

JOINT DEVELOPMENT CONTROL COMMITTEE

Report by: HEAD OF PLANNING SERVICES

Date: 13 June 2012

Application Number	C/5001/12/CC	Agenda Item	
Date Received	4/4/12	Officer	Ann Barnes
Target Date	30/5/12		
Parishes/Wards	Trumpington		
Site	Fawcett County Primary School, Alpha Terrace, Trumpington		
Proposal	Erection of 6 Bay Mobile Classroom and 1 Bay Toilet until end of August 2017, and erection and permanent retention of 30 space cycle shelter		
Applicant	Cambridgeshire County Council		
Recommendation	Approval		
Application Type	Minor	Departure:	No

The above application(s) have been reported to the Planning Committee for determination by Members in accordance with the Scheme of Delegation for the Joint Development Control Committee for the Cambridge Fringes

APPENDIX C: RED LINE SITE BOUNDARY

Committee Report

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1.0 INTRODUCTION

- 1.1 Fawcett Primary School lies in Trumpington, in the south west of Cambridge. To the east of the school is the Clay Farm major development site, and further to its west is the Trumpington Meadows major development site.
- 1.2 A new school, the Trumpington Meadows School, is proposed to accommodate new pupils arising from the major development taking place in Cambridge Southern Fringe. However, due to a delay in obtaining planning approvals for this school and other site issues the start date for building this new school has not yet been confirmed, but it is unlikely to be available for occupation until April 2013.
- 1.3 Pupils who will attend the new Trumpington Meadows School are now on the school roll and in the interim period, prior to the new school being available for occupation, it is proposed to accommodate these children at Fawcett Primary School in mobile classrooms.
- 1.4 As a result of a shortage of school places in the south of Cambridge Fawcett School is to have a permanent extension to increase the schools capacity up to 240 places. Provision has been made for this in the County Councils Capital Programme for the 2013 / 2014 financial year.
- 1.5 When the Trumpington Meadows new school is opened it is proposed to retain the mobile classrooms on site to cater for the forecast rise in pupil numbers in advance of the permanent extension at Fawcett School. During construction works the mobile classrooms may be used to decant children from the main school whilst building works are taking place. Retaining the mobiles on site until August 2017 will also give flexibility should the pace of development and the corresponding increase in pupil numbers be slower than anticipated, resulting in a later start date for providing the extension.

2.0 SITE DESCRIPTION/AREA CONTEXT

- 2.1 The site covers an area of 228 square metres and is a tarmac hard standing which is on the southern part of the Fawcett School site, in Trumpington. It is not used by the school, except on an occasional basis as an overflow car park. The northern

boundary of the site is formed by the main buildings of Fawcett School; the southern boundary is formed by the Cambridge Professional Development Centre (CPD Centre). To the west is the schools car park, and beyond that residential development (the closest residential property is 70 metres fronting Alpha Terrace). The eastern boundary is hedged and fenced, beyond which lies the school playing field. The site is not currently accessible to school pupils.

- 2.2 The site does not fall within a Conservation Area, there are no listed buildings nearby, or any trees that are subject to a preservation order. It does not lie in Flood Zone 2 or 3.

3.0 THE PROPOSAL

- 3.1 The planning application seeks approval for the erection of 6 Bay Mobile Classroom and 1 Bay Toilet until end of August 2017, and erection and permanent retention of 30 space cycle shelter

- 3.2 The application is accompanied by the following documents:

- Application Form
- Planning Statement
- Local Authority Development Letter
- Transport Statement
- Design and Access Statement
- Existing Travel Plan (with a commitment to updating)
- Location Plan
- Mobile Classroom Site Plan
- Mobile Classroom Detail Plan
- Mobile Buildings Nos 616 and 617 Proposed Plan (showing internal details)
- Mobile Buildings Nos 616 and 617 Proposed Elevations Plan
- Drainage Plan
- Parrs Odoni Cycle Shelter Brochure Details

The Mobile Classrooms

- 3.3 The mobile classroom that is proposed for Fawcett School was manufactured in 2007 in 6 modular units, each approximately 8.6 m long and between 2.4 and 3 metres wide. The classroom does not have integral toilet facilities, so these would be provided by a separate toilet block, also manufactured in 2007. The two buildings would be located close together so they could

share a level platform between their entrance doors, and have both ramped and step access from the ground level.

