 <p>Reigate &amp; Banstead BOROUGH COUNCIL Banstead   Horley   Redhill   Reigate</p>	<b>TO:</b>	PLANNING COMMITTEE
	<b>DATE:</b>	25 <sup>th</sup> April 2023
	<b>REPORT OF:</b>	HEAD OF PLANNING
	<b>AUTHOR:</b>	Matthew Sheahan
	<b>TELEPHONE:</b>	01737 276514
	<b>EMAIL:</b>	Matthew.sheahan@reigate-banstead.gov.uk
<b>AGENDA ITEM:</b>	7	<b>WARD:</b> CKW - Chipstead, Kingswood and Woodmansterne

<b>APPLICATION NUMBER:</b>	23/00307/F	<b>VALID:</b>	02/03/2023
<b>APPLICANT:</b>	Aberdour School	<b>AGENT:</b>	
<b>LOCATION:</b>	<b>ABERDOUR SCHOOL BRIGHTON ROAD, BURGH HEATH, SURREY KT20 6AJ</b>		
<b>DESCRIPTION:</b>	<b>Temporarily relocate the children to a temporary classroom environment on one of the back fields during the Summer term 2023 (During the redevelopment of our pre-prep department - approved under reference 22/01410/F).</b>		
<b>All plans in this report have been reproduced, are not to scale, and are for illustrative purposes only. The original plans should be viewed/referenced for detail.</b>			

**This application is referred to Committee in accordance with the Constitution as the development exceeds 250sq.metres of additional floor space.**

## **SUMMARY**

This is a full application for the erection of four temporary classroom buildings at Aberdour School for the temporary relocation of pre-school children during construction of a new permanent pre-school. The classrooms will be required from the end of April to the beginning of July.

The site is located to the north of the Borough in Burgh Heath, accessed on the east side of the A217 Brighton Road. The site is located within the Metropolitan Green Belt, and Area of Great Landscape Value (AGLV) and is adjacent to an area of ancient semi-natural woodland.

This application follows the granting of application 22/01410/F for the demolition of the existing pre-school on the site and the construction of a new pre-school, which was approved by the planning committee on 23<sup>rd</sup> November 2022. It is proposed that the new pre-school will be constructed during the summer term, therefore it will be necessary to provide temporary accommodation for the children during this time. The proposed classrooms would be in the form of pitched roof marquees of varying sizes, the largest being 3.3m in height and 25m in length.

The proposal would constitute an inappropriate form of development within the Green Belt that could only be justified by Very Special Circumstances (VSC). In this case it is considered that there are VSC that would justify the development proposed.

The structures would not be substantial in their size or height. It will be necessary to accommodate the pre-school children during construction. They will only be required for a short period of time before they are removed from the site. This could be controlled by a condition requiring the structures to be removed following completion of the new pre-school and the land re-instated to its former condition.

The structures would be low scale and located well within the wider school site close to existing built form. Whilst their design would be functional they would not be harmful to the wider character of the area in this rural location. They would be sited away from any neighbouring properties and would not impact on surrounding amenity. The scheme would not impact on existing parking or access arrangements. The structures would be sited approx.. 60m from the area of ancient and semi-natural woodland to the south such that there would be no concerns regarding impact on trees or any biodiversity/ ecology implications.

In conclusion the application is considered to be acceptable on green belt, design, and amenity grounds given the temporary nature of the proposal and the circumstances of the case.

### **RECOMMENDATION(S)**

Planning permission is **GRANTED** subject to conditions.

## **Consultations:**

None

## **Representations:**

Letters were sent to neighbouring properties on the 15<sup>th</sup> March 2023. No responses have been received.

