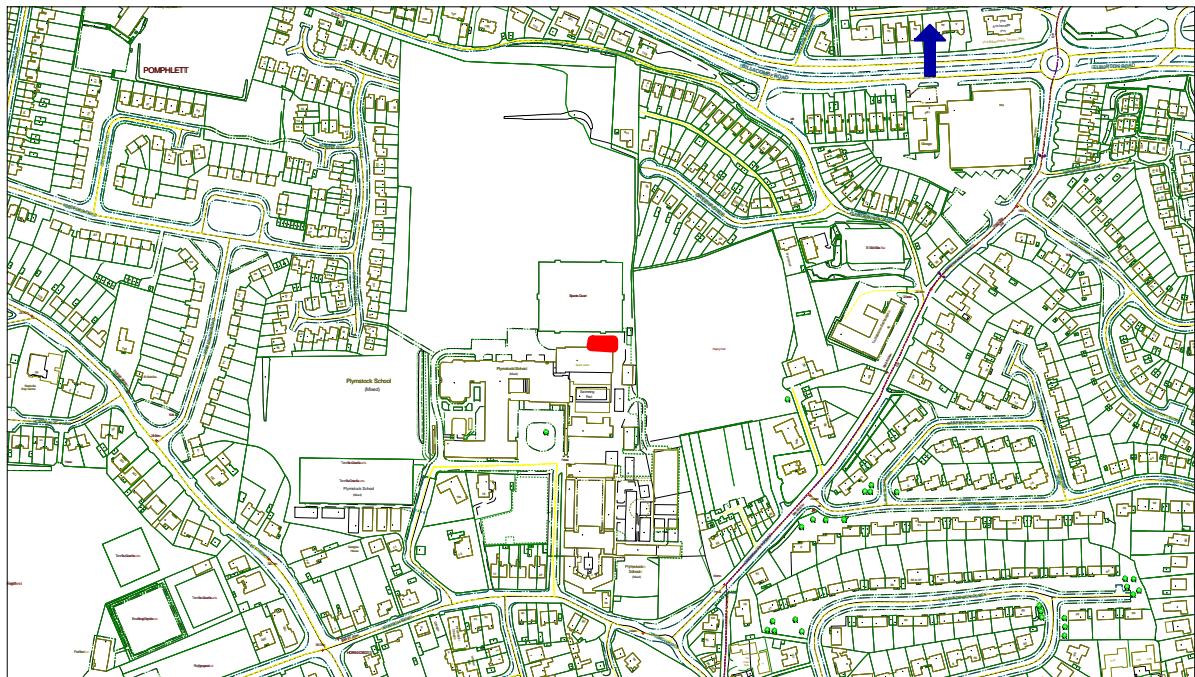


ITEM: 18

Application Number: 08/01396/FUL
Applicant: Plymstock School
Description of Application: Relocation of mobile classroom
Type of Application: Full Application
Site Address: PLYMSTOCK SENIOR SCHOOL, 29 CHURCH ROAD
PLYMSTOCK PLYMOUTH
Ward: Plymstock Radford
Valid Date of Application: 21/08/2008
8/13 Week Date: **20/11/2008**
Decision Category: Major Application
Case Officer : Richard Webb
Recommendation: Grant Conditionally
Click for Application Documents: www.plymouth.gov.uk



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OFFICERS REPORT

Site Description

Plymstock Senior School occupies a site of approximately 9.5 hectares, located within a largely suburban residential area with the main access being off Church Road. The proposed port-a-cabin is to replace at least one large metal storage container that is located in a fairly central position to the north side of the overall school grounds and to the rear of a sports hall. This site is separated from residential properties situated on Swallows End, Greenacres and Stentaway Road, to the west, north and east of the school grounds by a sports court, cricket pitch and other sports fields. Numerous other metal storage containers and port-a-cabins already exist within the vicinity of the proposed site for the subject port-a-cabin.

Proposal Description

Relocation of port-a-cabin/mobile classroom measuring 12m long and 4m deep to site at Plymstock Senior School from The College of St Mark & St John. This port-a-cabin is to replace an existing metal storage container and to be used as an external store for large and bulky sports equipment.

Relevant Planning History

Extensive history, the most relevant being:-

03/00269/FUL - Phased two-storey extension to previously approved block (containing 10 classrooms) to provide 12 additional classrooms (4 in phase 1, 8 in phase 2), and formation of 30 parking spaces – Granted Conditionally

04/00764/Ful - Siting of portable building for use by Air Training Corps (existing A.T.C. building on another part of site to be removed) – Granted Conditionally

04/01607/FUL - Free-standing shelter in courtyard – Granted Conditionally

06/01967/FUL – Formation of artificial turf sports pitch with floodlighting and security fencing, and ancillary car parking area – Granted Conditionally

08/01417/FUL - Siting of portable building (on land South of tennis courts) for use by Air Training Corps (existing ATC building in another part of school to be removed) – Case Open

Consultation Responses

None

Representations

None

Analysis

The new port-a-cabin will replace an existing metal storage container providing addition space for the storage of “large and bulky” sports equipment used by local groups outside of normal school hours. These items of equipment would otherwise be left open to the elements or stored in the existing steel lock-up container which lacks decent ventilation.

The main consideration in this case is Policy CS34 of the Core Strategy 2006-2021. The siting of the new port-a-cabin is unlikely to cause any detrimental

effect on the amenity enjoyed by the dwelling houses located adjacent to the school boundaries and in light of the presence of the numerous other metal storage containers and port-a-cabins in the vicinity of this site it is deemed that the provision of one further port-a-cabin will have no further detrimental effect on the school premises.

Human Rights Act - The development has been assessed against the provisions of the Human Rights Act, and in particular Article 1 of the First Protocol and Article 8 of the Act itself. This Act gives further effect to the rights included in the European Convention on Human Rights. In arriving at this recommendation, due regard has been given to the applicant's reasonable development rights and expectations which have been balanced and weighed against the wider community interests, as expressed through third party interests / the Development Plan and Central Government Guidance.

Conclusions

The proposal is recommended for approval.

Recommendation

In respect of the application dated **21/08/2008** and the submitted drawings, **01/M.C./2008, 02/M.C./2008, 03/M.C./2008 and accompanying Design and Access Statement**, it is recommended to: **Grant Conditionally**

Conditions

DEVELOPMENT TO COMMENCE WITHIN 3 YEARS

(1) The development hereby permitted shall be begun before the expiration of three years beginning from the date of this permission.

Reason:

To comply with Section 51 of the Planning & Compulsory Purchase Act 2004.

Statement of Reasons for Approval and Relevant Policies

Having regard to the main planning considerations, which in this case are considered to be: impact on neighbouring amenity, impact on the character and appearance of the area, the proposal is not considered to be demonstrably harmful. In the absence of any other overriding considerations, and with the imposition of the specified conditions, the proposed development is acceptable and complies with (a) policies of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007 and supporting Development Plan Documents (the status of these documents is set out within the City of Plymouth Local Development Scheme) and the Regional Spatial Strategy, (b) non-superseded site allocations, annex relating to definition of shopping centre boundaries and frontages and annex relating to greenscape schedule of the City of Plymouth Local Plan First Deposit (1995-2011) 2001, and (c) relevant Planning Guidance (SPG) Notes, Government Policy Statements and Government Circulars, as follows:

CS34 - Planning Application Consideration