

Regulatory Committee - 07 July 2020

Installation of a 2nd Temporary Classroom and retention of existing Temporary Classroom until September 2022

High Meadow Infant School, Norton Road, Coleshill, B46 1ES.

NWB/20CC002

Application No.: NWB/20CC002

Advertised date: 18 May 2020

Applicant Mr Craig Cusack,
Warwickshire County Council
Shire Hall
Warwick
CV34 4RL

Agent Mr Paul Sanders
Ashby & Croft
Yard 5 Oliver Road
Riverside Industrial Estate
West Thurrock
RM20 3ED

Registered by: The Strategic Director for Communities on 13 May 2020

Proposal: Installation of a 2nd Temporary Classroom and retention of existing Temporary Classroom until September 2022

Site & location: High Meadow Infant School, Norton Road, Coleshill, B46 1ES. [Grid ref: 419744.289886].

See plan in Appendix A

Recommendation

That the Regulatory Committee authorises the grant of planning permission for the installation of a second temporary classroom and retention of the existing temporary classroom until September 2022 at High Meadow Community School, Norton Road, Coleshill, B46 1ES, subject to the

conditions and for the reasons contained within Appendix B of the report of the Strategic Director for Communities.

1. Application details

- 1.1 The planning application seeks consent to retain the existing temporary classroom (in the current location); for the installation of a second temporary classroom and for both temporary classrooms to be retained until September 2022.
- 1.2 The existing temporary classroom was installed on site in August 2019 (see planning history below) and has been in use by Year 3 pupils (soon to be Year 4) since September 2019. The classroom is positioned on the south eastern corner of the school playground.
- 1.3 The second temporary classroom is proposed for use by the new class of year 3 pupils from September 2020. This additional classroom would be positioned to the west of, and at 90 degrees to the existing temporary classroom. The site of this building is to the west of the playground and is currently an area of sloping grass bank with a young hornbeam tree and a tyre play area which would both be removed in order to accommodate the additional building.
- 1.4 Both the existing and the new classroom are 6 m by 12 m with an overall floor area of 74 m². Each building is 3.9 metres in height, however as a result of the sloping nature of the site, when installed level on pad foundations, the maximum height (on the eastern side) of each building is in excess of 3.9 metres.
- 1.5 The maximum height of the existing classroom has been measured on site to be 4.06 m above the ground level of the playground. The information submitted with the current planning application indicates that the maximum height of the second classroom would be 5.14 metres on the eastern side of the building as a result of the sloping nature of the grass bank.

2. Consultation

- 2.1 **North Warwickshire Borough Council – Planning:** No objection given the circumstances at this particular school.
- 2.2 **North Warwickshire Borough Council – Environmental Health:** No response received.
- 2.3 **Coleshill Town Council:** Objection. While committee members had sympathies with the County Council in trying to expand the number of Junior /Infants school spaces in the town, it did not think it had to be on the existing site, to the detriment of residents in the area. There were concerns that continued further school growth would exacerbate the

issues such that a new build should be the option. Also, there were worries that temporary classrooms tended to become permanent.

The Town Council recommended rejection of the application on the following grounds:

- That there were already highways disturbance with car movements along Norton Road and inadequate capacity for turning in the school car park or the road. Another 30 children being driven to and from school would make it worse. Other residents further afield were also being affected.
- The site is not suitable for the expansion unless the huge expanse at the other end of it was used, although the land contours made this more difficult and expensive.
- With only one entrance and exit into the car park, there were health and safety considerations for so many children crossing the roads with many vehicles manoeuvring in tight spaces.

There had previously been County Council consideration of encouraging parents to park at the Community Centre car park at Temple Way and walk in. Committee members thought this was non-viable for parents and, it should be added, this had never been agreed to by the Town Council as the landowner.

There was also a concern for the Town Council Planning Committee that the initial temporary classroom had not been 90 degree rotated, as agreed. The Covid-19 issues did not appear to be a valid reason for this not taking place as the contractors for this work were now back in operations. The committee wished the rotation to be pursued.

Members voted unanimously to recommend the REJECTION of the application. Furthermore, in relation to temporary classrooms, it was normal for planning permission be granted with retention for a finite period (e.g. 3 years). The original classroom was already well into this limited retention period and the committee wished to know when this expired.

- 2.4 **Councillor David Reilly:** No comments received by 25 June 2020.2.5
WCC Equality and Diversity: No comments to add.
- 2.6 **WCC Fire and Rescue Service - Water Supply Officer:** No comment.
- 2.7 **WCC Fire and Rescue Service:** No objection subject to the inclusion of an advisory note drawing the applicant's attention to the need for the development to comply with Approved Document B, Volume 2, Section B5 – Access and Facilities for the Fire Service.
- 2.8 **WCC Highways:** No objection.
Subject to conditions, planning permission has been granted for the school to become a primary. Therefore, there is already permission for

the children who will use the temporary classrooms to be there. All that is being considered as part of this application is the temporary status of the classrooms. The temporary classrooms will be removed prior to the permanent extension being opened. As such, the effect on the public highway will not be any more than permitted.

That being said, a Green Travel Plan was conditioned as part of Planning Permission NWB/19CC006. The condition (13) was to be implemented prior to the first occupation of the approved classroom block. The condition should be included for this temporary classroom. Every school should have a live plan, so there is no reason why this condition would be considered unreasonable.

Concerns have been raised about a new Transport Assessment being required. The Highway Authority does not consider this necessary. As stated, permission has already been granted for the children to attend with no further highway improvements required. The children using the temporary classrooms should be considered natural fill. So, all that the Highway Authority is considering with this application is the effect of the temporary classroom on the public highway.

The biggest concern is the delivery and collection of the classrooms. The initial temporary classroom was delivered by articulated vehicle. This office was informed that it had to be reversed into site and the manoeuvre was not simple. The same process will be required to deliver the new classroom and collect both classrooms. The structure of the highway will suffer. A dilapidation report should be done, and any significant damage rectified immediately, with any minor damage rectified upon completion of the extension and removal of the classrooms.

There is another concern. With the current Covid situation there may be many more people at home. Which means there could be more vehicles parked on the approaches to the school. Consideration will be needed to ensure the vehicle does not get obstructed on route to the school or when trying to enter or leave the school. A plan is required to ensure that the vehicle can get in and out of the site.

The Highway response is no objection subject to conditions requiring submission of a Green Travel Plan before occupation of the approved classroom and for a joint survey of the condition of the public highway prior to delivery and collection of the temporary classrooms.