### **1.0 Site and Character Appraisal**

- 1.1 The site is occupied by an existing school, Aberdour School, a private preparatory school located within the north of the borough in Burgh Heath, to the east side of Brighton Road. The school is spread across a large site and comprises a number of buildings and ancillary buildings. The central school building, which contains the main reception, constitutes the oldest building on the site, and is a traditional, pitched gable building with slate roof, and is centrally located within the site. Surrounding buildings are later in date of varying ages. To the north part of the site are a number of tennis courts and multi-use games areas (MUGAs), with playing fields located to the rear.
- 1.2 The existing preschool is located in the southern part of the site and consists of a number of prefabricated buildings that are becoming aged and weathered through the passage of time.
- 1.3 The site is located within the Metropolitan Green Belt, an Area of Great Landscape Value (AGLV) and is adjacent to an area of ancient and semi-natural woodland to the south. There are a number of prominent trees around the site, particularly to the southern boundary, with a small amount of formal planting within the school grounds. The site is relatively flat throughout.

### **2.0 Added Value**

- 2.1 Improvements secured at the pre-application stage: The applicant did approach the local planning authority informally for advice prior to submission of the application and was advised that a planning application would be required. However, it is commonly the case that temporary buildings or structures can be permitted development and not require planning permission, where they are required in connection with ongoing building works.
- 2.2 Improvements secured during the course of the application: the proposal as submitted is considered to be acceptable therefore no amendments have been sought.
- 2.3 Further improvements could be secured: Further improvements can be secured by way of appropriately worded conditions and informatives, including a condition requiring the temporary structures to be removed from site.

### **3.0 Relevant Planning and Enforcement History**

- |     |            |  |                         |
|-----|------------|--|-------------------------|
| 3.1 | 05/02366/F | Single storey extension to existing school sports hall to serve as equipment store.  | Granted<br>21/12/2005   |
| 3.2 | 08/00892/F | Construction of a hard surface play area, access pathway and a 2.75m high chain link fence (As amended on 18/06/2008 to show revised siting).  | Granted<br>09/09/2008   |
| 3.3 | 10/00502/F | Erection of a temporary pre-fabricated building for use as an early years teaching area  | Granted<br>04/05/2010   |
| 3.4 | 12/01605/F | Erection of replacement classrooms and specialist music facilities   | Granted<br>25/10/2012   |
| 3.5 | 13/00330/F | Proposed re-surfacing of an area currently used as a staff car park with a sustainable material, the planting of new native semi-mature deciduous trees and the installation of low level bollard lighting | Withdrawn<br>23/04/2013 |
| 3.6 | 13/01037/F | Proposed re-surfacing of an area currently used as a staff car park with a sustainable material, the planting of new native trees and hedgerow and the installation of low level bollard lighting          | Granted<br>12/08/2013   |
| 3.7 | 22/01410/F | New single storey preschool buildings to replace existing portable cabins.   | Granted<br>25/11/2022   |

### **4.0 Proposal and Design Approach**

- 4.1 This is a full application for the use of four temporary classrooms for the relocation of pre-school children during construction of a new pre-school on site. The classrooms will be required during the summer term from the end of April to the beginning of July 2023. The structures would accommodate three year groups (Nursery, Reception and Year 1), as well as a covered area for shaded play and outdoor learning provision.

- 4.2 The structures would be located to the northern part of the site on a field adjacent to the school carpark. The structures would take the form of marquees that would be a maximum height of 3.3m. They would be white in colour with plastic walls and windows as is typical of marquees.
- 4.3 A design and access statement should illustrate the process that has led to the development proposal, and justify the proposal in a structured way, by demonstrating the steps taken to appraise the context of the proposed development. It expects applicants to follow a four-stage design process comprising:  
Assessment;  
Involvement;  
Evaluation; and  
Design.
- 4.4 Evidence of the applicant's design approach is set out below:

Assessment	The application does not include an assessment of local character.
	No site features worthy of retention were identified.
Involvement	It is not indicated that community consultation took place.
Evaluation	The statement does not include any evidence of other development options being considered.
Design	The statement does not explain why the proposal was chosen.