- 3.4 The mobile classroom building will provide a shared entrance lobby / cloakroom area with two full time classroom spaces of approximately 60 square metres, each with their own small store. Total floor space is 146 square metres. The separate toilet block will provide a shared entrance with two toilets, one intended for girls and one for boys. The toilet building provides approximately 16 square meters of floor space.

Location & Fencing

- 3.5 The proposed location of the mobile classroom on the school site has been determined taking into account practicalities relating to the delivery of the buildings; circulation around the buildings; the relationship with school pitches; security; connection to utilities; and Building Regulations. The proposed location meets these criteria and has been approved by the school Governors and Local Education Authority.
- 3.6 The proposed location is in between the existing school buildings and the buildings of the CPD Centre. As the area is currently outside the area used by school children it is proposed to erect safeguarding fencing between the mobile classroom and the CPD centre, and the mobile classrooms and the existing Fawcett School buildings. The fencing will be 2 metre high propriety fencing with steel posts and mesh panels with a green plastic coated finish.
- 3.7 Other than the fencing described above there are no further landscaping proposals. The site will be returned to its original tarmac surface once the mobile classrooms are removed.

Cycle Shelter

- 3.8 It is proposed to provide a new covered cycle shelter. The Parrs Odini cycle shelter has a base unit that is 4 metres wide by 2.2 metres deep with 2 extension modules each 4 metres wide, providing a total of 30 cycle spaces. It will be located close to the existing cycle shelters and will back on to an existing beech hedge at the edge of the playground. It is easily accessible from the entrance of the school. The cycle shelter will be retained as it will be necessary to serve the proposed extension to the school.

4.0 RELEVANT SITE HISTORY

Reference	Description	A/C, REF, W/D
C/70/0177	Erection of one mobile temporary classroom	A/C
C/75/0255	Erection of temporary classroom (superseding application C/70/0177)	A/C
C/89/0504	Refurbishment and extension to provide new primary school and education development centre, with associated offices	A/C
C/90/0066	Changing rooms, toilet accommodation to enhance community facilities for use within existing swimming pool, playing field and adjacent dining hall	A/C
C/94/0861	Additional dining hall accommodation and provision of new changing room and toilet facilities	A/C

5.0 PUBLICITY

5.1	Advertisement:	No	
	Adjoining Owners:		Yes
	Site Notices Displayed:	Yes	

This minor application has been subject to the relevant level of consultation.

6.0 POLICY

Government and Regional Guidance and Advice
See Appendix A

Local Plan Policies

See Appendix B

7.0 EXTERNAL AND INTERNAL CONSULTATIONS

7.1 Internal and external consultation were undertaken, there were only three responses which are addressed below.

Highway Development Control

7.2 The County Councils Highway Development Control officer raised an initial objection to the planning application. Footpath number 116 runs down the southern boundary of the CPD Centre, and enters the CPD site through the main entrance before continuing round to Fawcett School. With growth planned in the Clay Farm area he was concerned that the proposed development would result in additional trips through and across the CPD Centre, in an area where there is already conflict between pedestrian, cyclist and vehicles. An objection was raised pending the applicant providing proposals to manage this conflict.

7.3 Further discussion has clarified that the objection raised by Highways Development Control can be addressed if two child crossing signs were placed either side of the gate at the entry to the CPD Centre, and two further signs placed 5 metres inside the facility (to be viewed by traffic leaving the Centre). An area on the ground between the signs would also need to be hatched to warn of the conflict area. The applicant has agreed that these measures are acceptable, and has submitted a scheme which reflects these requirements. Highways Development Control and the County Councils Rights of Way Manager have indicated support for the scheme. Subject to a planning condition being imposed to ensure delivery of the scheme the objection is withdrawn.