- 2.9 **WCC Ecology:** There are trees on the site and it appears that a young tree is to be removed for the works. We always recommend that all trees remain if at all possible and if they do remain they should be protected with a tree protection condition. However, the tree that is to be removed will need to be compensated for by planting at least two trees for one somewhere within the school site to ensure a net biodiversity gain, and this can be enacted through a LEMP condition.

It is also recommended that works take place outside the bird nesting season which is from March to September and if this is not possible then any vegetation and trees to be removed will be inspected immediately prior to any works taking place, and this can be enacted through a Nesting bird timings/supervision option condition. In addition a note relating to hedgehogs as a protected species should be added to any consent granted.

- 2.10 No site notices were posted for this planning application due to the Covid 19 virus. In a Written Ministerial Statement (HLWS231) 'Virtual working and planning – Responding to Covid – 19 Restrictions' by the Secretary of State for the Ministry of Housing, Communities and Local Government (Robert Jenrick) made on 13 May 2020, the Minister stated that from 14 May 2020 the Government would introduce temporary regulations to supplement the existing statutory publicity arrangements for planning applications. Local Planning Authorities now have the flexibility to take other reasonable steps to publicise applications if they cannot discharge the specific requirements for site notices, neighbour notifications or newspaper publicity. These steps will notify people who are likely to have an interest in the application and indicate where further information about it can be viewed online. These steps can include the use of social media and other electronic communications and must be proportionate to the scale and nature of the proposed development.
- 2.11 12 emails were sent to neighbouring residents on 14 May 2020 with neighbour notification letter attached.
- 2.12 5 neighbour consultation letters were posted to residents in Rose Road whose email addresses were unknown.
- 2.13 The Coleshill Town Council displayed a copy of the Site Notice on their Notice Board at the Community Centre on Temple Way and on their website from 21 May 2020.

3. Representations

- 3.1 71 comments in support were received making the following points:
- I support the application as my child attends High Meadow. This effectively provides a non-permanent solution to children receiving the education they are entitled to.
 - The second classroom will not impact any of the neighbour's views in the long term and only partially in the short term.
 - Understand the local residents concern but appreciate that this will be for the short term only and for the good of the school's long-term plan.
 - The school needs to be able to accommodate the children that it provides an education to from our community.
 - High Meadow is a lovely school and more children should be able to experience it.

- Both my children attend High Meadow and are happy and doing well. Without this extra classroom they would be separated and would be unhappy, as well as the logistical problems.
 - I fully support the application to retain the Year 3 classroom and the need for the temporary Year 4 classroom. The children have had an emotional few months, giving them something positive can only be a good thing.
 - Unfortunately delays on the school building mean a further temp. classroom has been unavoidable. High Meadow is an outstanding school which brings much to the community as a whole and is a huge positive for Coleshill.
 - I support the application; my children attend this outstanding school. It is much needed to further their education whilst waiting for the new build to be completed.
 - As a local resident and as a parent whose child attends this school I support the application. The new build has not even started and there are now going to be two year groups that have nowhere to be taught without the use of a temporary classroom.
 - Any objections around vision are short-term and only partial.
 - I fully advocate the proposal. I'm sure the residents will moan about parking but I have been up that road on non-school days, particularly weekends, and it's just like school drop off and pick up time. They are just using it to fit an agenda.
 - I understand that this may be a small inconvenience for nearby residents but this is temporary and the long term build will benefit local children for many years to come.
 - If this proposal isn't granted, then I can only imagine the negative effect it will have on the children's mental health after all the changes and uncertainties that they have already had to face during the Covid pandemic.
 - The amazing staff have supported the children and parents of the community during the Covid pandemic and we should now support them to future proof to nurture a new generation of local children.
 - Some of those objecting sent their children to the school – please do not allow the short-sighted view and voice of a few.
 - The advantages for the children far outweigh the temporary concerns.
 - I fully support this. While not ideal, it is the only option until the permanent building is completed. It has proved from the current temporary classroom that very little impact has been made to neighbours and has been welcomed by the majority.
 - I support this as it's the only option until the permanent classroom. The current temporary classroom has had little impact and it's a solution caused by poor planning to expand the school sooner.
3. 7 comments of objection from local residents making the following points:

Overlooking / Loss of Privacy / Visual Amenity:

- This will lead to a loss of light and a loss of privacy.

- We already have the 1st classroom which can be seen from our property & garden now the location of the 2nd one is going to block us in & all natural light out.
- We already suffer with loss of light into our property from the Silver birch tree causing us to have lights on after 4 o'clock even in the summer months, now as the proposed location for the 2nd classroom is elevated we are going to suffer lack of light issues even more.
- Because the location area for the 2nd classroom is elevated your plans state there are going to be steps leading up to the classroom entrance, meaning when pupils, teachers, teaching assistants & parents enter & leave the classroom they are able to look directly into our property & garden because of the slope leading down to our property, what about our privacy & the privacy laws, Our bathroom, bedroom & kitchen are all located at the back of our property are we expected to live with blinds & curtains closed at all times, these are rooms where Our personal Living & duties takes place which could cause embarrassment to both parties.
- Your plans show that the 2 windows on the steps side are going to be obscured with window film but not the one on the side that overlooks our property, we demand that this window if the installation goes ahead is obscured as well.
- Request for the classroom to be the same colour all round.
- We can't understand why this elevated position has been chosen to install the 2nd temporary classroom when it could be positioned on a flat level area alongside the gardens in the adjoining road where there are conifers & high trees so would not affect the view for those residents. We feel that there are other areas where this temp classroom could be positioned with a bit more thought to lessen the impact on the residents of Rose Road.
- It seems the staff car parking area is more important to you then our privacy & outlook. We have to live with it 24/7 52 weeks of the year.
- I have been informed that the 2nd classroom will be higher so this may impact on the neighbour's privacy.
- There is continued impact on my loss of amenity, light, noise, right to enjoy my property, it does not meet single storey status as it is 4.2m in height, the separation amenity to my property continues to be 4m and 12 m from my building which is less than the permitted 22m. I would like all my previous and still very relevant objections to be carried through into this application please. I feel I am in ground hog day.

- The location of both temporary classrooms means that windows facing north or east (i.e. onto the playground) can see into my house and garden and therefore can substantially impact our privacy. Given that the second classroom will be elevated further, this is a massive concern. My own property had to have obscure glass on the windows overlooking the school. Should permission be granted then the same criteria must be considered essential in order to ensure that some privacy is retained.