- 4.5 Further details of the development are as follows:

Site area	0.06Ha
Existing use	School (playing field) (Use Class F1(a))
Proposed use	School (Use Class F1(a))
Existing parking spaces	150
Proposed parking spaces	150 (No change)
Parking standard	Low accessibility (maximum) 1 space per 10 pupils

## 5.0 Policy Context

### 5.1 Designation

Metropolitan Green Belt  
Area of Great Landscape Value (AGLV)

Adjacent to ancient semi-natural woodland

5.2 Reigate and Banstead Core Strategy

CS1(Sustainable Development)  
CS2 (Valued Landscapes and Natural Environment),  
CS3 (Green Belt)  
CS5 (Valued People/Economic Development),  
CS10 (Sustainable Development),  
CS11 (Sustainable Construction)

5.3 Reigate & Banstead Development Management Plan 2019

Design	DES1
Access and Parking	TAP1
Natural and Historic Environment	NHE1 NHE2 NHE3 NHE5 NHE6
Infrastructure	INF1 INF2

5.4 Other Material Considerations

National Planning Policy Framework  
2021

National Planning Practice Guidance

Supplementary Planning Guidance  
Surrey Design  
Local Distinctiveness Design Guide

Other  
Human Rights Act 1998  
Community Infrastructure Levy  
Regulations 2010

**6.0 Assessment**

6.1 This application seeks planning permission for four temporary structures to accommodate pre-school children during construction of the new pre-school.

6.2 The main issues to consider are:

- Impact on the openness of the Metropolitan Green Belt
- Design Assessment
- Impact on neighbour amenity
- Very Special Circumstances

Impact on the openness of the Metropolitan Green Belt

6.3 The site is located entirely within the Green Belt. Paragraph 147 of the National Planning Policy Framework (NPPF) 2021 states that inappropriate

development within the Green Belt is, by definition, harmful and should not be approved except in very special circumstances. Local planning authorities should ensure that substantial weight is given to harm to the Green Belt, and very special circumstances will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm resulting from the proposal, is clearly outweighed by other considerations (para. 148). A local planning authority should regard the construction of new buildings as inappropriate in the Green Belt (para. 149).

- 6.4 A building is defined as 'any structure or erection'. Therefore in this case the proposed development would constitute an inappropriate form of development for which Very Special Circumstances (VSC) would be required. Consideration of whether VSC apply in this case will be considered at the end of this report.

#### Design Assessment

- 6.5 The proposed temporary classrooms would comprise of marquees and their appearance would be typical of such structures, having pitched roofs, plastic sides and windows, and fixed to the ground by a poles/ pegs attached to an internal framework. The buildings are purely functional and would serve the purpose of providing temporary classrooms that can easily be removed when no longer required. Their low scale and appearance would have little impact on the character of the school and the wider rural setting beyond. On this basis it is considered that the design and impact on the wider character would be acceptable. The proposal would therefore comply with Policy DES1 of the Reigate and Banstead Development Management (DMP) 2019.

#### Impact on neighbour amenity

- 6.6 The nearest neighbouring residential property is Wood Lodge which would be located approx.. 165m from the location of the proposed temporary classrooms. By virtue of this distance there would be no impact on the amenity of this property. The proposal would therefore comply with Policy DES1 in this regard.

#### Very Special Circumstances

- 6.7 As stated earlier in this report, planning permission has been granted under application ref. 22/01410/F for a new purpose built pre-school to replace that currently on site. It is expected that the demolition of the existing buildings and construction will take place during the summer term. Consequently there is a need to temporarily accommodate the children elsewhere within the school site during construction. This is not considered to be unreasonable. The proposed location, adjacent to the car park to the north, would be the most appropriate, as it would be a substantial distance from the construction site in the interests of safety and minimising disturbance to children's learning.

- 6.8 Whilst the introduction of the proposed new structures would have an impact on the Green Belt, the need for their provision and their temporary nature would weigh in favour of the development and constitute Very Special Circumstances in this case. In addition, whilst being quite large in footprint, they would be of low height (no greater than 3.3m) which would have a minimal impact on the openness and character of the Green Belt. Should planning permission be granted a condition would be included requiring the structures to be removed within one month of the completion of the new pre-school.
- 6.9 In view of the above it is considered that the proposed development would be acceptable with regard to impact on the Green Belt and would meet the requirements of part 13 of the National Planning Policy Framework 2021 (NPPF).