7.4 Highways Development Control has also requested a number of additional planning conditions be attached in the interests of highway safety. These relate to keeping the manoeuvring area free of obstruction, and the requirement for a site management plan for the construction phase.

Cambridge City Council

7.5 The City Council has advised that the proposals are considered acceptable to provide temporary accommodation until the planned school for Trumpington Meadows and future

permanent expansion of Fawcett School are forthcoming. It concluded that the proposals are in accordance with relevant planning policy and therefore no objections have been raised.

Access Officer

- 7.6 The County Councils Access Officer has not raised any objection but has advised that it might be appropriate for the two Part M toilets to be modified in order to size them appropriately for the intended users i.e. by children. This matter can be addressed through Building Regulation procedures.

8.0 NEIGHBOUR REPRESENTATIONS

- 8.1 Immediate local properties were notified of the planning application, no responses have been received.

9.0 ASSESSMENT

- 9.1 From the consultation responses and representations received and from inspection of the site and the surroundings, the assessment has been structured under the following headings:

- Principle of Development
- Visual Impact
- Open Space and Recreation
- Education and Community Facilities
- Transport Impacts
- Other Issues
- Conclusion
- Recommendation

Principle of Development

- 9.2 Section 38(6) of the Planning and Compulsory Purchase Act 2004 and section 70(2) of the Town and Country Planning Act 1990 require that applications for planning permission must be determined in accordance with the development plan, unless material considerations indicate otherwise.

- 9.3 The National Planning Policy Framework (NPPF) sets out the Government's planning policies and how these are expected to be applied. It is a material consideration in planning decisions

and at its heart is a presumption in favour of sustainable development. It states that:

- Proposed development that accords with the development plan should be approved without delay;
- Where the development plan is absent, silent or relevant policies are out-of-date permission should be granted unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the NPPF taken as a whole; or specific policies in the NPPF indicate development should be restricted; and
- Proposed develop that conflicts with an up-to-date development plan should be refused unless other material considerations indicate otherwise.

9.4 The NPPF (paragraph 72) states that the Government attaches great importance to ensuring that a sufficient choice of school places is available to meet the needs of existing and new communities. It advises local planning authorities to take a proactive, positive and collaborative approach to meeting this requirement, and that they should give great weight to the need to create, expand or alter schools.

9.5 The East of England Plan, which currently remains part of the Development Plan, does not offer specific guidance on mobile classrooms. However, it does direct that local development documents should provide sites for identified need for skills training and education.

Visual Impact

9.6 The relevant policies of the Cambridge Local Plan are 3/2 and 3/4 which requires development to respond to context and respect its surroundings.

9.7 The mobile classroom and toilets are single storey and are commensurate in scale with the existing school buildings which are generally single storey with a pitched roof. Both mobile buildings are manufactured from similar materials and will share the same external finishes and colours (light green external walls; green mineral surfaced roof; white PVC-U windows and doors). The mobile buildings will be located between two existing buildings i.e. the CPD Centre and the school.

9.8 The properties which will overlook the mobile classrooms are 96 Alpha Terrace (which has a side window on the first floor), and is approximately 70 metres away; and properties in Ely Place approximately 80 metres away. However, the view from all these properties towards the mobiles is broken by planting, a mix of hedges and trees.

9.9 Any potential view from the new Clay Farm development will be obscured by well established trees and hedgerows, and then there is the intervening school playing field, and a further small fence and hedge. It is concluded that the visual impact of the proposal will be minimal.

Open Space

9.10 The relevant policy of the Cambridge Local Plan is 4/2 Open Space which designates the playing fields that bound the east side of Fawcett School as Open Space. The policy states that anything harmful to the character of, or lead to the loss of open space will not be permitted.

