

PROPOSED ERECTION OF A DOUBLE TEMPORARY CLASSROOM UNIT FOR A PERIOD OF THREE YEARS AT THE MISBOURNE SCHOOL, GREAT MISSENDEN.

APPLICATION : CC/61/00

APPLICANT: EDUCATION COMMITTEE

BUCKS STREET ATLAS PAGE 152, A3

To: Development Control Committee

Date: 5 December 2000

From: Head of Spatial Planning

A PURPOSE OF REPORT

- 1 To determine application CC/61/00 for the proposed erection of a double temporary classroom unit for three years at The Misbourne School, Great Missenden.

PROPOSED ACTION

2 The Committee is invited to:

- i indicate **SUPPORT** for application no. CC/61/00 for the proposed erection of a double temporary classroom unit for three years at The Misbourne School, Great Missenden;
- ii **RESOLVE** that the application be forwarded to the Secretary of State in accordance with the provisions of the Town and Country Planning (Development Plans and Consultations) Direction 1992;
- iii that in the event of the Secretary of State not intervening the Head of Spatial Planning be authorised to **APPROVE** application no. CC/61/00 for the proposed erection of a double temporary classroom unit for three years at The Misbourne School, Great Missenden subject to conditions including:
 - a use for no purpose other than that of a secondary school learning support unit;
 - b removal of the unit and restoration of the land no later than 31 December 2003.

B SUPPORTING INFORMATION

- 3 The application was received on 1 September 2000, and was sent out for consultation on 1 September 2000. The application is submitted by the Head of Property Management on behalf of the Education Committee. The application has been

advertised as a departure from development plan policies.

Site Description

- 4 The school site is located on the southern edge of Great Missenden. The double temporary classroom unit would be located on the south-eastern corner of the main school buildings, on the edge of the playing field, 15 metres from the London Road. Public footpath no. 34 to the east of the proposed double temporary classroom unit location and is separated from it by a chain link fence. The site lies in the Green Belt and the Chilterns Area of Outstanding Natural Beauty. The land to the east of the London Road forms part of the Missenden Abbey Park of Historic Interest and the Great Missenden Conservation Area.

The application

- 5 The application proposes the erection of a double temporary classroom unit for three years. In support of the application, it is stated that the unit is required to cater for a secondary school learning support unit (SSLU). SSLUs are being promoted by the DfEE as a new initiative and the Department is making funding available over the next two financial years. The Misbourne School is geographically a suitable location for such a unit and the school has the necessary staffing expertise, counselling and pastoral support. SSLUs are managed by the school and are intended to provide separate short term teaching and support programmes tailored to the needs of difficult pupils. They keep disaffected pupils in school and working while addressing behaviour problems and assist in regenerating pupils into mainstream classes as quickly as possible. The proposed unit would provide the capacity for 10 pupils (they are taught in small groups) and will be attended by pupils from both the Misbourne School and other secondary schools. The unit would be staffed by a full-time teacher, a full-time learning support assistant and a counsellor on a half-time basis.
- 6 The existing capacity of the Misbourne School is 895 places in permanent accommodation. The number on roll at September 2000 totalled 1125 pupils (Appendix A).

Planning Policy

- 7 Policies GB3 (Green Belt) and LS2 of the County Structure Plan and Policies GC15 (New temporary buildings), GB2 (Green Belt), and LSQ1 (Chilterns AONB) of the Chiltern District Local Plan are relevant (Appendix B).

View of the District Council

- 8 Chiltern District Council objects to the application for the following reason:

“The application site is located within the Metropolitan Green Belt wherein most forms of new development are inappropriate unless specifically identified by Policies GB3 of the Adopted County Structure Plan 1991 - 2011 and Policy GB2 of the Adopted Chiltern District Local Plan 1997. New school classrooms do not fall within any of the aforementioned categories of appropriate development and are therefore unacceptable in principle. Furthermore, the proposed siting of the building, beyond the existing

envelope of built development on the site, would appear visually intrusive and therefore detrimental to the openness of the Green Belt. The proposal is therefore considered to be contrary to Policies GB3 of the Adopted County Structure Plan 1991 - 2011 and Policy GB2 of the Adopted Chiltern District Local Plan 1997.”

Consultations and representations

- 9 The Local Member has no objection to the application.
- 10 Mr. Robinson, the member for the adjoining ward, Missenden Ridings, supports the application as the classroom will not increase the number of pupils on roll, but will help to improve the present over-crowding and its location would not have an adverse effect on local residents.
- 11 Great Missenden Parish Council has no objection to the application.
- 12 Highways Development Control would wish to see the imposition of a condition on any consent restricting the use to the SSLU only.
- 13 The Rights of Way Officer has no objection to the application.
- 14 No letters of representation have been received from members of the public.

Conclusions

- 15 The proposed development is not a listed exception to Green Belt policy. However, the proposal is to erect an additional double temporary classroom unit to cater for a special unit working to keep disaffected pupils in school with the aim of re-integrating them back into mainstream classes as soon as possible. These pupils require to be taught in small groups and so the application is not intended to be one which addresses the provision of additional accommodation for the existing pupils on roll at Misbourne School per se. I consider that these circumstances are such as to justify an exception to Green Belt policy being made.
- 16 Nonetheless as a safeguard against the unit being used for general school purposes, I would recommend that if consent is forthcoming, it is subject to a condition not only limiting the use of the temporary unit to the three years period proposed, but also that it is not to be used other than for the purposes of the SSLU.
- 17 I also consider the temporary classroom would be so located as to not have a detrimental impact on the designation of the site as part of the Chilterns Area of Outstanding Natural Beauty. Although there would be some impact on users of the adjoining public footpath, this would be extremely transient and I do not consider that it would be a reason to oppose the application.
- 18 I therefore recommend that the application be referred to the Secretary of State as a departure from Green Belt policy, and subject to him not wishing to call in the application for his own determination, conditional planning consent is granted to the application.

E BACKGROUND PAPERS

Application CC/61/00

Consultee comments dated September, October and November 2000

County Structure Plan

Chiltern District Local Plan

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