## CONDITIONS

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.  
Reason: To comply with Section 91(1) of the Town and Country Planning Act 1990 as amended by Section 51 (1) of the Planning and Compulsory Purchase Act 2004.

Plan Type	Reference	Version	Date
Location Plan	Unnumbered		21.02.2023
Elevation Plan	Unnumbered		22.02.2023
Floor Plan	Unnumbered		22.02.2023

2. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To comply with Section 91(1) of the Town and Country Planning Act 1990 as amended by Section 51 (1) of the Planning and Compulsory Purchase Act 2004.

3. Within one month of the occupation of the new pre-school, the proposed temporary classroom buildings hereby approved shall be permanently removed from the site and the land returned to its former condition.

Reason: To preserve the character and openness of the Metropolitan Green Belt in accordance with the NPPF 2021 and Policy NHE5 of the Reigate and Banstead Development Management Plan 2019.

## INFORMATIVES

1. Your attention is drawn to the safety benefits of installing sprinkler systems as an integral part of new development. Further information is available at [www.firesprinklers.info](http://www.firesprinklers.info).



2. The applicant is encouraged to provide renewable technology within the development hereby permitted in order to reduce greenhouse gas emissions.
3. You are advised that the Council will expect the following measures to be taken during any building operations to control noise, pollution and parking:
  - (a) Work that is audible beyond the site boundary should only be carried out between 08:00hrs to 18:00hrs Monday to Friday, 08:00hrs to 13:00hrs Saturday and not at all on Sundays or any Public and/or Bank Holidays;
  - (b) The quietest available items of plant and machinery should be used on site. Where permanently sited equipment such as generators are necessary, they should be enclosed to reduce noise levels;
  - (c) Deliveries should only be received within the hours detailed in (a) above;
  - (d) Adequate steps should be taken to prevent dust-causing nuisance beyond the site boundary. Such uses include the use of hoses to damp down stockpiles of materials, which are likely to generate airborne dust, to damp down during stone/slab cutting; and the use of bowsers and wheel washes;
  - (e) There should be no burning on site;
  - (f) Only minimal security lighting should be used outside the hours stated above; and
  - (g) Building materials and machinery should not be stored on the highway and contractors' vehicles should be parked with care so as not to cause an obstruction or block visibility on the highway.

Further details of these noise and pollution measures can be obtained from the Council's Environmental Health Services Unit.

In order to meet these requirements and to promote good neighbourliness, the Council recommends that this site is registered with the Considerate Constructors Scheme - [www.ccscheme.org.uk/index.php/site-registration](http://www.ccscheme.org.uk/index.php/site-registration).

4. The applicants are encouraged to ensure an appropriate strategy is in place to accommodate the safety of school children and other school users whilst building operations are taking place on site.

## **REASON FOR PERMISSION**

The development hereby permitted has been assessed against Development Management Plan policies DES1, TAP1, NHE1, NHE2, NHE3, NHE5, NHE6 INF1 and INF2 and material considerations, including third party representations. It has been concluded that the development is in accordance with the development plan and there are no material considerations that justify refusal in the public interest.