9.11 The proposal will not result in any loss of open space. As noted above the visual impact of the proposal will be minimal, and it is not considered that it would harm the character of the open space.

Education Facilities & Community Facilities

9.12 The relevant policies of the Cambridge Local Plan are 5/11 which states Cambridge City Council's commitment to protecting community facilities, including schools, and encourages proposals to develop or extend existing community facilities. It recognises that the need for schools varies over time and across the City.

9.13 The proposed development will not be used for community facility activities, but will assist in meeting the educational needs of the immediate area.

Transport Impacts

9.14 The relevant policies of the Cambridge Local Plan are 8/2, 8/4, 8/5, 8/6 which address Transport Impact, Walking and Cycling Accessibility, Pedestrian and Cycle Network, and Cycle Parking.

- 9.15 The application is accompanied by a Transport Statement. The main access to the School for vehicles, cycles and pedestrians is off Alpha Terrace. This provides access to the main car park (24 spaces) with access to a second overflow car park where there are two disabled parking bays. In addition there is a public footpath which runs through the CPD Centre on to the School site and which can be used by pedestrians and cyclists.
- 9.16 The majority of the pupils live within one mile of the school and this is reflected in the travel mode figures which show that 25% of pupils walk to school; 60% cycle and 1% bus. The remaining 14% arrive by car.
- 9.17 It is anticipated that the addition of two mobile classrooms could lead to an additional 21 vehicular movements in the morning and afternoon school peak periods (including those of the 3 new staff). This would have a minimal effect on the highway network. There are no proposals to change the on site car parking arrangements which can accommodate the new staff and still remain compliant with the Cambridge Local Plan car parking standards.
- 9.18 An additional permanent 30 cycle parking spaces will be provided which will meet anticipated future demand and comply with Cambridge City Councils cycle standards.
- 9.19 Fawcett School has a Travel Plan in place which sets out targets, actions and initiatives that the School hopes to achieve. The School has confirmed that it will carry out a full survey of staff and pupil travel once it has the full complement of pupils at the start of the 2012 / 2013 year when the mobile classroom would be in place. The results will then be analysed to identify any changes to the targets and measures which will be used to encourage walking and cycling. This will enable the Travel Plan to be updated.

10.0 CONCLUSION

- 10.1 The proposed mobile classrooms and toilets are needed in the short term to accommodate the school children who will in due course attend the new Trumpington Meadows School; and in the medium term to cater for the forecast rise in pupil numbers pending the permanent extension of Fawcett School.
- 10.2 In summary, the proposal is in accordance with national planning guidance and the Development Plan, including local parking and cycle standards. The scale and nature of the mobile classrooms are not out of context with their setting, and visual impact will be minimal. No local objections have been raised by neighbours, and the safety concerns raised by the County Councils Highways Development Control service can be satisfied through a relevant scheme and planning condition. It is concluded that there are no outstanding land use planning reasons which have not been satisfactorily addressed, and it is therefore recommended that this planning application be approved.

11.0 RECOMMENDATION

APPROVE subject to the following conditions:

12.0 PROPOSED CONDITIONS

This development has been approved subject to conditions because subject to those requirements it is considered to generally conform to the Development Plan.

Condition 1.

The development hereby permitted shall not commence except in accordance with the details set out in the submitted application form, supporting statement, design and access statement, and associated documents (as amended by the conditions on this decision notice), and the following drawings:

- Site Location Plan, numbered Mc327-LP-001, dated Dec 2011
- Mobile Buildings Nos 616 and 617 Proposed Elevations Plan, numbered Mc616-7pe-02-000, dated Jan 2012
- Mobile Buildings Nos 616 and 617 Proposed Plan, numbered Mc616-7pp-02-000, dated Jan 12

- Mobile Classroom Detail Plan, numbered Mc327-DP-000, dated Dec 12
- Mobile Classroom Part Site Plan, numbered Mc327-SP-001, dated Dec 11
- Drainage Drawing, unnumbered, received (date stamped by Cambridgeshire County Council) 30 March 2012

Condition 2.

