

**1.0 APPLICATION NUMBER:**

WD/D/19/001826

**SITE ADDRESS:** ST MARYS CHURCH OF ENGLAND MIDDLE SCHOOL,  
COOMBE ROAD, PUDDLETOWN, DORCHESTER, DT2 8SA**PROPOSAL** Install a modular construction classbase for a new CCN provision within the School. A glazed link corridor to connect the proposed building with the existing school. 4no. additional parking spaces to be provided to suit extra staffing levels.**APPLICANT:** Dorset Council**CASE OFFICER:** Cass Worman**WARD MEMBER:** Cllr Emma Parker**2.0 Summary of Recommendation:** Approve with conditions**3.0 Reason for the Recommendation:**

The scheme will have considerable public benefits, via the creation of a new facility for children with complex communication needs across Dorset. There are no adverse landscape impacts, the proposal will not compromise road safety, and four new parking spaces are to be created.

**4.0 Table of key planning issues**

<b>Issue</b>	<b>Conclusion</b>
Principle of development	Principle of new and improved education and community facilities is supported by Local and National Planning Policies
Economic benefits	The new facility will see the creation of new jobs for staff of the unit.
Access and Parking	The scheme creates four new car parking places (1 allocated disabled space), access into the site remains as existing.
Scale, design, impact on character and appearance	The new classroom is a single storey modular addition which would have no adverse impact on landscape character. Four ornamental trees would be removed, new planting would be secured via condition.

**5.0 Description of Site:**

5.1 St Mary's Church of England Middle School currently caters for children ranging between the ages of 9 and 13 with approximately 480 pupils

5.2 The school lies within established grounds to the southwest of the settlement of Puddletown, it lies just outside the settlement boundary

5.3 The sports field which lies to the north of the school separates the school from the settlement to the north, and housing lies opposite the site off White Hill road.

5.4 The school buildings have developed in a modular form, and are a mixture of one and two storey units in a municipal style. The frontage of the school is characterised by buff coloured brick with blue and white coloured doors and windows.

5.5 Access is via White Hill, and parking areas lie to the front of the school

## 6.0 Description of Proposal:

6.1 Erection of new classroom, on a grassed area to the front southeast corner of the school.

6.2 The proposed classroom is modular in style, single storey with a monopitch roof. It would be constructed of vertical timber cladding under a flat grey metal roof. The windows would be blue to match the rest of the school buildings.

6.3 The new classroom would be linked to the main school complex via a glazed link.

6.4 Four new parking spaces are to be created adjacent to the existing car parking area.

## 7.0 RELEVANT PLANNING HISTORY:

Application No.	Application Description	Decision	Date of decision
1/D/08/000599	Erect new dining room and ancillary spaces	A	14 May 2008
1/D/11/000562	Construct new sports centre	A	12 July 2011
1/E/00/000324	Site new mobile classroom	A	15 June 2000
1/E/89/000902	Erect replica Saxon Longhall for educational purposes	A	18 January 1990
1/E/91/000437	Erect single storey extension	A	04 September 1991
1/E/98/000331	Site temporary mobile classroom	A	22 July 1998
1/E/99/000256	Site Mobile Classroom	A	30 June 1999

<b>1/E/99/000712</b>	Erect two storey and single storey extensions and re-site temporary mobile classroom	A	27 January 2000

## 8.0 Constraints

- Outside, but on the edge of, the Puddletown Defined Development Boundary
- Trees
- Right of Way

## 9.0 Consultations

All consultee responses can be viewed in full on the website..

**Dorset Council Highways** - No objection

**Dorset Council Environmental Health** - No comment

**Puddletown Area Parish Council** – No response at time of report preparation

## Representations

No representations were received at the time of report preparation

## 10. Relevant Planning Policies

### **Adopted West Dorset and Weymouth & Portland Local Plan (2015)**

INT1- Presumption in favour of Sustainable Development

ENV1 - Landscape, seascape & sites of other geological interest

ENV2 - Wildlife & Habitats

ENV10 - The landscape and townscape setting

ENV16 - Amenity

COM2 - The retention of local community buildings and structures

COM6 - The provision of education and training facilities

COM7 - Creating a safe & efficient transport network

COM9 - Parking standards in new development

### **National Planning Policy Framework (2019)**

4. Decision Making

8. Promoting healthy and safe communities

9. Promoting sustainable transport

## 12. Achieving well-designed places

Para 38 - Local planning authorities should approach decisions on proposed development in a positive and creative way. They should use the full range of planning tools available, including brownfield registers and permission in principle, and work proactively with applicants to secure developments that will improve the economic, social and environmental conditions of the area. Decision-makers at every level should seek to approve applications for sustainable development where possible.

### **Other material considerations**

WDDC Design & Sustainable Development Planning Guidelines (2009)

Puddletown Neighbourhood Plan (in preparation)

### **11. Human Rights**

6.1 Article 6 - Right to a fair trial.

Article 8 - Right to respect for private and family life and home.

The first protocol of Article 1 Protection of property

This Recommendation is based on adopted Development Plan policies, the application of which does not prejudice the Human Rights of the applicant or any third party.

