

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	242754
Site Address:	Polehampton Junior School, Kibblewhite Crescent, Twyford, Wokingham, RG10 9AX
Expiry Date:	10 January 2025
Site Visit Date:	27 November 2024
Proposal: Full application for the proposed temporary classroom type modular building for decant space whilst work takes place in main building.	

PLANNING CONSTRAINTS/STATUS

Major Development Location (Twyford)
Landscape Character Assessment Area
Bat Roost Habitat Suitability
Ground Water Zones
Land Terrier
Land Terrier Leasing

PLANNING POLICY

National Policy	National Planning Policy Framework (NPPF) National Planning Policy Guidance (NPPG)
Core Strategy (CS)	CP1 – Sustainable Development CP2 – Inclusive Communities CP3 – General Principles for Development CP6 – Managing Travel Demand CP7 – Biodiversity CP9 – Scale and Location of Development Proposals
MDD Local Plan (MDD)	CC01 – Presumption in Favour of Sustainable Development CC02 – Development Limits CC03 – Green Infrastructure, Trees and Landscaping CC06 – Noise CC07 – Parking TB21 – Landscape Character TB23 – Biodiversity and Development
Joint Minerals and Waste Plan (JMWP)	The JMWP does not apply to this proposal.
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List Twyford Neighbourhood Plan

PLANNING HISTORY		
Application No.	Description	Decision & Date
F/2015/0082	Proposed erection of a single storey infill extension to existing teaching space.	C/A – 09/03/2015
F/2013/1975	Proposed erection of a single storey extension to existing school reception.	C/A – 22/11/2013
F/2006/8571	Proposed erection of single storey front extension to create changing room.	C/A – 09/10/2006
F/2002/7670	Proposed erection of new link corridor and internal alterations.	C/A – 13/11/2002
F/1999/70358	Proposed erection of additional classrooms and internal alterations.	C/A – 20/10/1999
S/6/61 & S/5/62	Proposed junior school.	C/A – 11/04/1962

CONSULTATION RESPONSES
Internal
WBC Property Services: No comments received WBC Highways: No objection subject to condition WBC Landscape and Trees: Request further information before determination WBC Sports Development (Places and Neighbourhoods): No comments received WBC Ecology: No comments received
External
None consulted

REPRESENTATIONS	
Twyford Parish Council	No comment
Ward Member(s)	No comments received
Neighbours	No comments received

APPRAISAL
Site Description: The application site comprised a Junior School located to the north-east of Twyford Village Centre. The main school building is single storey with a broadly rectangular but irregular shape with various protrusions added as later additions. The school's playing fields are located to the south and east of the main building. The wider area is primarily residential in nature with 1960s and 1970s housing bordering the site to the north and east, and a variety of community facilities to the south and west. Proposal: This application seeks temporary consent for the siting of a classroom type modular building to the south of the main school building. The applicant has advised that the

temporary classroom is required to accommodate existing classes while works are carried out to the main building, i.e., when it is not safe to use an existing classroom. The proposal would not result in the introduction of any additional pupils or staff.

The temporary classroom would be sited to the immediate south of the playground on the edge of the playing fields for an approximate period of 30 weeks while the works are carried out. Once the works are completed the building would be removed from the site. The appearance of the building is largely reflective of its intended function, with a flat roof form and total height of approximately 2.9m, depth of 4m and width of 14.65m.

Principle of Development: The National Planning Policy Framework has an underlying presumption in favour of sustainable development which is carried through to the local Development Plan. The Managing Development Delivery Local Plan Policy CC01 states that planning applications that accord with the policies in the Development Plan for Wokingham Borough will be approved without delay, unless material considerations indicate otherwise.

The site is located within settlement limits and as such the development should be acceptable providing that it complies with the principles stated in the Core Strategy.

Paragraph 100 of the NPPF states that it is important that a sufficient choice of school places is available to meet the needs of existing and new communities. It continues to state that great weight should be given to the need to create, expand or alter schools through the preparation of plans and decisions on application.

Policy CP2 of the Core Strategy seeks to ensure that development contributes to the creation of sustainable and inclusive communities through the provision of community facilities (including development for education), and that the requirements of children are addressed. In this case, the proposal would require temporary classroom accommodation while necessary works are carried out to the main school building. Therefore, the proposal would comply with the aims of Core Strategy policy CP2 and the NPPF.