Prior to occupation of the mobile classroom the Signage and Road Marking Scheme (dated 22 May 2012 and inclusive of drawing Mc327-LP-001 Location Plan Updated) for the entrance of the Cambridge CPD centre shall be implemented

Reason: In the interest of vehicular, pedestrian and cyclist safety, and in accordance with policy 8/5 of the Cambridge Local Plan

Condition 3.

The manoeuvring area must be provided (as shown on drawing Mc327-SP-001), and retained free of obstruction

Reason: In the interests of highway safety

Condition 4.

An updated Travel Plan for Fawcett School must be submitted to, and approved in writing by the County Planning Authority by the end of January 2013. Proposals within the updated Travel Plan must be implemented in full.

Reason: To address the increased number of children attending the school and to encourage sustainable travel to and from the school in accordance with policies 8/3 and 8/4 of the Cambridge Local Plan

Condition 5.

The 1 x 6 bay mobile building and 1 x bay toilet building hereby approved shall be removed from the site along with associated infrastructure and the land restored to its former condition by 31 August 2017

Reason: the mobile buildings by virtue of its appearance and temporary constriction is construction inappropriate for permanent retention in accordance with policy 3/4 of the Cambridge City Local Plan (2006)

Informatives

The granting of a planning permission does not constitute a permission or licence to a developer to carry out any works within, or disturbance of, or interference with, the Public Highway, and that a separate permission must be sought from the Highway Authority for such works.

The developer should contact the Highway Authority, or its Agent, to arrange construction of any works within, or disturbance of, or interference with, the Public Highway, and that all costs associated with such works shall be borne by the Developer; and an informative to the effect that the Developer will neither be permitted to drain roof water over the public highway, nor across it in a surface channel, but must make arrangements to install a piped drainage connexion; and an informative to the effect that no window nor door will be allowed to open over a highway, and no foundation nor footing for the structure will be allowed to encroach under the Public Highway

APPENDIX A: GOVERNMENT AND REGIONAL GUIDANCE AND ADVICE

National

National Planning Policy Framework March 2012
Circular 11/95 – The Use of Conditions in Planning Permissions