Noise:

- We have additional noise from older children and noise is already an issue for nearby residents.
- Under the conditions set out in planning application NWB/19CC007 as well as moving the temporary classroom 90 degrees, mitigating noise reduction was installed, I thank the committee for their consideration of this, however we are not sure if it has had the desired effect as the children have not been in school since.
- Noise generated has not been considered.
- There will be additional noise and disturbance resulting from use. This includes use outside school hours (including weekends), which impact my household. Use of the school at weekends has caused considerable disruption and disturbance for my household with additional traffic and parking issues on Norton Road.
- If this planning proposal is passed, expect WCC to mitigate the noise emissions and noise impacts of both temporary classrooms by installing a 2 m high acoustic fence along the boundary of 41 Norton Road, as has been done alongside Rose Road.
- The properties to the right of us have all had a noise reduction fence installed which stops at our garden, you said to us in our telephone conversation with you that the fence would not be extended to cover our property because of the silver birch roots, surely it can be installed up to the tree somehow without disturbing them.
- We also note that the 1st classroom has underneath sound proofing installed because of the noise levels when in use, we demand if the installation goes ahead the same sound proofing.
- I understand an acoustic fence has been erected along Rose Road to reduce the noise levels from the contractors. I understand that the school need access to my property for some of the underpinning/tree removal at 41 Norton Road but following this, I would expect that an acoustic fence would also be placed along the boundary to number 41.

- As an immediate neighbour, the location of both this proposed temporary classroom and the existing one already on site, are along the whole length of my garden, thereby creating additional noise and disturbance from use, not only during normal school hours and including weekends.
- I would expect WCC to mitigate as far as possible the noise emissions and noise impacts of both the existing and the second classroom by installing 2.1 m high acoustic fencing along the boundary of 29 Norton Road as has been done alongside the gardens of Rose Road.

Highway and Parking Issues:

- Highway safety analysis has not been conducted nor a satisfactory outcome been reached.
- Parking and traffic are already an issue.
- I am unsure when the traffic survey was completed as we have been in lock down since 22nd March 2020 therefore the school has been closed and the road would have been very quiet. I thought this was still awaited to be repeated prior to Lockdown.
- They state in the supporting documents that car parking has been secured for teachers off site can they confirm where this is? Aldi car parking cannot be conditioned and the community car park is owned by the Town Council and they have not authorised its use therefore further assertions may not be correct.
- The supporting document states that the second classroom cannot be sited anywhere else on the playground due to construction traffic, it was made very clear in the application for the main extension all construction traffic will be going around the back of the school via the route by house 44 Norton Road, this was also confirmed during a meeting with Scott Tomkins, Education Lead Ian Budd and Clare Gibb meeting on the 22.01.2020. Therefore, this assertion is incorrect and should be removed as it could mislead the regulatory committee with incorrect information.
- A further increase in traffic is not acceptable. The last planning approval was based on a known incorrect Curtins report and was only passed on the basis of an extra 20 - 30 cars. Now it will be an extra 40 - 60 cars based on the last assumption of planning. Highways objected to any further traffic. NWBC objected to any further traffic. NWBC objected based on their environmental plan. The required traffic survey has not been completed as I understand. The greener / safer routes to school plan has not been completed to my knowledge.

- Parking at Aldi has been withdrawn and no other parking is available. The drop off parking at the community centre in Station Road is not going to be available as Coleshill Town Council don't seem to be in agreement with using their land.
- The secret Facebook group for parents is still active and still identifying houses where residents go to work so parents can park illegally on the driveways.
- Previous planning applications stated that the Police had been requested to attend to parking issues in Norton Road following the temporary classroom being occupied but NO police have attended and I believe WCC never requested them to attend.

Comments regarding the temporary period:

- The proposal is that both classrooms would remain in situ until summer 2022. If the extension work is commencing in summer 2020 and predicted to take 12 months, then there would be no need for either of the temporary classrooms to stay for longer than summer 2021. If planning permission is granted it should be on the basis that BOTH temporary classrooms are removed by the end of summer 2021.
- The fact that the first temporary classroom has caused issues with the residents by it first being placed incorrectly and then not moved when it should have been, would suggest that we need clarity on the planned removal of both the temporary classrooms.
- The unauthorised temporary classroom was installed without proper planning authorisation and was then promised to be moved 6 weeks later, to then be extended to be moved to the authorised position by October 2019 and then Feb 2020 then April 2020. Meaning that it has been in an unauthorised position for 32 weeks. The current proposal will mean it will extend from the original promise of 6 weeks to be in position for 156 weeks, this is completely unreasonable. The regulatory committee also granted upon 52 weeks in situ. Relocation of existing unauthorised temporary classroom not referred to in supporting document as the need to flip 90 degrees in order to meet planning condition, misleading to regulatory committee.
- The delay was not just down to Covid 19 as a new contractor was not in place until March 2020, it is not acceptable to use Covid as an excuse for length of time to be increased.
- Leaving the unauthorised temporary classroom in its current position goes against all the considerations at Regulatory committee meetings 06.08.19, 03.09.19 and 07.01.20, all my previous objections remain as current to this application, I wish you to include the photographs previously supplied and presented at the regulatory committee.

- If permission is granted, both temporary classrooms should be removed by the start of the new term in September 2021 when the new permanent classrooms will be fully available for use.
- Previous guarantees regarding temporary classroom re-location and also removal dates have all been deceitful as residents could see there would be an issue accommodating additional children and build issues, yet this application blames covid19 which is again deceitful. WCC were fully aware of the issues and the consequences 2 years ago.

Other Issues Raised by Objectors:

- We still have the anti-social behaviour situation which will get worse as intake numbers increase.
- I have no confidence that either/both the temporary classroom(s) would be removed by the planned dates given that WCC breached their own planning conditions regarding the current temporary classroom and did not re-site the classroom into the position that had been approved (following retrospective planning permission).
- It is my view that the temporary classroom(s) have been viewed as additional facilities that can be used for out of school activities (privately or by the school itself) and that the intention is for them to be kept in situ beyond any agreed dates and used out of school time. Have no objection to the provision of out of school activities for the community, but I do object to the additional traffic, noise and disturbance this will undoubtedly cause.
- As the planned work has been delayed due to various reasons including establishing the contractor and the unexpected COVID situation, I cannot comprehend why additional places have been offered to new pupils who have not got the provision of a classroom in existence. I am unsure if alternative schools have been considered rather than adding another temporary classroom to an area in which the first one was not placed in the agreed location.
- I am led to believe that if a temporary building is in situ for longer than 2 years, it can remain without any planning permission which is a huge concern to the residents. This would suggest that if the structure was there for this duration, it may never be moved and will remain as part of the school which would impact by the additional noise, traffic and activity and would continue indefinitely.
- I agreed to the third party wall agreement because we had been assured by WCC that the 1st temporary classroom would be moved from its existing location. I feel as if the intention all along was to add

another classroom which is why it was placed incorrectly to begin with.