## **Proactive and Positive Statements**

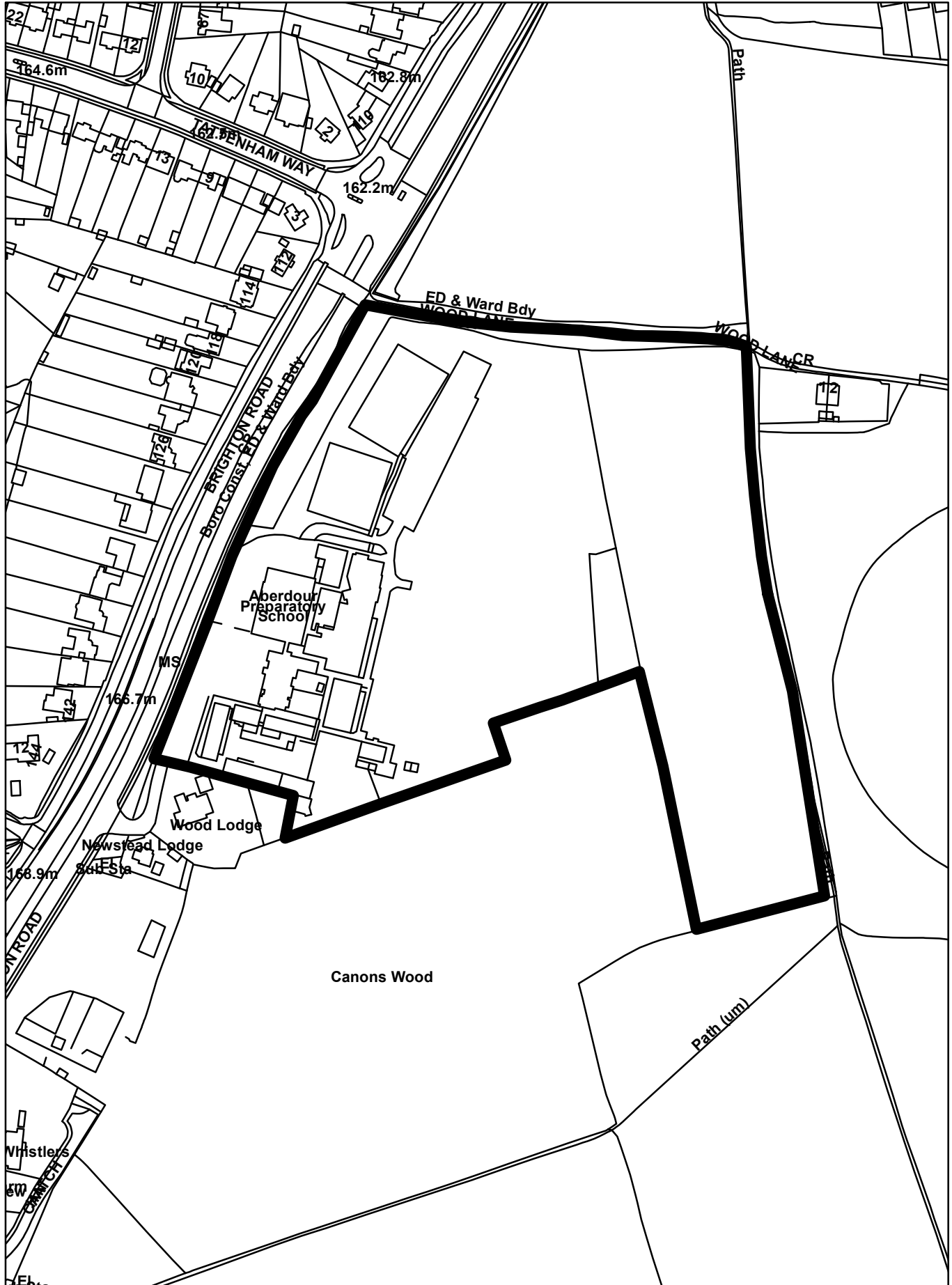
The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the