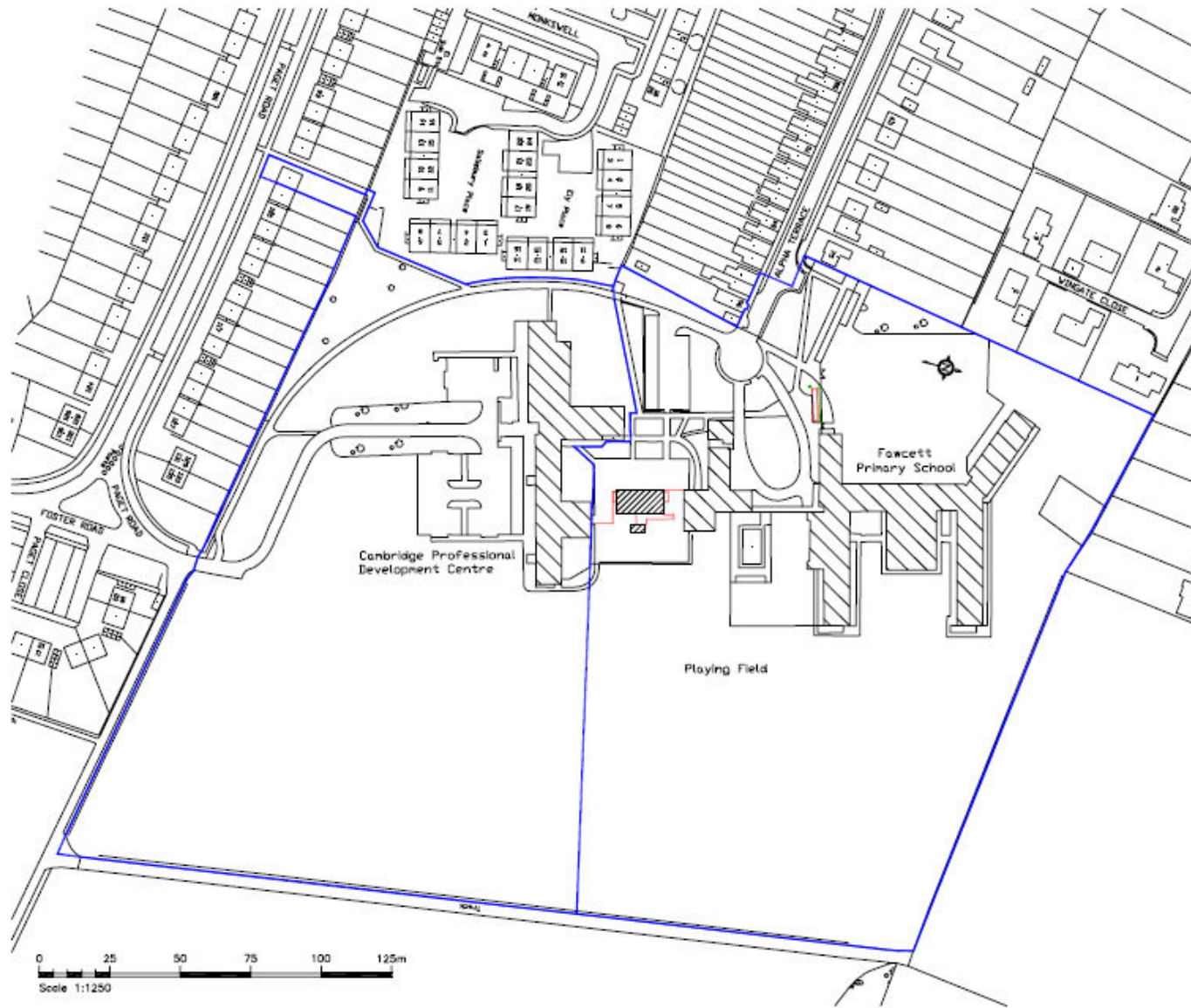
Regional

East of England Plan May 2008

APPENDIX B: CAMBRIDGE LOCAL PLAN (2006) POLICIES

3/1	Sustainable Development
3/2	Setting of the City
3/3	Safeguarding Environmental Character
3/4	Responding to Context
3/6	Ensuring Co-ordinated Development
4/2	Protection of Open Space
5/11	Community Facilities – Protection of Existing Facilities
8/2	Transport impact
8/3	Mitigating Measures
8/4	Walking and Cycling Accessibility
8/5	Pedestrian and Cycle Network
8/6	Cycle Parking
9/1	Further Policy/Guidance for the Development of Areas of Major Change

APPENDIX C: RED LINE SITE BOUNDARY



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Rev/Description	By	Checked	Approved	Date
Purpose of Issue				Status

Client
Cambridgeshire County Council
Children and Young People's
Services
Education Capital

Project
Fawcett Primary School
Trumpington Cambridge

Drawing
Location Plan

Scale	Drawn	Checked	Approved
1/1250	DMC		

Project No.
CS/024031

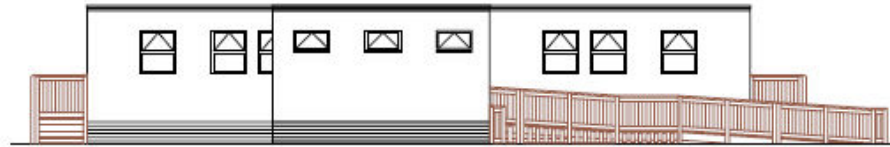
Date
Dec'11

Drawing Identifier
001100001/001/001/001/001/001
Mc327-LP-001

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Capita Symonds House, Clarendon Road, Cambridge, CB2 8PH
Tel: 01223 306840 Fax: 01223 306850
www.capitasymonds.co.uk
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APPENDIX D: ELEVATIONS