- It is stated in the supporting evidence that there was a full consultation in 2017 this is incorrect and I would like to see the evidence of this. However if we were to take this as a line of intent by the Education Department I believe that they have failed in their duty to parents, children and the residents where they have failed to adequately plan for the known number of children starting in years 3 and 4 2019/2020 intakes. This is immoral and unethical Educational strategy. There is no real evidence as to what else has been considered as an option and this has been presented as a 'fait accompli' without any report to back up as evidence, I do not believe a report with an option appraisal exists. If it does it should be submitted for scrutiny as part of this process.
- The supporting document suggests increase of children attending to 210, where it has been stated 245 including school clubs and care facilities from 07:30- 18:30 Monday to Friday- fact incorrect.
- This is yet another opportunity for the regulatory committee to do the right thing and stand by their previous decisions otherwise this calls into question the validity of all their decisions.
- The school governor told Committee that the school was not used for activities at weekends. This is clearly not the case and the school has used the school at weekends for some time (other than during Covid-19 restrictions). This has caused considerable disruption and disturbance for my household with additional traffic and parking issues on Norton Road.
- The current application states no additional staff will be taken on yet there will be additional staff.

4. Previous Planning History

4.1 The school was constructed during the late 1960s using a timber modular construction.

4.2 Conversion of High Meadow Infant School to a Primary School:
In September 2019 High Meadow Infant School expanded from a one form entry Infant School to a one form entry Primary School with a requirement for 4 additional classrooms to accommodate year groups 3, 4, 5 and 6. The school is to grow incrementally, with one additional year group added per academic year as the Year 2 pupils move up to Year 3. The school changed its name in September 2019 to High Meadow Community School.

- 4.3 Planning consent granted for 4 classroom extension:
Consent was granted on 16 September 2019 (Ref: NWB/19CC006) for an extension to the school to create 4 additional classrooms to accommodate the increased number of pupils following the expansion of the school to a Primary. At the time, the expansion works were scheduled to be completed by September 2020.
- 4.4 First planning application for Temporary classroom accommodation:
In order to accommodate the 30 additional pupils starting at the school in the new Year 3 class in September 2019, a temporary classroom was required until the construction of the four permanent classrooms was completed. An initial planning application for the temporary classroom (NWB/19CC007) was submitted for the building to be positioned on the south-eastern side of the playground (the location it currently stands in). The application was submitted on 29 May 2019, 13 weeks before the start of term. The application was presented to Regulatory Committee in August 2019 with a recommendation of approval. In the fortnight prior to that Committee meeting the temporary classroom was installed on site because it was needed for the start of term. As a result, the planning application became a retrospective matter.
- 4.5 In response to comments and objections to that application (NWB/19CC007), Regulatory Committee resolved that the planning application should be deferred to allow negotiations to be undertaken to re-position the classroom, preferably by moving the rear elevation away from Rose Road. A revised scheme was produced turning the classroom by 90 degrees to the west. This amended scheme was presented to Regulatory Committee at its meeting in September 2019. Planning permission was granted for the temporary classroom to be re-located on the western side of the school playground with the rear elevation of the building facing east. A condition was imposed requiring the classroom be removed in September 2020. At that meeting in September 2019, the Committee also considered and approved the planning application for the permanent extension to the school (NWB/19CC006) subject to a condition requiring the submission of a Green Travel Plan before occupation of the classroom block, with instructions from Committee that when submitted, the travel plan should be brought back to the Committee for approval and that the Committee receive a preliminary report on the preparation of the travel plan before Christmas.
- 4.6 As a result of the complexities of deconstructing, moving and reconstructing the building, which the applicant advised would require at least 10 working days and for the school not to be in use during that time, it proved not to be possible for the temporary classroom to be moved and repositioned into the location approved by the planning consent NWB/19CC007 until the Easter Holiday in 2020. During that holiday period the school would not be open for pupils for two weeks, giving adequate time for the work to be carried out.

4.7 Planning application to regularise unauthorised temporary classroom:
A second planning application (NWB/19CC015) was granted consent in January 2020 which regularised the previously unauthorised building in the position in which it had been installed in August 2019 until it could be moved during the Easter holiday. The approval was subject to a condition requiring the building be re-located by 20 April 2020. In response to the issue raised by neighbours at Committee relating to noise generated by pupils moving around within the classroom, a planning condition was imposed requiring noise mitigation measures to be undertaken to reduce noise from the building. In addition, a condition required the building to be coloured grey. These planning conditions were discharged, with the subsequent installation of a 2 m high acoustic fence along a section of the boundary of the school with the rear gardens of Rose Road and installation of insulating material beneath the building to reduce noise emissions.

4.8 Impact of Coronavirus:

In March 2020 a National Emergency was declared as a result of the Covid19 pandemic.

4.9 On 31 March 2020 Ashby Croft, the company installing and relocating the temporary classroom sent an email advising that due to the restrictions in place as a result of the Covid19 pandemic coming into force at that time, it was not possible for the classroom to be moved during the Easter holiday as had been scheduled. The company explained that if the works had been commenced and then not completed as a result of the lockdown, the situation would be disastrous. It was advised that the relocation would have to be rescheduled for the summer holiday 2020.

4.10 During February and March 2020, the contract for the building works for the permanent expansion of the school (NWB/19CC006) was approved and signed. However, work was suspended at the start of April 2020 when the project's Principal Contractor, Speller Metcalfe closed down works as a result of the pandemic.

4.11 The temporary classroom remains to date in the position in which it was installed during the school summer holiday 2019, with the rear elevation facing towards Rose Road. The temporary consent regularised the retention of the building in this location until 20 April 2020, therefore the building as it stands has an expired permission.

4.12 As a result of the pandemic the construction works for the permanent extension to the school (a 52-week project) are considerably behind the scheduled programme. It is currently anticipated that the classroom block construction would be completed by June 2021 and for the building to be ready to set up and occupy from June and ready for use in September 2021.

