

Officer's Assessment Sheet

Policy Monitoring NOT Required

Application Number:20/01689/AS

Stat. Class: MINW

Application Date: 04 December 2020
Registration Date: 04 December 2020

Case Officer: Andrew Jolly
8/13 week Date: 29 January 2021

Applicant: **Mr V Riedy** Homewood School and Sixth Form Centre Ashford Road
Tenterden, Kent, TN30 6LT
Correspondent: Academy Estate Consultants 146A London Road South Benfleet
Benfleet, Essex, SS7 5SQ
Location: Homewood School and Sixth Form Centre, Ashford Road, Tenterden, Kent, TN30
6LT
Proposal: Prior notification for the erection of 2 x temporary classrooms

MATERIAL CONSIDERATIONS

Government Guidance	NPPF/NPPG
SPG/SPD/VDS/Neighbour hood Plans	-
Other	The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) - Schedule 2, Part 4, Class CA

SAFEGUARDING

Conservation Area	Not in a conservation area
Listed Building	Not a listed Building

ENVIRONMENTAL IMPACT ASSESSMENT

Is an E/A required?	Reason for Decision:
YES / NO	Not Schedule 2 Development
Is formal screening opinion required? Y/N	
Has screening opinion been issued? Y/N	

ASSESSMENT

Site and Surroundings

The application site comprises an area of land within Homewood Sixth Form School.

Proposal

The application has been submitted under Schedule 2, Part 4, Class CA of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended). This allows for the provision of temporary school buildings on vacant commercial land and the use of that land as a state funded school for up to 3 academic years

Prior notification for the erection of 2 x temporary classrooms.

Relevant History

DC	FA	98/00697//AS	2/3 storey classroom block, 2 storey technology block and a single storey music	PERM	27/08/1998
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block

DC	CDP	02/00803/AS	Erection of 6 no. 2 bay mobile classrooms	RO	08/07/2002
DC	FA	99/01438/AS	New single storey sports hall and changing rooms, single storey dining room block, new vehicular access road and demolition of existing dining block	PERM	23/12/1999
DC	FA	99/00525//AS	Single storey sports hall and changing rooms and single storey kitchen dining block and new vehicular access road	PERM	15/07/1999
DC	FA	99/00325//AS	Temporary siting of 7 no. mobile classrooms during construction of new classroom block	PERM	04/05/1999
DC	FA	96/00829//AS	Extension to g block	PERM	23/07/1996
DC	FA	95/01125//AS	Renewal of temporary planning permission for classroom accommodation	PERT	17/10/1995
DC	FA	95/00363//AS	New science block	PERM	18/04/1995
DC	FA	92/00972//AS	The erection of temporary classroom accommodation	PERT	12/08/1992
DC	FA	92/01299//AS	Revised planning application for the erection of temporary classroom accommodation	PERT	10/11/1992
DC	FA	85/00758//AS	The provision for a standard timber mobile classroom for the threshold project for a temporary period of 5 years.	PERT	14/08/1985
DC	CDP	03/01142/AS	Erection of 1 No. 10 Bay, 1 No. 5 Bay, 2 No.2 Bay Mobile Classrooms and the provision of 12 additional car parking spaces	AG	01/08/2003
DC	CDP	03/01902/AS	Basic needs expansion of existing secondary school, comprising: 1. Sports hall and dining hall extension 2. Drama studios and changing rooms 3. Three storey teaching block 4. Four storey library and vocational teaching block 5. Conversion of existing library 6. Car park and landscaping	PERM	

DC	CDP	04/00379/AS	Erection of 2 no 5 bay classrooms	PERM	23/03/2004
DC	GC	97/01450/AS	Provision of mobile classroom for adult education	AO	09/12/1997
DC	CDP	09/00760/AS	Single storey modular classroom	AO	17/07/2009
DC	FA	13/01400/AS	Erection of a three storey teaching block with associated landscaping including raised entrance deck	PERM	25/09/2014
DC	FA	14/00465/AS	The retention of an existing mobile classroom and its extension with another mobile classroom and the provision of 8 car parking spaces	PERM	11/06/2014
DC	FA	15/01017/AS	Erection of a three-storey teaching block	PERM	11/09/2015

Representations

Ramblers: No objection

Access Group: Advise mobility access should be provided.

Neighbours: one comment raises matters relating to surface water drainage and impacts on nearby pond

Ward Member

HAS WARD MEMBER REQUESTED APPLICATION GO TO COMMITTEE?

