

**ROYAL BOROUGH OF WINDSOR & MAIDENHEAD
PLANNING COMMITTEE**

MAIDENHEAD DEVELOPMENT CONTROL PANEL

15 March 2017

Item: 2

Application No.:	16/02278/FULL
Location:	Holyport College Ascot Road Holyport Maidenhead SL6 3LE
Proposal:	2 No. Steel storage containers.
Applicant:	Mrs Price
Agent:	Not Applicable
Parish/Ward:	Bray Parish/Bray Ward

If you have a question about this report, please contact: Susan Sharman on 01628 685320 or at susan.sharman@rbwm.gov.uk

1. SUMMARY

- 1.1 The application site is located in the Green Belt and while it is inappropriate development, other considerations relating to the expansion of the College outweigh the harm by reason of inappropriateness and any other harm. Accordingly, very special circumstances exist in this case to approve the proposal.

It is recommended the Panel grants planning permission with the conditions listed in Section 10 of this report.

2. REASON FOR PANEL DETERMINATION

- The Council's Constitution does not give the Head of Planning delegated powers to determine the application in the way recommended; such decisions can only be made by the Panel.

3. DESCRIPTION OF THE SITE AND ITS SURROUNDINGS

- 3.1 The application site is located within the grounds of Holyport College, adjacent to the north-west elevation of the existing sports hall. The site is set well within the grounds of the school, approximately 120m from the main entrance off Ascot Road behind the science block.
- 3.2 Holyport College is located within a rural area surrounded by open fields and sporadic development. The school opened in September 2014 and is a state funded day and boarding school for pupils ages 11 – 19 years. The site is within the Green Belt.

4. DESCRIPTION OF THE PROPOSAL AND ANY RELEVANT PLANNING HISTORY

13/00287/FULL	The redevelopment of the former Holyport Manor School to provide a new secondary school comprising 3 new buildings and the retention, refurbishment and demolition of existing structures.	Approved 24.05.13.
16/00972/FULL	Single storey extension to dining hall and single storey extension to sports hall.	Approved 14.06.16

- 4.1 The application seeks planning permission for two steel storage containers, measuring 2.5m wide, 12m long and 2.5m high. The containers are required for storing hall flooring tiles and trolleys, exam tables and chairs.

5. MAIN RELEVANT STRATEGIES AND POLICIES RELEVANT TO THE DECISION

5.1 National Planning Policy Framework Sections 8 and 9.

Royal Borough Local Plan

5.2 The main strategic planning considerations applying to the site and the associated policies are:

Green Belt
GB1, GB2

These policies can be found at

https://www3.rbwm.gov.uk/downloads/download/154/local_plan_documents_and_appendices

6. EXPLANATION OF RECOMMENDATION

6.1 The key issue for consideration is whether the proposal is appropriate development in the Green Belt, and if not, whether any very special circumstances exist to justify allowing it.

6.2 A storage container permanently positioned on land is a building. Paragraph 89 of the NPPF states a local planning authority should regard the construction of new buildings as inappropriate in the Green Belt. The exceptions to these are buildings for agriculture and forestry, appropriate facilities for outdoor sport, outdoor recreation and cemeteries, extensions to buildings that are not disproportionate to the size of the original building, replacement buildings that are not materially larger than the one it replaces, limited infilling in villages and redevelopment which would not have a greater impact on the openness of the Green Belt and the purpose of including land within it than the existing development. As the storage containers do not fall within the list of exceptions, they are inappropriate development.

6.3 The NPPF advises that inappropriate development should not be approved unless very special circumstances (VSC) exist. VSC will not exist unless the harm to the Green Belt and any other harm is clearly outweighed by other considerations. The school has submitted a statement setting out other considerations in support of the proposal, summarised as:

Paragraph 72 of the NPPF advises that “the Government attaches great importance to ensuring 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: give great weight to the need to create, expand or alter schools.”

The expansion of the College was formally approved by the Royal Borough of Windsor and Maidenhead on 28th April 2015. The Education Funding Agency approved the academy’s trust’s ‘Business case for a significant change at an existing academy’, entailing an increase to a pupil capacity of 548 on 28th August 2015. The demand for the storage is further increased by the approved growth of the College to a pupil admission number of 548 students.

There have been numerous requests for storage from staff. The College is keen to provide sensible, robust storage which is good value, long lasting, weather-proof and safe.

6.4 Advice contained within the NPPF, such as that in paragraph 72, is a material consideration to the application. In this case, ‘great weight’ is attributed to the proposal. In terms of the school increasing its pupil intake, the original planning permission (13/00287) did not restrict the number of pupils, so the need for additional facilities associated with this expansion is attributed significant weight. The provision of metal containers is not an ‘ideal’ solution to the storage problems, particularly if their appearance degrades over years, but the benefits of these for the school are acknowledged.

6.5 Although the proposal is inappropriate development, it would have very limited impact on the openness of the Green Belt in which it is located and would not be contrary to any of the

purposes of including the land in the Green Belt. The College is expanding, which is supported by National Planning Policy, and the storage would provide an essential facility to support that expansion. These 'other considerations' outweigh any harm to the Green Belt, and accordingly very special circumstances exist in this case to justify approving the proposal.

Other Material Considerations

6.6 Due to the size and siting of the containers they will not harm the character and appearance of the wider area nor the living conditions of any neighbouring residential properties.

7. COMMUNITY INFRASTRUCTURE LEVY (CIL)

7.1 The proposal is not CIL liable.

8. CONSULTATIONS CARRIED OUT

Comments from interested parties

No letters of representation have been received.

The planning officer posted a statutory notice advertising the application at the site on 29th July 2016.

Consultee responses

Consultee	Comment	Where in the report this is considered
Bray Parish Council	No objections.	Noted.
Environmental Protection	No objections.	Noted.

9. APPENDICES TO THIS REPORT

- Appendix A - Site location plan
- Appendix B – Elevations

10. CONDITIONS RECOMMENDED FOR INCLUSION IF PERMISSION IS GRANTED

1 The development hereby permitted shall be commenced within three years from the date of this permission.

Reason: To accord with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).

2 The materials to be used on the external surfaces of the development shall be in accordance with those specified in the application unless any different materials are first agreed in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

Reason: In the interests of the visual amenities of the area. Relevant Policies - Local Plan DG1.

3 The development hereby permitted shall be carried out in accordance with the approved plans listed below.

Reason: To ensure that the development is carried out in accordance with the approved particulars and plans.