- 4.13 The current application seeks permission to retain the temporary classroom in its current position and for the installation of a second temporary classroom in order to provide the accommodation for the next intake of 30 pupils starting school in Year 3 in September 2020 in addition to the 30 pupils in the current Year 3 class.
- 4.14 Planning permission has been granted for the permanent extension to the school to provide the necessary 4 classrooms subject to planning conditions including a requirement for a Green Travel Plan to be provided prior to the occupation of the four classrooms. The current planning application is not re-examining the principle of the school expansion but is solely for the installation of the temporary accommodation to meet the needs of the 60 pupils in years 3 and 4 that will be attending the school in September 2020.

5. Assessment and Observations

Site and Surroundings

- 5.1 High Meadow School is located in the Grimstock Hill area to the north of the centre of Coleshill, positioned north-east of the roundabout on the A446 junction with the B4117, Gilson Road and Lichfield Road. The application site is to the east of the school buildings and includes the hard-surfaced playground and the grass area between the playground and the school buildings. The area is not within the Green Belt and is not a Conservation Area.
- 5.2 The existing temporary classroom to be retained is positioned on the playground with the rear elevation of the building facing towards the rear elevations of the two storey houses of Rose Road. There is a separation distance of 4.8 metres between the rear of the classroom and the school boundary fence. The rear gardens of Rose Road are over 11 metres in length. As a result, the separation distance between the rear elevations is some 16 metres. An acoustic fence 2 metres in height has been erected between the rear elevation of the classroom and the school boundary fence and runs parallel to the boundary between the school and the neighbouring gardens of Rose Road.
- 5.3 The site of the proposed second temporary classroom is a sloping area of the school site, between the western side of the playground and the eastern side of the school buildings. The area is laid to grass with a Bird Cherry tree; Hornbeam tree; a tyre play area and a lamp column.

Planning Policy

- 5.4 Paragraph 11 of the National Planning Policy Framework (NPPF) February 2019 explains that there is a presumption in favour of sustainable development and what that means. What the presumption means in relation to a planning application is that:

- (a) proposals which accord with an up-to-date development plan should be approved without delay; and
- (b) where there are no relevant development plan policies or the policies most important for determining the application are out-of-date, then permission should be granted unless:
 - the application of policies in the Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed or
 - any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.

Where the presumption in (b) applies, it is often referred to as the “tilted balance” in favour of the application.

- 5.5 **Paragraph 12** goes on to explain that the presumption in favour of sustainable development does not change the statutory status of the development plan as the starting point for decision making. Where a planning application conflicts with an up-to-date development plan (including any neighbourhood plans that form part of the development plan), permission should not usually be granted. Local planning authorities may take decisions that depart from an up-to-date development plan, but only if material considerations in a particular case indicate that the plan should not be followed.
- 5.6 **Paragraph 48** explains that authorities may give weight to relevant policies in emerging development plans according to: a) the stage of preparation of the emerging plan; b) the extent to which there are unresolved objections to relevant policies; and c) the degree of consistency of the relevant policies in the emerging plan to this Framework.
- 5.7 In this case, there is a development plan in place which has relevant policies that are considered to be up to date so far as they relate to this proposal. Therefore, the application should be determined (as required by Section 38(6) of the Planning and Compulsory Purchase Act 2004) in accordance with those policies unless material considerations indicate otherwise. The Development Plan relevant to the proposal is the North Warwickshire Local Plan Core Strategy, saved policies of North Warwickshire Local Plan 2006 and Coleshill Neighbourhood Plan 2015 – 2030.

National Planning Policy Framework

- 5.8 The NPPF states that the planning system has three overarching objectives; economic, social and environmental which are

interdependent and need to be pursued in mutually supportive ways. Planning policies and decisions should play an active role in guiding development towards sustainable solutions, but in doing so should take local circumstances into account, to reflect the character, needs and opportunities of each area.

- 5.9 **Paragraph 91** of the NPPF states that planning policies and decisions should aim to achieve healthy, inclusive and safe places which promote social interaction; are safe and accessible, so that crime and disorder, and the fear of crime do not undermine the quality of life or community cohesion.
- 5.10 **Paragraph 94** states that it is important that a sufficient choice of school places is available to meet the needs of existing and new communities. Local planning authorities should take a proactive, positive and collaborative approach to meeting this requirement, and to development that will widen choice in education. They should:
- a) give great weight to the need to create, expand or alter schools through the preparation of plans and decisions on applications; and
 - b) work with school promoters, delivery partners and statutory bodies to identify and resolve key planning issues before applications are submitted.
- 5.11 **Paragraph 109** states the development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.
- 5.12 **Paragraph 127** states that planning decisions should ensure that developments function well and add to the overall quality of the area; are visually attractive, sympathetic to local character and create places that are safe, inclusive and accessible.

National Design Guide – Ministry of Housing, Communities & Local Government Published in Oct 2019

- 5.13 In October 2019 the Government published the National Design Guide encouraging good design to achieve the objectives set out in section 12 of the NPPF. The Design Guide does not however give prescriptive standards of separation between buildings. The document does advise that a National Model Design Code is to be published for consultation early in 2020, setting out detailed standards for key elements of successful design. However, there is at present no Design Code.

The Development Plan

- 5.14 The Development Plan relevant to the proposal in this case consists of the 'saved' policies of the North Warwickshire Local Plan 2006 and the Local Plan for North Warwickshire – Core Strategy adopted October 2014 and Coleshill Neighbourhood Plan 2015 – 2030.

North Warwickshire Local Plan Core Strategy – Adopted Oct 2014

- 5.15 **NW2 - Settlement Hierarchy:** Defines Coleshill as a Green Belt Market Town where development will be permitted within the development boundary.
- 5.16 **NW10 - Development Considerations:** States that development should meet the needs of residents and businesses without compromising the ability of future generations to enjoy the same quality of life to that the present generation aspires to. Development should:
- encourage sustainable forms of transport focusing on pedestrian access and provision of bike facilities; and,
 - provide for proper vehicular access, sufficient parking and manoeuvring for vehicles in accordance with adopted standards; and,
 - avoid and address unacceptable impacts upon neighbouring amenities through overlooking, overshadowing, noise, light, fumes or other pollution
- 5.17 **NW12 - Quality of Development:** states that all development proposals must demonstrate a high quality of sustainable design that positively improves the individual settlement's character; appearance and environmental quality of an area.