Character of the Area:

Policy CP3 of the Core Strategy states that development must be appropriate in terms of its scale of activity, mass, layout, built form, height, materials and character to the area in which it is located and must be of high quality design without detriment to the amenities of adjoining land uses and occupiers.

Due to its location, the proposed temporary classroom would largely not be visible from the surrounding public realm. Nonetheless, due to its design and form it would appear in connection with the existing school buildings and would not appear out of character in this respect. While the proposed galvanised steel cladding would appear to be unique within the context of the school, the overall appearance of the structure is appropriate for its intended use and would not appear at odds with the existing built form on site.

Moreover, the structure would be sited within the school grounds for a relatively limited period of time while the works to the main school building are carried out, and

its removal after the works have concluded can be secured via condition. Owing to its temporary nature and its appropriate design and form, the proposal would have a minimal visual impact when considered in the context of its immediate surroundings within the school site, as well as the surrounding area.

Overall, the proposal would have an acceptable impact on the visual amenity of the immediate surroundings as well as the character of the wider area in accordance with Core Strategy policies CP1 & CP3.

Neighbouring Amenity:

Due to the temporary nature of the proposal and its location there would be no impact on the amenity of neighbouring properties or land uses in terms of overbearing, overshadowing or overlooking impact. In terms of noise and activity resulting from the proposal, any additional impact would be temporary and not materially over and above the usage of the wider school site. The proposal therefore complies with Core Strategy policy CP3 and MDD Local Plan policy TB06 in this respect.

Highway Access and Parking Provision:

The proposal would not impact upon the site's existing car parking provision or access arrangements. The Council's Highways Officer has reviewed the proposal and raised no objection, subject to the submitted construction management plan (section 6.0 of the submitted planning statement) being secured via condition.

Landscape and Trees:

Policy CC03 of the MDD Local Plan aims to protect green infrastructure networks, promote linkages between public open space and the countryside, retain existing trees and establish appropriate landscaping.

The proposed temporary classroom would be sited on the immediate edge of the school's playing fields adjacent to the playground. Existing trees are located along the edge of the playground but not where the structure would be sited. No trees would be required to be removed to facilitate the proposed development. The Council's Landscape and Trees Officer has reviewed the proposal and queried whether its siting would impact on the adjacent features.

While the exact relationship between the temporary structure and the adjacent trees has not been clarified, it was observed on the site visit that trees visible on a recent aerial photograph have since been removed, while the closest trees appear to be adolescent and are not protected. As such, and owing to the temporary nature of the proposal, there would be limited risk of impact, and it is considered onerous to request full Arboricultural information in this instance.

Amenity Space:

The proposal would be sited on the northern edge of the playing fields, nonetheless it would occupy a relatively small area of open space. On the site visit it was observed that the location had been picked to avoid conflict with the informal sport pitches on both the playing fields and playground. Nonetheless, the relatively minor obstruction of the open space would be temporary and the remaining playground and field space would remain of a large size and be comfortably able to accommodate typical recreational activities. Therefore, no objections are raised on this aspect.

Conclusion:

The proposed temporary classroom would have minimal visual impact while no adverse harm in respect of all relevant material conditions has been identified. As such, this application is recommended for **approval**.

Community Infrastructure Levy (CIL):

When planning permission is granted for a development that is CIL liable, the Council will issue a liability notice as soon as practicable after the day on which the planning permission first permits development. Completing the assumption of liability notice is a statutory requirement to be completed for all CIL liable applications.

The Public Sector Equality Duty (Equality Act 2010):

In determining this application the Council is required to have due regard to its obligations under the Equality Act 2010. The key equalities protected characteristics include age, disability, gender, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief. There is no indication or evidence (including from consultation on the application) that persons with protected characteristics as identified by the Act have or will have different needs, experiences, issues and priorities in relation to this particular planning application and there would be no significant adverse impacts as a result of the development.

RECOMMENDATION

Conditions agreed:	Not required
Recommendation:	Approve
Date:	8 January 2025
Earliest date for decision:	21 November 2024

Recommendation agreed by: (Authorised Officer)	
Date:	09/01/25