NO

Principle Issues

Whether the proposal complies with Schedule 2, Part 4, Class CA of the Town and Country Planning (General Permitted Development) (England) Order 2015 as set out and assessed below:

Class CA - Permitted Development

CA. Development consisting of the provision of temporary school buildings on vacant commercial land and the use of that land as a state-funded school for up to 3 academic years.

The proposals comprise two temporary classrooms on vacant commercial land. Complies.

Part 4 sets out the definition of “vacant commercial land” which includes school land.

Development not permitted

CA.1. Development is not permitted by Class CA if—

(a) the new buildings provided would cover more than 50% of the total area of the site;

- Complies. The classrooms would not cover more than 50% of the whole site.

(b) the total floor space of the new buildings provided would exceed 2,500 square metres;

- Complies. Floor space would not exceed 2,5000sqm.

(c) the land was last used more than 10 years before the date on which the developer applies for prior approval under paragraph CA.2(1)(b);

- Complies. There have been no prior approval applications on the application site.

(d) the site is, or forms part of—

- (i) a site of special scientific interest,*
- (ii) a safety hazard area, or*
- (iii) a military explosives storage area;*

- The site does not form any of the above. Complies.

(e) where any land adjacent to the site is used for a purpose within Part C of the Schedule to the Use Classes Order (residential purposes), any part of any temporary building provided is within 5 metres of the boundary of the curtilage of that residential land; or

- Complies. The classroom would be located more than 5m away from the boundary.

(f) the height of any new building provided would exceed 7 metres.

- Complies. Would not exceed 7m in height.

CA.2 — Before beginning the development, the developer must apply to the local planning authority for a determination as to whether the prior approval of the local planning authority will be *required as to—*

(i) transport and highways impacts of the development,

The two temporary classrooms, by reason of the overall footprint, would not give rise to a significant increase in vehicle traffic compared to the wider use of the school site. The classrooms would be located within the school site and would not result in any highways safety impacts.

(ii) noise impacts of the development,

The two classrooms would be located within the large school site away from the shared boundary and would not result in any significant adverse noise impacts.

(iii) contamination risks of the site,

The temporary classrooms would be mobile type structures and would not give rise to any contamination risks.

(iv) flooding risks on the site, and

The application site is located outside flood zone 2 and 3.

A neighbour has raised concerns regarding surface water run-off and the impact on nearby ponds. The proposed classroom buildings would be located on an area of existing hardsurface and therefore would not significantly increase brownfield run-off rates.

(v) the siting and design of the development,

The classroom buildings are temporary utilitarian style mobile structures and would not be a particularly high standard of design. However, given the location within the school site there would be no visual impact on the public realm.

The proposals comply with paragraph W (prior approval) of Part 3 of the Schedule.

Working with the applicant

In accordance with paragraph 38 of the NPPF Ashford Borough Council (ABC) takes a positive and creative approach to development proposals. ABC works with applicants/agents in a positive and creative manner as explained in the note to the applicant included in the recommendation and the decision notice.

Conclusion

In light of the above the proposed classrooms would constitute permitted development under Schedule 2, Part 4, Class CA of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

Human Rights

I have also taken into account the human rights issues relevant to this application. In my view the "Assessment" section above and the Recommendation below represents an appropriate balance between the interests and rights of the applicant (to enjoy his land subject only to reasonable and proportionate controls by a public authority) and the interests and rights of those potentially affected by the proposal (to respect for private life and the home and peaceful enjoyment of their properties) and the wider public interest.

Dated: 19.01.2021

Signed
 AJ
 Case Officer

Recommendation Sheet Application Number: 20/01689/AS

Location: Homewood School and Sixth Form Centre, Ashford Road, Tenterden, Kent, TN30 6LT
Proposal: Prior notification for the erection of 2 x temporary classrooms

Decision Level: **DEL** Decision Code: **PANR** Date cleared by officer: **19/01/2021**

RECOMMENDATION

Prior Approval not required

1 The temporary classrooms would constitute permitted development under Schedule 2, Part 4, Class CA of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

2 Development under Class CA must begin within a period of 3 years starting with the prior approval date;

The permission is granted for 3 academic years and it may be used only once in relation to a particular site; and

Any building is removed from the land at the end of the third academic year or, if earlier, when it is no longer required for use as a state-funded school, and the land is restored to its condition before the development took place, or to any other condition as may be agreed in writing between the local planning authority and the developer.

Plans/Documents approved

0356-01 - SITE LOCATION PLAN & PROPOSED BLOCK PLAN; received 7.12.2020

0356-02 - FLOOR PLANS & ELEVATIONS; received 7.12.2020

AGREED	
SPO	
TL	