Planning Committee  
25<sup>th</sup> April 2023

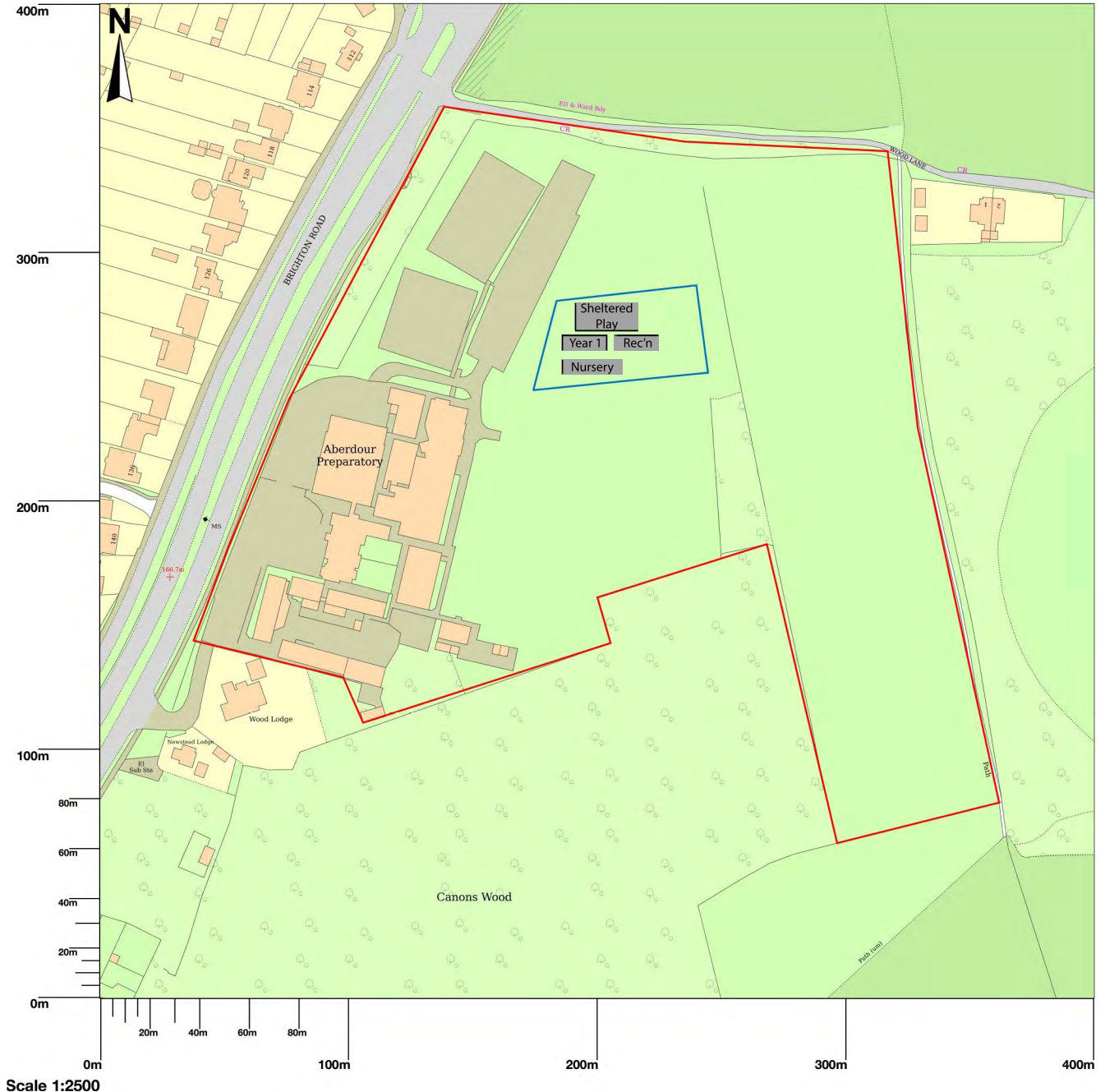
Agenda Item: 7  
23/00307/F

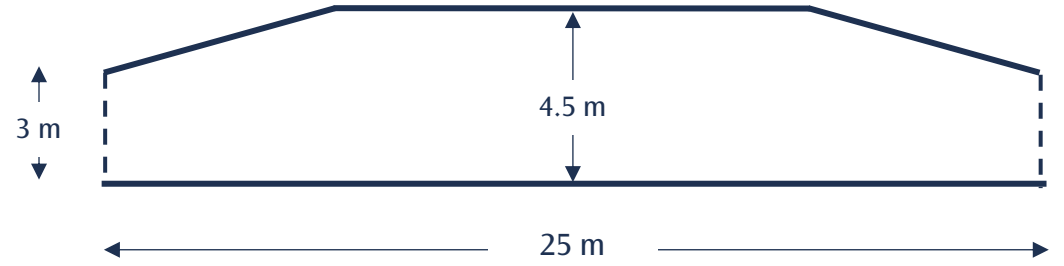
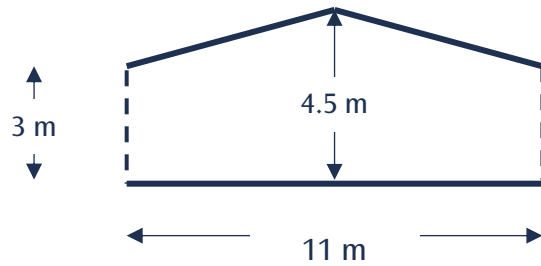
presumption in favour of sustainable development where possible, as set out within the National Planning Policy Framework.

