

**County Council Development**

**North Devon District: Retention of a Temporary Classroom for a further 5 Years, land at Ilfracombe Infant and Nursery School, Marlborough Road, Ilfracombe**

**Applicant: Devon County Council**

**Application No: 63270/PD/AD/JW**

**Date application received by Devon County Council: 13 June 2017**

Report of the Head of Planning, Transportation and Environment

***Please note that the following recommendation is subject to consideration and determination by the Committee before taking effect.***

**Recommendation:** It is recommended that permission be granted for a further temporary five year period.

**1. Summary**

- 1.1 This report relates to a planning application for the retention of a temporary classroom located at Ilfracombe Infant and Nursery School for a further 5 years.
- 1.2 It is considered that the main planning considerations in the determination of this application are the condition of the building, its visual impact and the educational need for its retention.
- 1.3 The planning application, representations received and consultation responses are available to view on the Council website under reference DCC/4000/2017 or by clicking on the following link:  
<https://planning.devon.gov.uk/PlanDisp.aspx?AppNo=DCC/4000/2017>.

**2. The Proposal/Background**

- 2.1 The Infant and Nursery School is located to the south of Ilfracombe's town centre and is accessed off of Marlborough Road. The temporary classroom is situated on the northern boundary of the site, immediately east of the main school building. There are residential properties located along the eastern boundary of the site and to the north of Marlborough Road.
- 2.2 The temporary building was installed at the school in 1981 and was previously used as a family centre and is now divided into two classrooms and used by the school for music, drama, ICT lessons and for afterschool clubs. This application looks to retain the classroom for further five years. It is 151sq/m in area and is single storey with a low pitched roof with white uPvc windows. The external materials are a grey render with a timber cladding trim around the base of the building.

**3. Consultation Responses**

- 3.1 Ilfracombe Town Council: recommend refusal considering that the building is not fit for purpose and in the event that permission is granted the number of years for the approval should be reduced.

3.2 North Devon District Council: no objection.

In its response the Council considered that the continued use of the temporary classroom is detrimental to both the staff and pupils unless clear plans exist for its replacement with replacement being at the earliest opportunity. It says that the District Council Ward Member is of the view that a period of 2 years should be given to source a permanent arrangement. However, it notes that the modular building on the site represents an appropriate design of building which is well related to the school complex with a clear need for the retention of the building and therefore no objection is raised.

**4. Advertisement/Representations**

- 4.1 The application was advertised in accordance with the statutory publicity arrangements by means of a site notice and notification of neighbours by letter. As a result of these procedures no representations were received from any residents.

**5. Planning Policy Considerations**

- 5.1 In considering this application the County Council, as County Planning Authority, is required to have regard to the provisions of the Development Plan insofar as they are material to the application, and to any other material considerations. Section 38 (6) of the Planning and Compulsory Purchase Act 2004 requires that where regard is to be had to the Development Plan, the determination shall be in accordance with the Development Plan unless material considerations indicate otherwise. In this case, the Development Plan policies are summarised in Appendix I to this report and the most relevant are referred to in more detail in Section 6 below.

**6. Comments/Issues**

- 6.1 The main material considerations in the determination of the application are considered below.

Condition of the Building

- 6.2 In its consultation response Ilfracombe Town Council consider that the building is not fit for purpose.
- 6.3 Temporary classrooms are often utilised in Devon's primary schools and generally provide appropriate teaching spaces. The conditions of temporary classrooms are assessed every five years and a schedule of necessary improvements is produced by the Council to ensure the building is adequately maintained. The Condition Report (which was carried out in 2015) submitted with this application sets out the repairs and maintenance scheduled for the building which includes repairs to the roof and gutters along with the replacement of timber skirting and these maintenance works are programmed to be carried out during 2017.
- 6.4 The evidence submitted with the planning application in the form of the Condition Report does not support the Town Council's contention that the building is not fit for purpose. The Ward Member's suggestion that temporary planning permission be granted for a two year period is noted but the Condition Report suggests that the building is in reasonable condition. However, given the age of the building it is recognised that its remaining useable life is limited and it is considered that an appropriate temporary consent period is 5 years.