North Warwickshire Borough Local Plan 2006

- 5.18 The following saved policies of the North Warwickshire Local Plan are considered to be relevant in the assessment of the proposed development.
- 5.19 **ENV11 - Neighbour Amenity:** seeks to protect the amenities of neighbouring occupiers from significant loss of amenity, including overlooking, loss of privacy or disturbance due to traffic, offensive smells, noise, light, dust or fumes.
- 5.20 **ENV12 - Urban Design:** states that development will only be permitted if all elements of the proposal are well related to each other and harmonise with both the immediate setting and wider surroundings to present a visually attractive environment.
- 5.21 **ENV13 - Building Design:** seeks to secure satisfactory standards of design and external appearance requiring that materials and detailing used respect and enhance local distinctiveness
- 5.22 **ENV14 - Access Design:** requires safe and convenient access arrangements.

Coleshill Neighbourhood Plan 2015 – 2030.

- 5.23 There are no policies in the Neighbourhood Plan that relate directly to this planning application.

Scope of the current planning application

- 5.24 Planning permission has already been granted for the permanent extension to High Meadow School to provide the 4-classroom accommodation needed for the additional 120 pupils (by September 2024) that will be attending the school following its conversion from an infant to a primary school.
- 5.25 The current planning application is solely considering the retention of the existing, albeit unauthorised temporary classroom and the installation of a second temporary classroom in order to provide temporary teaching accommodation for 60 Year 3 and 4 pupils who have places at the school from September 2020 and for whom there is no alternative accommodation within the school grounds or in the local area.
- 5.26 The current planning application is not re-examining the principle of the school expansion as this was determined by application NWB/19CC006 and covered by the planning conditions imposed on that consent. Nor does the application re-open the issue of highway impacts since the additional classroom does not increase the number of pupils, parents, staff or visitors beyond the figure that was expected when permission was granted for four additional, permanent classrooms.

Need and Pupil Numbers

- 5.27 The existing temporary classroom has been in use since September 2019 when it was occupied by the first class of year 2 pupils to stay at the school to become the first Year 3 class at High Meadow School following the conversion from an Infant to Primary School.
- 5.28 During the Covid19 pandemic, the school has been operating for the education of a small number of children of key workers.
- 5.29 From 01 June the Government announced that schools would be able to re-open for a Reception, Year 1 and Year 6 pupils. There are currently no Year 6 pupils at High Meadow Community School, but pupils from Reception and Year 1 have been able to return to school on a part-time basis subject to social distancing rules. The school will be operating, with pupils on the premises until the summer holidays begin in July.
- 5.30 Previously it had been considered a possibility that a section of the permanent extension to the school may have been available before the

final completion of the project in order to provide classroom space for years 3 and 4 from September 2020, enabling the removal of the temporary classroom. Given the delays to construction work on the 4-classroom extension caused by the complexities of the site to develop and the pandemic lockdown; the programme of works is now considerably behind schedule and there is no possibility of using the classrooms under construction as a solution for pupils from September 2020.

- 5.31 In the planning statement submitted with the application, the applicant advised that alternative solutions were investigated before seeking permission to retain the existing classroom and provide a second on the school site. These alternatives included using spare accommodation within the existing building at High Meadow School; installing a temporary classroom at alternative local school; using existing spare accommodation at alternative local school and looking at other Warwickshire County Council owned sites in the area with spare accommodation.
- 5.32 The alternative solution study concluded that the existing school building at High Meadow is full to capacity with no additional spare internal space that could be used for teaching. Alternative off site solutions would all require a high level of supervised pupil transport (walking or by vehicle) which would be disruptive to the teaching day, cause logistical problems at lunchtimes etc. and would detrimentally impact the overall quality of education for pupils. Some existing pupils also have Education Health Care Plans (EHCPs) which would be difficult to fulfil at alternative premises. To ensure pupil safety, wellbeing and continuity of good educational outcomes the Assistant Directors of Enabling Services, Environment Services & Education Services and the Head Teacher & Governors of High Meadow Community School all agreed and supported the proposed solution to install a 2nd temporary classroom at High Meadow Community School for use from September 2020.

Reason for not relocating the first temporary classroom to the approved location

- 5.33 Relocation of the existing temporary classroom was concluded in the previous planning application (NWB/19CC015) to only be possible while the school was not in use. The relocation of the building would be a difficult technical and logistical operation on the small site requiring 10 working days to complete. The works would have to be undertaken in a set sequence requiring space for the disassembly; storage of; craning and reassembly of the sectional units that make up the temporary classroom, including disconnection and reconnection of all electrical, mechanical and drainage services that serve the building. The cost of the relocation would be £35,000, in addition to the £85,000 for the original installation cost.

- 5.34 The applicant has advised that due to the very restricted space on site and the complicated logistics of moving a sectional temporary classroom, it is no longer feasible to install a second temporary classroom *and* move the existing temporary classroom during the 6-week school summer holiday.
- 5.35 In addition to the works to install the additional temporary classroom, the use of the small playground space is essential during the summer holiday by the contractors for the works on the permanent extension. The playground will be used as manoeuvring space for the crane, delivery vehicles, welfare facilities and other plant and equipment to be set up for the main extension works. The site compound for the construction works will be located to the east of the main school buildings, however, that area of the school site is not accessible until an access route has been created along the northern boundary of the school, adjacent to 41 Norton Road. The necessary works required to create this access route include excavation of the sloping land between the school and the neighbouring property and the creation of a retaining wall. Only when these works have been completed will it be possible to set up the site compound for the construction of the main extension to the school.
- 5.36 There is limited time and space within the site for both sets of contractors to work; for the existing temporary building to be relocated and a second installed during the summer holiday.
- 5.37 In addition, the applicant has advised that if the temporary classroom were to be moved into the location approved by planning application NWB/19CC007, it would landlock the area proposed for the second temporary classroom.

Proposed time period for retention of temporary classrooms

- 5.38 Objections have been received with regard to the time period proposed for the temporary classrooms to be retained on the school site. The retention of the buildings until September 2022 is felt to be too long and should be reduced to match the construction period of 52 weeks. Also, there is concern that the temporary classrooms will never be removed from the site.
- 5.39 The applicant has applied for permission for the classrooms to remain on the school site until September 2022 and for them to be removed from the site once the permanent accommodation is completed.
- 5.40 The construction and completion of the 4-classroom extension is scheduled to take a year and for this reason it would appear logical for the temporary permission to be granted until a year from the commencement of construction works, say September 2021. However, given the current uncertainties that the Covid19 pandemic has brought to our lives, it is not possible to foresee the impact it will have in the

future. At the time of writing, lockdown is beginning to ease, and it is possible for construction works to be undertaken subject to appropriate social distancing. The new methods of working are adding to the complexities of working on an already complicated and restricted site, the result of which is likely to be that the works will take longer to complete than originally scheduled. In addition, if the number of Coronavirus cases rises again it is likely that there could be further periods of lockdown which would again potentially restrict or prevent working on site. For this reason, it is not possible to guarantee how long it is going to take to build the school extension.