# 23/00307/F - Aberdour School, Brighton Road, Burgh Heath



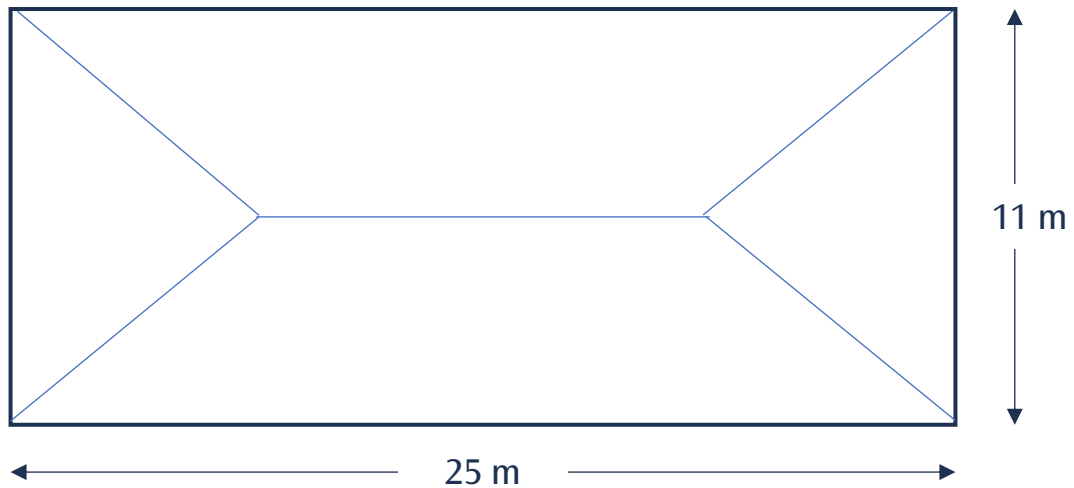
# Aberdour School, Brighton Road, Burgh Heath, Tadworth, KT20 6AJ



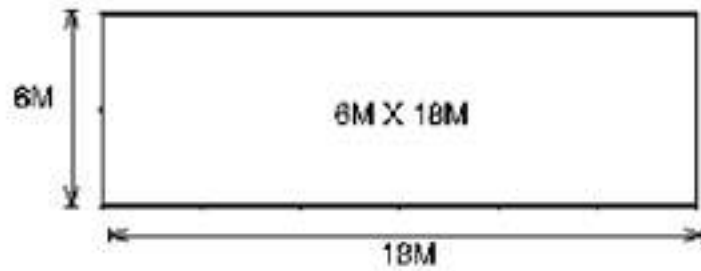


Side elevations

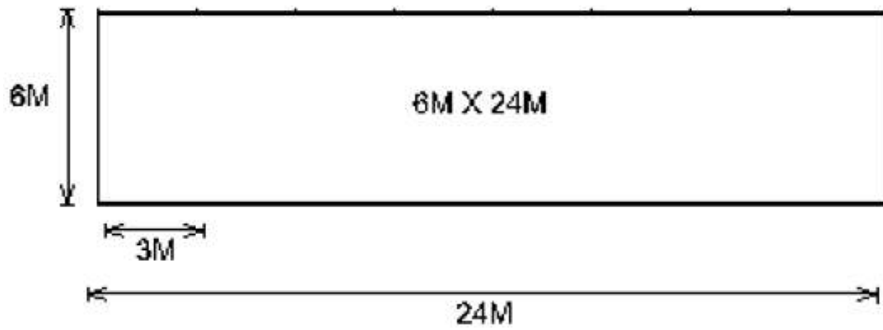
Floorplan



6x18m plan



6x24m plan



6m side elevation

Roof pitch: 20 degrees

Side height: 2.3m

Apex height: 3.39m