### **12. Public Sector Equalities Duty**

As set out in the Equalities Act 2010, all public bodies, in discharging their functions must have “due regard” to this duty. There are 3 main aims:-

- Removing or minimising disadvantages suffered by people due to their protected characteristics
- Taking steps to meet the needs of people with certain protected characteristics where these are different from the needs of other people
- Encouraging people with certain protected characteristics to participate in public life or in other activities where participation is disproportionately low.

Whilst there is no absolute requirement to fully remove any disadvantage the Duty is to have “regard to” and remove OR minimise disadvantage and in considering the merits of this planning application the planning authority has taken into consideration the requirements of the PSED

This application is for a new classroom, designed for children with complex communication needs across Dorset. The new scheme would cater for 10 children with complex needs. The main entrance door to the unit, which is via the new glazed link corridor will have a level threshold and will be suitable for wheelchair users. The

secondary fire exit will be served by a suitable level platform with a non-slip surface all with a 30 points colour difference to the main structure. All new internal doors within the unit will be min 1025mm wide. The new toilet facilities will be Ambulant and DDA compliant. 4no. additional car park spaces (inc. 1no DDA space) are to be added within the site to address the requirement of additional staff for the unit.

### **13. Financial Benefits**

New staff would be employed to work at the new unit.

## **14.0 Planning Assessment**

### **Principle of development**

The provision of new and community and educational facilities are supported by Local Plan Policies COM2 and COM6, subject to the considerations below:

### **Design & landscape impact**

The proposed new classroom is single storey module with a flat roof; it would be a subservient addition to the school complex, sitting to the front of the school building in the southeast corner. The timber cladding would mark the classroom out as a new addition to the school and the proposed redwood finish would blend in well with the existing buff coloured brick of the school frontage. The glass link would be largely obscured from view sitting to the south of the proposed new classroom. The doors and windows will be blue to match those on the main school building.

The grassed area on which the proposed classroom will sit currently features three small apple trees and a sweet chestnut, which would have to be removed to facilitate the erection of the new classroom. The loss of these modest trees is not considered to be a significant impact on landscape amenity due to the established belt of beech trees to the southeast which run along White Hill - this belt of trees contributes a significant landscape buffer in front of the school, and the loss of these smaller species on the school green is therefore not significant in landscape terms; taken as a whole, it is considered that the proposal will not detract from local landscape character.

The four new parking spaces are to be created on an area currently grassed adjacent to the existing car parking area, which also features a small specimen tree. To mitigate for the loss of these trees, new planting on the site will be sought via a planning condition.

### **Amenity**

The new classroom sits in southeast corner of the existing school complex, there are no nearby residential neighbours on this side of the school, the nearest dwelling being 60 metres across the road in the White Hill cul-de-sac. It is therefore considered that the addition of a new classroom would not have not have a significant adverse impact on the living conditions of occupiers of residential properties

## **Access & Parking**

Access into the school car park remains unaltered. Four new car parking spaces are to be created on an area currently grassed adjacent to the existing car parking area, one of which will be an allocated disabled space. The creation of these additional spaces will provide parking for staff of the new classroom. The new spaces are a logical addition to the car parking provision on site, and would not obstruct existing access nor prevent flow of traffic around the site. Dorset Council Highways have no objection to the proposals.

## **Public Footpath**

The proposal maintains access to the public footpath

## **15.0 Conclusion**

The proposed development would create a new facility for children with complex communication needs across Dorset and is to be welcomed; there are no adverse landscape impacts as a result of the proposals, new planting to mitigate for the removal of a small number of trees will be secured by condition. The proposed development has no impact on highway safety and four new parking spaces are to be created.

## **16.0 Recommendation**

GRANT subject to conditions

- 1                    The development hereby permitted shall be carried out in accordance with the following approved plans:  
  
                          Location Site Plan - Drawing Number A300 Rev P2 received on 18/07/2019  
                          Proposed Elevations - Drawing Number A3002 Rev P1 received on 18/07/2019  
                          Proposed Floor Plan - Drawing Number A301 Rev P1 received on 18/07/2019  
                          Drainage Plan - Drawing Number A303 Rev P1 received on 18/07/2019  
  
                          REASON: For the avoidance of doubt and in the interests of proper planning.
  
- 2                    The development to which this permission relates must be begun not later than the expiration of three years beginning with the date of this permission.

REASON: This condition is required to be imposed by Section 91 of the Town and Country Planning Act 1990 (as amended).

- 3 No development above foundation level shall be commenced until details and samples of all external facing materials for the walls and roof shall be made available on site and retained in that location thereafter for the inspection and approval in writing by, the Local Planning Authority. The development shall thereafter proceed in strict accordance with such materials as have been agreed.

REASON: To ensure a satisfactory visual appearance of the development.

- 4 Prior to development above foundation level, a tree planting and tree maintenance scheme must be submitted to, and approved in writing by, the Local Planning Authority. Such scheme shall be implemented during the planting season November - March inclusive, immediately following commencement of the development hereby approved. The scheme shall include provision for the maintenance and replacement as necessary of the trees and shrubs for a period of not less than 5 years following commencement of the scheme.

REASON: In the interest of visual amenity.