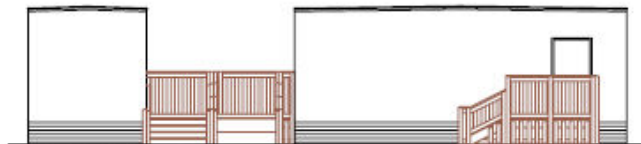
Front (East) Elevation



Rear (West) Elevation



LH End (South) Elevation



RH End (North) Elevation



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All other order room elements, where indicated, have been derived from the completed design and reference should be made to the relevant specification drawing for exact dimensions, fixings and type of component.

Dimensions and / or materials shall be checked, reviewed and approved prior to construction. Changes to dimensions must be approved in writing by the architect before proceeding.

All work is to be carried out in accordance with the applicable standards and Codes of Practice unless specifically stated otherwise in the contract.

Responsibility for the appearance of this drawing is given to the client. It is the client's responsibility to check the drawing for accuracy and to ensure that it is suitable for the intended use. The client is responsible for any errors or omissions in the drawing. The client is responsible for any errors or omissions in the drawing. The client is responsible for any errors or omissions in the drawing.

This drawing is based on the information provided and is not a guarantee of performance. The client is responsible for any errors or omissions in the drawing. The client is responsible for any errors or omissions in the drawing.

SAFETY, HEALTH AND ENVIRONMENTAL INFORMATION
Refer to the relevant Construction Design and Management documentation where available.

It is assumed that all work on this drawing will be carried out by a competent contractor, working under appropriate and approved health and safety arrangements.

Rev/Description	By	Checked	Approved	Date
Purpose of Issue			Status	

Client
Cambridgeshire County Council
Children and Young People's
Services
Infrastructure Buildings and Capital

