be granted for temporary or portable buildings where short-term need has been clearly demonstrated, such as on sites already allocated for permanent development, buildings to house short-term or trial projects, to meet seasonal or peak demands, for urgent operational requirements, or in connection with major site development work.</p> <p>Planning permission for temporary or portable buildings will not be granted where:</p> <ol style="list-style-type: none"> a. buildings would adversely affect visual attractiveness, trees or parking provision; and b. proposals do not adequately address, where appropriate: landscaping; noise insulation; access for people with disabilities; relationship to existing buildings; prejudice future developments; access points; or provide a suitable external appearance. <p>Planning permissions for temporary buildings will be subject to a planning condition that requires the removal of the buildings within a specified time period.</p>

11. The unit is relatively new and in good condition and provides good quality accommodation for this use. Its location, which is not prominent, does not

affect any interests of acknowledged importance – it does not impact on any residents' amenity, does not impact on any heritage designations, has no adverse landscape impact, is not unattractive and provides adequate access including for the disabled. As such it does not contravene Policy CP25 above.

12. There would be no adverse impacts and permission should therefore be granted in accordance with paragraph 14 of the NPPF because the proposal is in accordance with the development plan.

Conclusion

13. The proposal seeks to continue to provide these necessary facilities for this nursery school without harming neighbours' amenity or increasing traffic flows to the school and without any other adverse impacts. It complies with policy in the development plan.

Recommendation:

14. **It is RECOMMENDED that Application R3.0011/13 be approved subject to the following conditions:**
 1. **The development shall be carried out solely in accordance with details submitted with the application.**
 2. **Temporary permission expiring 30 April 2018 and restoration of site thereafter.**

Reasons for Approval:

The continued use of this building is necessary for the successful provision of education at this school. The building is of a satisfactory appearance. Its continued use would not impact on neighbours' amenity nor result in increased traffic generation to the school. The proposal complies with Policies CP1,6,8,10 & 25 of the Oxford Local Plan 2001-16 and CS16&18 of the Oxford Core Strategy.

Compliance with National Planning Policy Framework

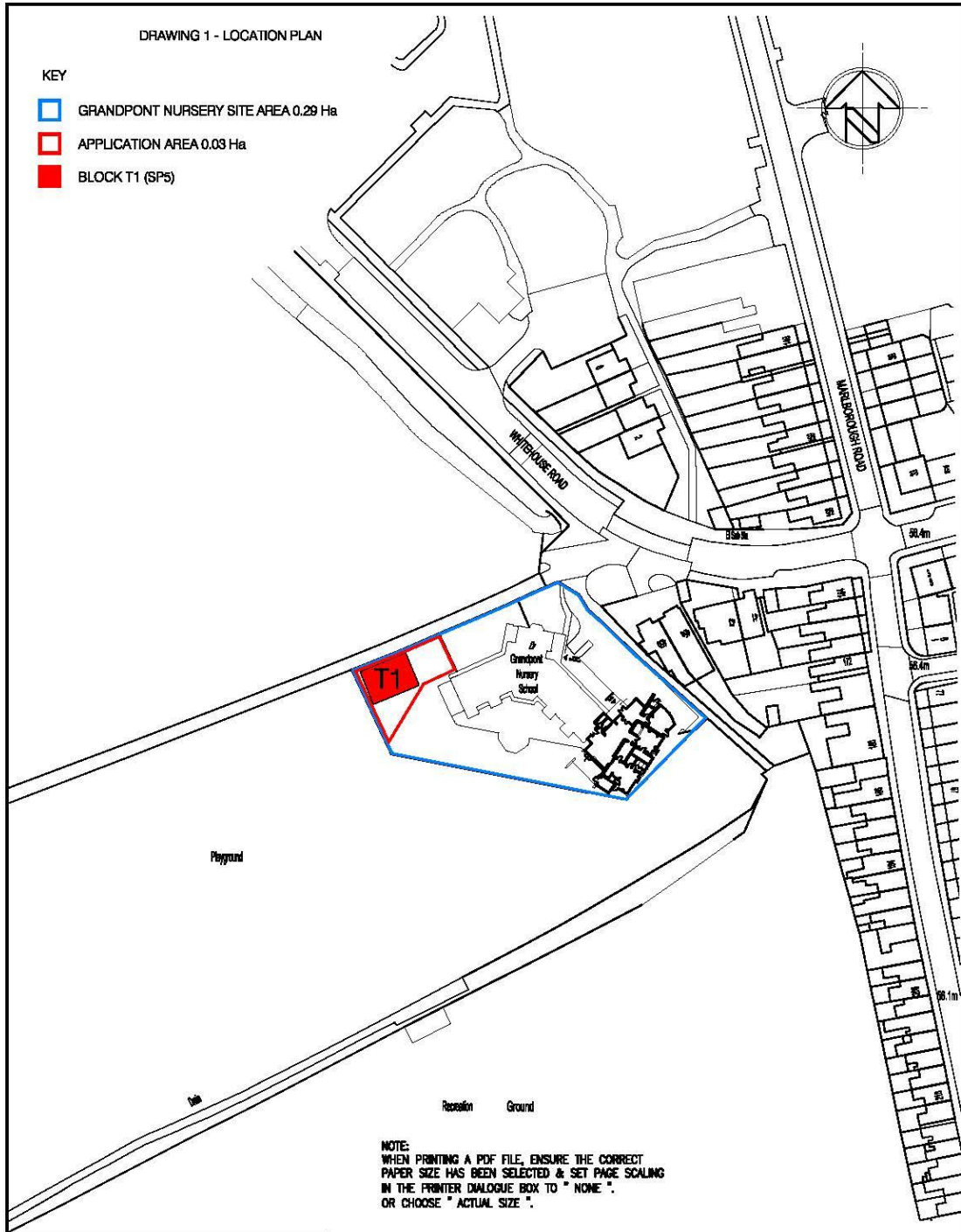
In accordance with paragraphs 186 and 187 of the NPPF Oxfordshire County Council take a positive and proactive approach to decision making focused on solutions and fostering the delivery of sustainable development. We work with applicants in a positive and proactive manner by;

- offering a pre-application advice service, and
- updating applicants and agents of any issues that may arise in the processing of their application and where possible suggesting solutions

MARTIN TUGWELL

Deputy Director for Environment & Economy (Strategy & Infrastructure Planning)

March 2013



architects □ engineers □ surveyors □ valuers

 **carillion** CAPITA SYMONDS  OXFORDSHIRE COUNTY COUNCIL

Property & Facilities, Cuffes Lea House, 3500 John Smith Drive, Oxford Business Park South, Oxford OX4 2WB
 Helpdesk Number : 0808 158 6959
 Helpdesk Email : property.helpdesk@oxfordshire.gov.uk

CLIENT	OXFORDSHIRE COUNTY COUNCIL	
PROJECT	Block T1 Ref:SP5 - Planning Renewal Grandpont Nursery Whitehouse Road, Oxford, OX1 4QH.	
TITLE	Location Plan (A4 Plan)	

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PROJECT No				
CS/060002-17				
DRAWING No				
185				
SCALE:	DRAWN BY:	DATE:	CHECKED / AUTHORIZED BY:	DATE:
1:1250	JMA	11.09.12	AH	11.09.12