- 5.41 The applicant has confirmed that the classroom would be removed from the site on completion of the main works. Removal of the temporary buildings would require the school to be closed in order for those works to be carried out safely. Depending on the ultimate timing of the completion of construction, it is possible that the temporary buildings would remain on site after completion, until a school holiday was available for the deconstruction and removal works.
- 5.42 Given the unhappy history that both local residents and the school have endured recently during the consideration of the various planning applications for this school, it would be an uncomfortable and unfortunate series of events that would see the need for the submission of yet another planning application for the further retention of the temporary classrooms as a result of setting too close a time restriction. It seems prudent and kinder to all to recommend approval for a longer temporary period until September 2022 which aims to allow for all potential eventualities, but subject to a condition that the building is removed by September 2022 or at the earliest opportunity following completion of the extension to the school (condition 2).
- 5.43 Even if an application were made, planning permission would not be recommended for the permanent retention of temporary classrooms in the locations proposed.

Amenity and Environmental Issues

- 5.44 Objections have been received from neighbours concerned at the adverse impact of both the existing and the proposed second classroom in terms of loss of light, overlooking; loss of privacy and noise.

Proposed retention of existing temporary classroom

- 5.45 The existing temporary classroom is proposed to be retained in the current location and not moved to the revised position approved in September 2019 (NWB/19CC007).
- 5.46 This building has been the subject of considerable debate in terms of its position and height in relation to the neighbouring residential

properties in Rose Road and Norton Road and the levels of noise generated by use of the building. It was concluded in the most recent planning application that while the height of the building as installed was higher than had originally been indicated as a result of the sloping ground levels across the school site, the building would not cause overshadowing of the gardens or houses in Rose Road as they are located to the south. The window on the rear elevation of the classroom facing towards Rose Road has been fixed in order not to open and the glazing is obscured to prevent any overlooking between the occupants of the classroom and the neighbouring residents. As a result of the issues of noise generated by use of the classroom which were raised by a local resident speaking at Regulatory Committee in January 2020, noise attenuation measures were required by planning condition. A 2 metre high acoustic fence has since been erected along the length of the building, on the boundary between the school and the rear gardens of houses in Rose Road, In addition, insulation has been installed in the void area beneath the temporary classroom in order to reduce the transmission of the noise of pupils moving around inside the building.

- 5.47 The appearance of the classroom is acknowledged to have an adverse impact on the visual amenity of the houses to the south. While the retention of the classroom for a further temporary period, possibly a further 2 years is far from ideal, the impact is not considered so severe as to warrant a recommendation of refusal, particularly given the measures already taken to mitigate the impact of the building.

Proposed installation of second temporary classroom

- 5.48 At Regulatory Committee in September 2019 the installation of a temporary classroom on the western side of the playground was agreed by members to be acceptable by the approval of the amended location scheme (NWB/19CC007). The distance between that approved classroom and the rear wall of houses in Rose Road was 20 metres and between the rear elevation of the classroom and the rear elevation of 29 Norton Road was 13.75 metres.
- 5.49 The current proposal for the installation of the second temporary classroom sites the building to the west of that previously approved classroom; to the west of the playground, on the sloping grass bank adjacent to the playground. As a result of the more westerly positioning, the separation distance between the rear elevation of the classroom and the rear elevation of 29 Norton Road would be increased to 23 metres. The distance between the side elevation of the proposed building and the rear of houses in Rose Road would be marginally less than previously approved at 19.1 metres.
- 5.50 As a result of the sloping nature of the site the maximum height of the building, on the eastern side is indicated to be 5.14 metres above the

level of the playground. The building would be 1.1 metre higher than the existing temporary classroom.

- 5.51 The gardens of Rose Road slope down from the rear fences on the school boundary to the rear elevation of the houses. A silver birch tree is growing within the school grounds close to the boundary with Rose Road which provides a degree of visual screening between the school and the neighbouring houses. The boundary fences would also provide some screening of the proposed additional classroom from the houses in Rose Road. However, the elevated height of the classroom is such that it would have an adverse visual impact on the dwellings to the south in terms of the visual appearance as it would be clearly seen above the boundary fences. The rear gardens of Rose Road are generally north facing. As a result of the position of the buildings in relation to each other and the movement of the sun; the classrooms would not cause overshadowing of the gardens or houses to the south.
- 5.52 The applicant has advised that the two windows in the south-east elevation of the second classroom, facing towards Rose Road would be obscured to prevent overlooking.
- 5.53 The elevation of the classroom facing east towards the garden of 29 Norton Road has one window and the entrance door which is accessed via steps and a platform entrance to the classroom. The impact of the window facing towards 29 Norton Road is not considered to be significantly detrimental in terms of overlooking given the distance to the boundary and the amount of vegetation along the boundary within the neighbour's garden. There would only be an oblique view from that east facing window towards the houses in Rose Road. It is considered however, that there could be overlooking of neighbouring houses from the vantage point of the raised step/platform area at the entrance door to the classroom. A condition is recommended that screening in some form should be erected to prevent any such overlooking (condition 3).
- 5.54 The applicant has indicated that the void beneath the classroom is to be insulated in the same manner as the first classroom, in order to reduce any noise generated by movement within the classroom.
- 5.55 Neighbours to the north, east and south of this second classroom have all called for the installation of an acoustic fence close to their respective boundary fences in order to reduce the impact of noise from the classroom.
- 5.56 The erection of an acoustic fence along the northern boundary would not serve to reduce the impact of noise from the classroom given the distance between the two properties. In addition, the northern boundary of the school site is the access route for the construction of the main extension to the school. The site is already restricted with little space for manoeuvring. The erection of an acoustic fence in this location would add a further restriction to movement.