### Visual Impact

- 6.5 The building is a single storey low pitched roofed block, light grey in colour and in terms of its scale and mass fits in reasonably well with the permanent school buildings. Existing trees at the back of the building provides for a good screen for the neighbouring residential property. It is considered that the design of the building and its layout is in accordance with Policy DVS1 (Design Principles and Aspect of Development Form) of the North Devon Local Plan (Adopted July 2006) and Policy DM04 (Design Principles) of the North Devon and Torridge Local Plan (March 2015).

### Need

- 6.6 Policy ST22 of the emerging North Devon and Torridge Local Plan states that development of community facilities that meet the need of local communities will be supported, with paragraph 72 of the NPPF adding that it is of great importance to ensure schools meet the needs of existing communities. The classroom is required by the school to deliver music, drama and ICT lessons, as well as the afterschool club. It is considered a necessity to serve and accommodate the children and provide them with adequate facilities and the full curriculum. Overall, it is considered the classroom meets the need of the local communities and its retention would therefore be in accordance with the above policies.
- 6.7 Following the objection from the Town Council the school's head teacher clarified the need for the temporary classroom saying that: *'Both of these areas are vital to enable us to provide a broad and balanced curriculum. Because we have this facility we are able to deliver whole class instrumental tuition..... We could not provide these opportunities for the children if we didn't have the space to set up the thirty instruments and leave them in place ready for the next class to be taught. Without this space, our children's high quality musical opportunities would be limited.'*
- 6.8 Taking the above into account it is considered that there is a demonstrable need for the retention of the classroom block.

## **7. Reasons for Recommendation/Alternatives Options Considered**

- 7.1 The Committee has the option of approving, deferring or refusing this planning application.
- 7.2 It is considered that the proposal is consistent with local and national planning policy guidance. The classroom is considered necessary to deliver the full education curriculum and with the planned maintenance it is considered appropriate that temporary five year permission is granted

