

Recommendation Report for County Matter Consultation**REF NO:** Y/32/15/WS**LOCATION:** Yapton Church of England School
North End Road
Yapton**PROPOSAL:** Application under Regulation 3 of the Town & Country Planning General Regulations 1992 for the continued siting & use of a temporary classroom unit. This application will be determined by the WSCC.**SITE AND SURROUNDINGS**

DESCRIPTION OF APPLICATION	As above
SITE AREA	Approximately 164m2
RESIDENTIAL DEVELOPMENT DENSITY	N/A
TOPOGRAPHY	Predominantly flat
TREES	None of any significance affected by the proposed development.
BOUNDARY TREATMENT	Railings to front, hedging and fencing to remainder of site.
SITE CHARACTERISTICS	The site is a primary school building, with brick faced and glazed elevations. There is car parking to front/side and a large playing field to rear.
CHARACTER OF LOCALITY	The site is located in a predominantly residential area.

RELEVANT SITE HISTORY

Y/66/94	Application under Regulation 3 of the Town & Country Planning General Regulations 1992 for installation of a double mobile unit with toilets. (This application will be determined by the West Sussex County Council)	DPC - WSCC 23-01-1995
Y/5/03/	Application under Regulation 3 of the Town and Country Planning General Regulations 1992 for continued siting and use of 1no classroom units (E1003) (Providing 2no. classrooms) for an additional temporary period without compliance with Condition 2 on planning permission Y/66/94.(This application will be determined by West Sussex County	ApprvdCond-WSCC 17-03-2003

	Council)	
Y/36/03/	Continued siting of the mobile classroom unit and proposed use by Yapton Community Pre-School.	ApproveConditionally 18-07-2003
Y/15/06/BR	Replacement elevation to hall & cloakroom extension.	Passed Condit'n 28-04-2006
Y/75/09/	Application under Regulation 3 of the Town & Planning General Regulations 1992 for a new log cabin pavilion for new hot meals kitchen with dining facilities & associated drainage & external works to provide paved hardstanding - This application will be determined by WSCC	No Objection 07-12-2009
Y/6/10/	Application under Regulation 3 of the Town & Country Planning General Regulations 1992 for the continued siting and use of a Temporary Classroom unit - This application will be determined by West Sussex County Council	No Objection 05-02-2010
Y/26/10/BR	New hot meal kitchen and dining facilities log cabin pavillion and re-roofing works, flat roof and slate pitched area. (Resubmission following Y/88/09/BR).	Passed Condit'n 29-04-2010
Y/6/71	Extension of existing school	No Objection 11-03-1971
Y/40/84	Regulation 4 application - construction of new classroom and improvements to vehicle entrance and site parking	No Objection 27-06-1984

REPRESENTATIONS

Representations received:

N/A

Comments on Representations received:

None

CONSULTATIONS

Consultations responses received:

None

Comments on Consultation responses:

Comments noted

POLICY CONTEXT

Designation applicable to site:
(NOT REQUIRED FOR CLE/CLP)

DEVELOPMENT PLAN POLICIES

Arun District Local Plan 2003: [GEN2](#)
[GEN7](#)

Publication Version of the Local
Plan (October 2014):

Built-up Area Boundary
The Form of New Development
D DM1 Aspects of Form and Design
Quality

PLANNING POLICY GUIDANCE

NPPF

National Planning Policy Framework

POLICY COMMENTARY

The Development Plan consists of the Arun District Local Plan 2003, West Sussex County Council's Waste and Minerals Plans and Made Neighbourhood Development Plans.

Arun District Council's Development Plans:

Paragraph 215 of the NPPF ensures that specific policies in Arun District Local Plan 2003 can carry weight. The weight afforded to the policies with Local Plan policies can be assessed according to their level of consistency of the various policies with the National Planning Policy Framework.

Paragraph 216 of the NPPF confirms that weight can be given to policies in emerging plans from the day of publication. The Council resolved that the policies and maps in the Publication Version of the Local Plan be used in the determination of this planning application. Following 'publication' of the Local Plan a formal public consultation, examination and adoption process takes place.

The policies are published under Regulations 19 and 35 of the Town and Country Planning (Local Planning) (England) Regulations 2012. The statement of representations procedure and statement of fact produced by the Council under regulation 19 explains that the consultation will take place on 30th October 2014 for six weeks.

The Neighbourhood Development Plan

Where applicable, Neighbourhood Development Plan's (more commonly known as a neighbourhood plan or NDP), once made by Arun District Council, will form part of the statutory local development plan for the relevant designated neighbourhood area and policies within them will be considered in determining planning applications. Made NDP policies will be considered alongside other development plan documents including Arun District Council's Local Plan. Whilst an NDP is under preparation it will afford little weight in the determination of planning applications. Its status will however gain more weight as a material consideration the closer it is towards it being made. Arun District Council will make reference to an NDP when it has, by the close of planning application consultation, been publicised for pre-submission consultation(Reg.14).

Made Plans in Arun District Council's Local Planning Authority Area are: Arundel; Barnham & Eastergate; Felpham.

Yapton has a Neighbourhood plan which was adopted October 2014 and is of relevance to this application.

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

It is considered that there are no other material considerations to warrant a decision otherwise than in accordance with the Development Plan and/or legislative background.

OTHER MATERIAL CONSIDERATIONS

It is considered that there are no other material considerations to warrant a decision otherwise than in accordance with the Development Plan and/or legislative background.

CONCLUSIONS

This application seeks planning permission for the continued siting and use of a Temporary Classroom unit, and will be determined by West Sussex County Council.

The temporary classroom unit measures approximately 21m x 7.5m, and is located on the northern side of the site, adjacent to fields. The unit is not in close proximity to any residential dwellings, and is not readily visible from the street scene. As such it is not considered to have a significant impact on the visual or residential amenities of the locality.

It is therefore recommended that no objection be raised to the proposal.

RECOMMENDATION

NO OBJECTION