- 5.57 The erection of an acoustic fence along the eastern boundary was not considered necessary on the previous planning application (NWB/19CC015). The proposed second classroom would be positioned at a greater distance from the eastern boundary than the existing classroom and for this reason it not considered to be necessary to erect an acoustic fence in this case.
- 5.58 The extension of the acoustic fencing further west along the school's southern boundary with Rose Road has been requested by residents. The erection of such a fence in this location could have the potential disbenefit of causing damage to the roots of the silver birch tree growing close to the boundary. Noise mitigation measures are being taken by adding insulation beneath the building, also, the building is located a further 3 metres beyond the rear elevations of the houses in Rose Road than the existing classroom. On balance it is considered that an acoustic fence in this location would not be required as the impact of the temporary classroom is for a limited time and the removal or damage to the silver birch tree would have a greater potential for a long term detrimental impact on visual amenity.
- 5.59 The appearance of the second classroom is acknowledged to have an adverse impact on the visual amenity of houses in Rose Road being 1 metre greater in height than the existing temporary classroom, although also at a greater distance from the rear garden boundaries of Rose Road than the existing classroom. However, the severity of the impact for a temporary period is not considered on balance to be so great as to warrant a recommendation of refusal.

Ecology issues

- 5.60 The siting of the proposed second temporary classroom is on the sloping grass area to the west of the playground. The building would be positioned between a Bird Cherry tree to the north and a silver birch tree to the south requiring the removal of a young hornbeam tree that is growing between the two. The hornbeam is some 7 metres in height, estimated to be over 10 years in age with the crown encroaching and competing with the crown of the cherry tree (as detailed in the Tree Survey and Arboricultural Impact Assessment submitted in support of application NWB/19CC006).
- 5.61 A condition is recommended for the hornbeam tree to be inspected for nesting birds immediately prior to any works taking place (condition 7). In addition, a condition is recommended for the planting of at least two trees on the school site to compensate for the loss of the hornbeam, these details to be secured by a Landscape and Ecological Management Plan (condition 6).

Highway Issues

- 5.62 Planning consent was granted, subject to conditions, in September 2019 (NWB/19CC006) for the permanent expansion of the school from an infant to primary school. Highways advise that there is already permission for the children who will use the temporary classrooms to be there. Therefore, all that is being considered as part of this application is the temporary status of the classrooms which will be removed prior to the permanent extension being opened. As such, the affect on the public highway will not be any more than permitted. No objection has been raised by the County Highway Authority to the current application.
- 5.63 Planning condition 13 of the consent NWB/19CC006 required a Green Travel Plan prior to the first occupation of the approved classroom block. A Green Travel Plan is a live document that should be updated regularly to reflect the current circumstances of a school. For this reason a condition requiring a Green Travel Plan to take into account the temporary classroom is also recommended (condition 4).
- 5.64 Concerns have been raised about a new Transport Assessment being required, however, the Highway Authority advised that this was not considered necessary. Permission has already been granted for the children to attend with no further highway improvements required. The children using the temporary classrooms are already included in the approved additional number of pupils at the school and do not represent a further increase in numbers. The Highway Authority advised that in this case, it is considering only the effect of the temporary classrooms on the public highway.
- 5.65 The Highway Authority also says that when the first temporary classroom was delivered to the school in August 2019 it is understood that the articulated vehicle delivering had to reverse into the site which is not a simple manoeuvre. During the Covid19 Lockdown residents have been at home and as a result there may be more cars parked on the road than would normally be the case during the day. The applicant should be aware of the need to ensure that the route to the school is not obstructed when trying to enter or leave the school site.
- 5.66 Given the difficulty for an articulated vehicle to manoeuvre into and out of the school site there is the potential for damage to the highway. A condition is recommended for a joint survey of the condition of the highway be undertaken before and after delivery of the classrooms to ensure any damage is rectified (condition 5).

Heritage

- 5.67 The Coleshill Conservation Area is located 75 metres to the south of the application site. There is no view of the temporary buildings from the Conservation Area and no impact on the character and appearance

of the Conservation Area as a result of the retention of the temporary classroom and installation of an additional temporary classroom.

Resolving the current situation

- 5.68 The circumstances that have brought about the need for the current planning application are both complicated and extraordinary. The works for the main extension to the school have been delayed by the Covid19 pandemic with the result that the construction works are only commencing during the summer of 2020. Social distancing requirements will have an impact on the speed of construction and may extend the project by an unknown amount of time.
- 5.69 There is now neither sufficient time while the school is closed during the coming summer holidays or sufficient space on the playground area to relocate the first and install a second classroom before September as well as undertake the works required to set up the contractor's compound area for the main construction works.
- 5.70 Despite the current circumstances the following issues are required to be resolved:
- i) The existing classroom is required to remain in its current location, where it does not currently have planning permission.
 - ii) A second temporary classroom is required for the 30 additional pupils that will be at the school from September 2020 for whom WCC has a statutory obligation to provide school places.
- 5.71 Since temporary approval of the existing classroom in January 2020, the installation of sound insulation beneath the building; erection of acoustic fencing; re-colouring the building and obscuring the rear windows have all been undertaken to reduce the impact on the neighbours. While it is acknowledged that the building does still have a visual impact on the neighbouring properties, that impact is not considered to be severe so as to outweigh the need for it and your planning officers again recommend approval of the temporary classroom in this location.
- 5.72 An additional 30 pupils will be arriving at the school in September 2020 for whom the second temporary classroom is now a necessity. The location of this second building is a compromise between the impact it would have on the neighbouring residents; the limited space available to carry out necessary works on the site, maintaining a play area for pupils and retaining the trees in this area of the school grounds. It is again acknowledged that there would be a visual impact on the amenities of neighbouring residents by the installation of this building. However, given the proposed sound insulation beneath the building, by obscuring the south facing windows and by screening views from the top entrance step it is considered that the impact of this building for a

temporary period is not so severe as to warrant a recommendation of refusal.

6. Conclusions

- 6.1 This application has been assessed against planning policy and considered on its merits. It is concluded that, on balance, the development is acceptable in planning terms.
- 6.2 It is considered that the development would not overshadow neighbouring land use; would have an acceptable impact on neighbour privacy subject to the recommended conditions to prevent overlooking; and would be a visually acceptable addition to the locality but only on a temporary basis.
- 6.3 The development is for a temporary period to provide necessary accommodation to meet the educational needs of pupils who will be attending the school from September 2020 and is recommended for approval subject to the suggested conditions.

7. Supporting Documents

- 7.1 Submitted Planning Application – Planning reference NWB/20CC002
- 7.2 Appendix A – Map of site and location.
- 7.3 Appendix B – Planning Conditions.

	Name	Contact Information
Report Author	Sally Panayi	sallypanayi@warwickshire.gov.uk 01926 41 2692
Assistant Director for Environment Services.	Scott Tompkins	Scotttompkins@warwickshire.gov.uk
Strategic Director for Communities.	Mark Ryder	markryder@warwickshire.gov.uk
Portfolio Holder	Cllr Jeff Clarke	