Development Management - Delegated Officer Report

Application Number: AWDM/1238/21 Recommendation – Approve

Site: Shoreham Academy, 76 Kingston Lane, Shoreham-By-Sea

Proposal: Installation of a double classroom mobile unit to the south side of the current Academy Service yard.

Date of site visit: Assessed using Google Maps and previous knowledge of site

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application proposes a double mobile classroom unit within a service yard on the east side of Shoreham Academy, in front of the school's energy centre building. It comprises an area of hardstanding which is currently used to park minibuses.

The classroom unit measures 15.2m long and 10m wide. It will be approximately 31m from the nearest residential boundary to the east.

The application form explains:

"Installation of a double classroom mobile unit on the Shoreham Academy site to teach and support approximately 20 to 30 of our students who require an alternative provision from the main academy educational offer. The classrooms will be used for teaching and other nurture type support sessions for existing Shoreham Academy students replacing an offsite facility which has to be closed in July 2021. The lease at current site is no longer available and without this new provision we will not have a space to teach our most vulnerable students and provide this vital social and community facility. The main academy building as it is currently full. We have 1800 students which is our full admission numbers. The mobile classrooms will be exclusively used for Shoreham Academy students, parents and staff and not used for any letting to external hirers. The double classroom unit is 33ft x 50ft (15.1m x 10m), Double entrance doors, Central lobby and cloakroom area, 2 no large classrooms c/w storerooms, LED Lighting, Double glazed windows, 2kw wall heaters. The unit is grey to match the multi-purpose hall which is behind the location we would like to install the unit. This application will decrease travel slightly in the area as parents, students and staff will not be moving between two sites as all education will now take place on main Shoreham Academy campus. We would like planning permission for next 3 years while we seek a more permanent solution onsite."

Relevant Planning History

Various

Consultations

Adur and Worthing Councils: The **Environmental Health** Officer**:** No comments received

Representations

None received

Relevant Planning Policies

Adur Local Plan 2017 Policy 15, 33
National Planning Policy Framework (July 2021)

Planning Assessment

Principle

Policy 33 supports improvements to social and community facilities.

The relevant issues are the effects on the amenities of neighbouring residential occupiers and the effect on the character and appearance of the area.

Visual amenity

The classroom units would be well located, close to existing buildings and some distance from any boundaries. They will not have an adverse visual impact.

Residential amenity

The classroom units would be well located, close to existing buildings and some distance from any residential boundaries. They will not have an adverse impact on the amenities of neighbouring residents.

Parking and Access

Some rearrangement of minibus parking will be necessary and up to 4 car parking spaces will be lost for the duration of the temporary period of 3 years needed for the classroom units.

The applicant has explained:

“In terms of the parking, we have four minibuses. We have space to create two new spaces in an unused part of the service yard. The other two minibuses will be parked in current car parking spaces in the service yard that are adjacent to the school building. The plan is to convert 3 car park bays to two minibus bays while the classroom is located there. There is nowhere else on site we can easily recreate the few car parking spaces we’ve lost. We are continuing to promote cycling to work for staff, car sharing and have increased our cycle shed capacities and take up of cycle to work schemes over the past few years.”

On this basis, and given the temporary nature of the proposal, it is not anticipated that the proposal will result in significant parking problems.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Temp 3 year permission

Is recommendation contrary to letter(s) of representation? N

The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

Case Officer:	Peter Barnett	Date: 6 August 2021
Authorised by:	Gary Peck	Date: 6 August 2021