Dave Black  
Head of Planning, Transportation and Environment

**Electoral Division: Ilfracombe**

Local Government Act 1972: List of Background Papers

Contact for enquiries: Rowan Hodgson

Room No: AB2, Lucombe House, County Hall

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**Background Paper**

Casework File

**Date**

Current

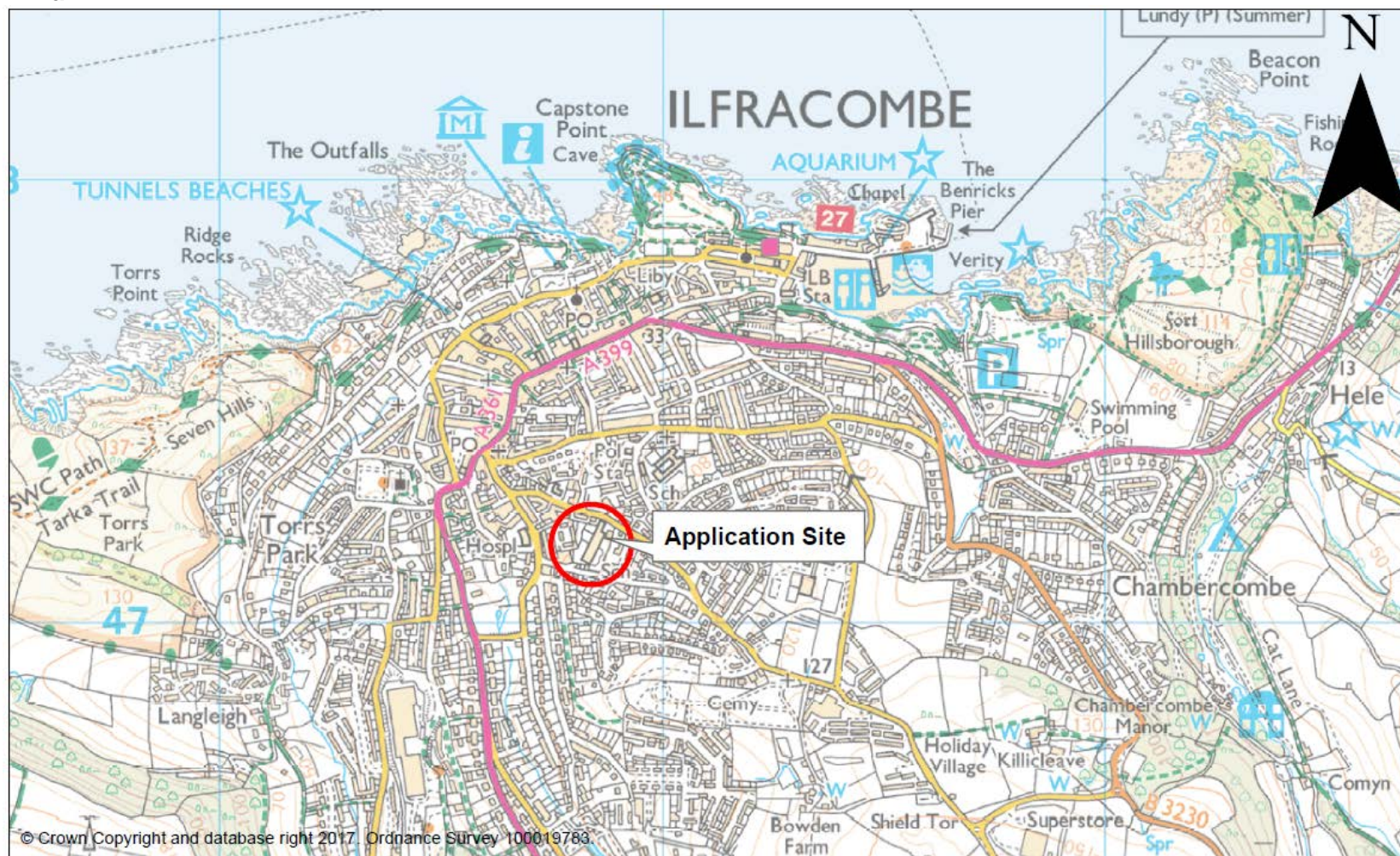
**File Ref.**

DCC/4000/2017

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sc/cr/retention temp classroom ilfracombe infant and nursery school marlborough road ilfracombe  
03 250817

## Location Plan



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Head of Planning,  
Transportation  
and Environment