Project
Fawcett Primary School
Trumpington

Drawing

Mobile Buildings Nos. 616 and
617 – Proposed Elevations

Scale @ A3	Drawn	Checked	Approved
1/100	DMC		

Project No.
CS/024031

Date
Jan'12

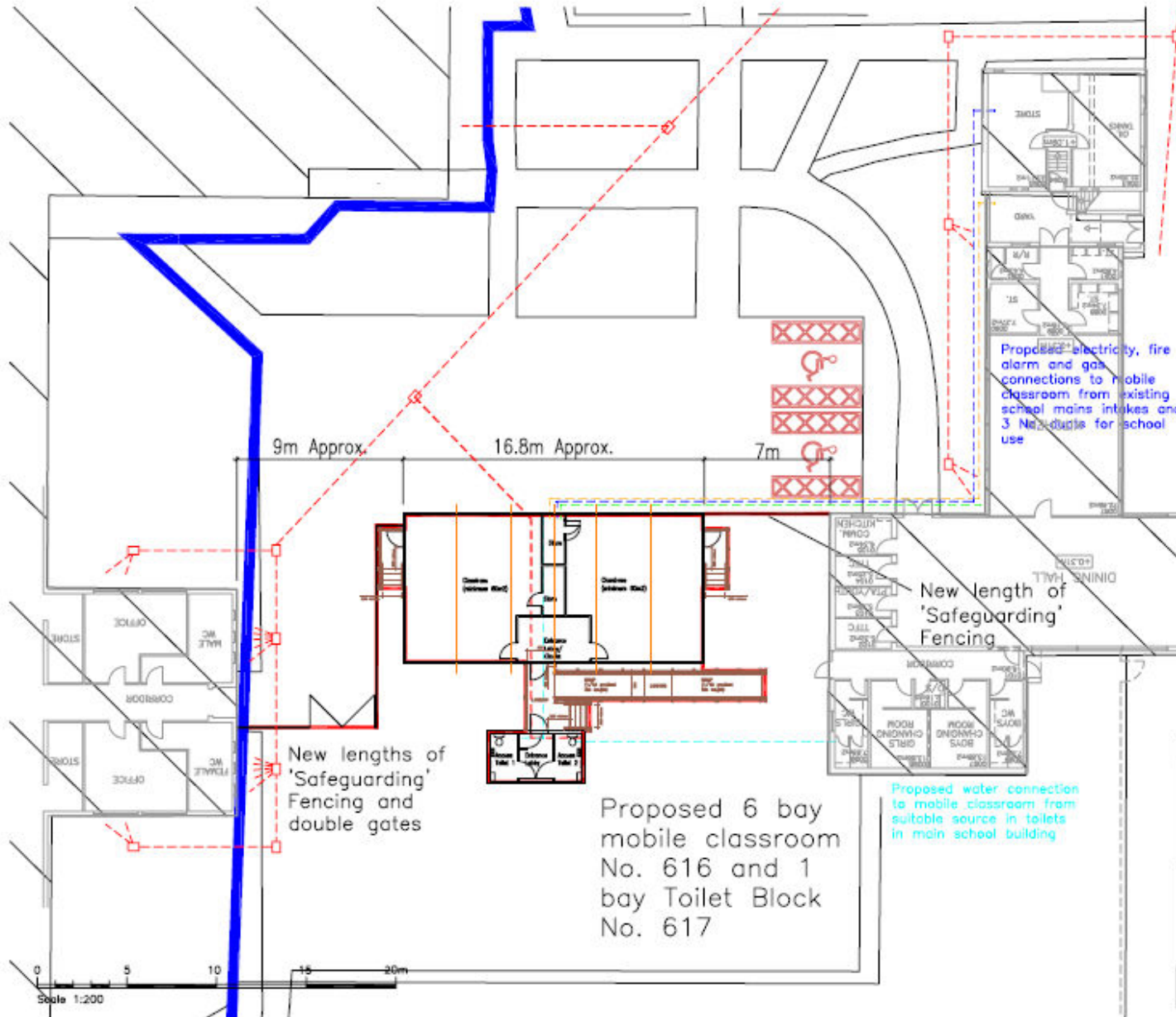
Drawing Number
Mc616-7pe-02-000

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Tel: 01223 359940 Fax: 01223 339903
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APPENDIX E: DETAILED PLAN



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All work shall be done in accordance with the latest British Standards and Codes of Practice unless otherwise stated.

Responsibility for the work shown on this drawing is given to the contractor. It is the contractor's responsibility to check the accuracy of the drawing and to advise the architect immediately if any errors are found. The architect is not responsible for any errors or omissions on the drawing, but the contractor is responsible for any errors or omissions on the drawing.

This drawing is issued for the purpose of providing information and is not intended to be used as a contract document. Further copies and alterations will be made at the discretion of the architect. Contractors are advised to check the drawing for any errors or omissions before starting work.

SAFETY, HEALTH AND ENVIRONMENTAL INFORMATION
Refer to the relevant Construction Design and Management documentation where available.

It is assumed that all work on this drawing will be carried out by a competent contractor, working under the supervision of an approved person.

Contractors should refer to the relevant codes and standards for any work shown on this drawing. The architect is not responsible for any errors or omissions on the drawing, but the contractor is responsible for any errors or omissions on the drawing.

Rev/Description	By	Checked	Approved	Date
Purpose of Issue				Status

Client
Cambridgeshire County Council
Children and Young People's Services
Education Capital

Project
Fawcett Primary School
Trumpington Cambridge

Drawing
Mobile Classroom Detail Plan

Scale @ A3	Drawn	Checked	Approved
1/200	DMC		
Project No.	Date		
CS/024031	Dec'11		
Drawing Number	Drawing Code		
Mc327-DP-000			

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Capita Symonds, Caperton Road, Cambridge CB3 9PH
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