Development Management Committee

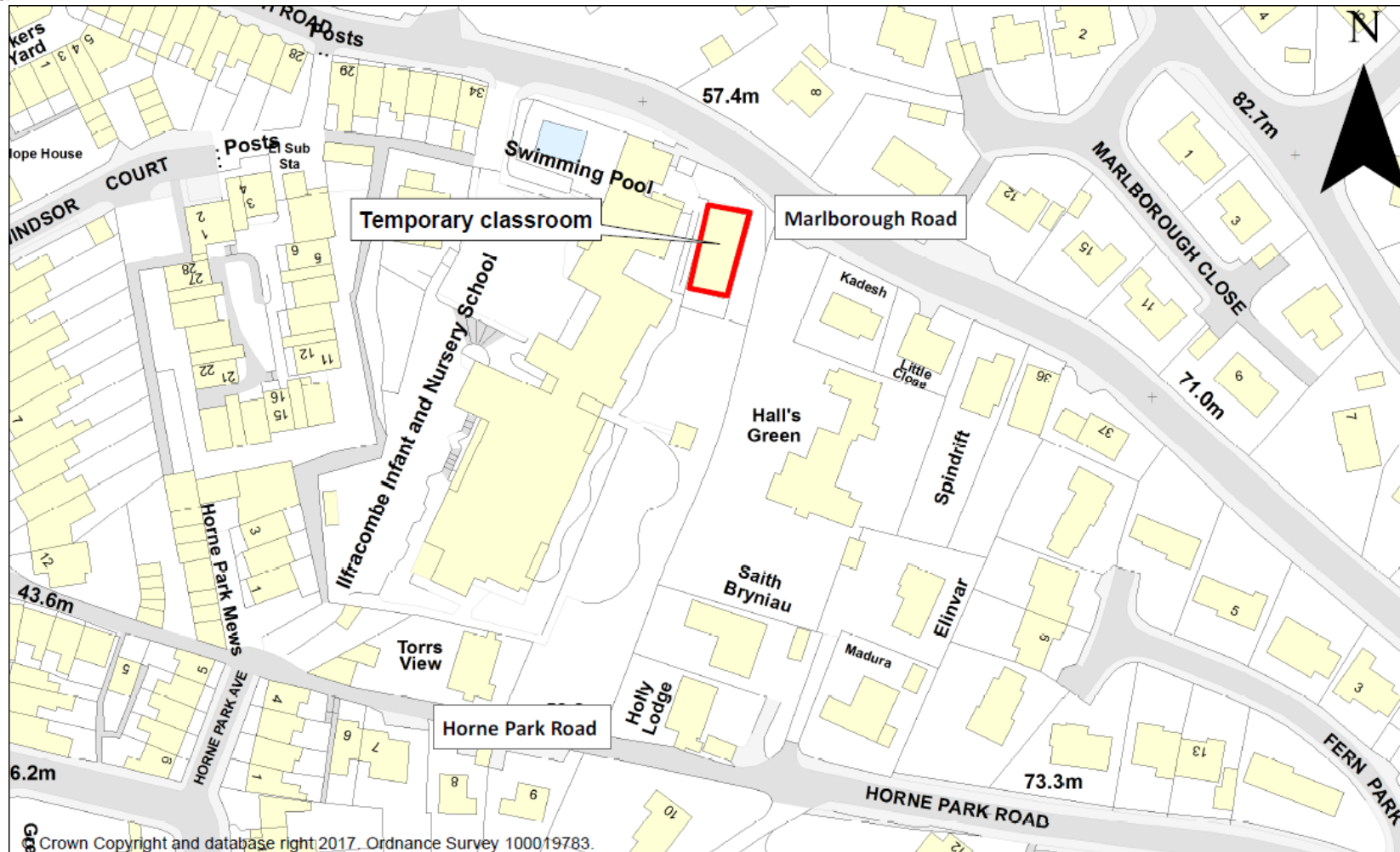
County Council Development  
North Devon District Council: Retention of a Temporary Classroom for a further five years at  
Ilfracombe Infant and Nursery School, Marlborough Road, Ilfracombe, EX34 8JL

date  
July 2017


scale  
1:11,000

Application No:  
16/0256/25

## Site Plan



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	Head of Planning, Transportation and Environment	Development Management Committee  County Council Development North Devon District Council: Retention of a Temporary Classroom for a further five years at Ilfracombe Infant and Nursery School, Marlborough Road, Ilfracombe, EX34 8JL	date July 2017	scale 1:1,015
			Application No: 16/0256/25	

## **Planning Policy Considerations**

National Planning Policy Framework (March 2012)

Planning Practice Guidance

North Devon and Torridge Local Plan (2011-2031): Policies ST22 (Community Services and Facilities), DM04 (Design Principles)

North Devon Local Plan (Adopted July 2006): Policies STY03 (Local Centres), DVS01 (Design), DVS03 (Amenity Considerations), COM04 (Community Facilities)

**Planning Conditions**

1. The classroom shall be removed and the land restored to its former condition within 5 years of the date of this consent.

REASON: To ensure planning control over development of a temporary nature.