



# Planning Committee

Batchley Ward

2 December 2008

2008/328/FUL RETENTION OF TEMPORARY BUILDING  
THE OAKS CENTRE, CHERRY TREE WALK, BATCHLEY  
APPLICANT: MR R GILBERT – NEW COLLEGE  
EXPIRY DATE: 5 DECEMBER 2008

(See additional papers for Site Plan)

## Site Description

The area is designated as Primarily Open Space within the Borough of Redditch Local Plan No 3 and lies within the grounds of Batchley First School which is owned by Worcestershire County Council. The surrounding area is predominantly residential.

## Proposal description

This application seeks consent for the retention of a temporary building which was erected in May 2002. The building is constructed around a steel frame with insulated plywood elevations (15.30 metres in width, 10.22 metres in depth and 3.7 metres in height). It has UPVC windows and a felt and tar roof with a very slight pitch.

The accommodation consists of two main teaching areas and male/female/disabled toilets facilities and some storage area.

The application is supported by a Design & Access Statement, which attempts to justify the importance of the use of the building as a successful learning centre for adults by way of offering a variety of courses. The statement also mentions that the facility is also used by Batchley Support Group, Surestart, Redditch Community Mental Health and West Mercia Police.

## Relevant key policies

All planning applications must be considered in terms of the planning policy framework and all other relevant material considerations (as set out in the legislative framework). The planning policies noted below can be found on the following websites:

[www.communities.gov.uk](http://www.communities.gov.uk)

[www.wmra.gov.uk](http://www.wmra.gov.uk)

[www.worcestershire.gov.uk](http://www.worcestershire.gov.uk)

[www.redditchbc.gov.uk](http://www.redditchbc.gov.uk)

## ***National planning policy***

PPS1 (& accompanying documents) Delivering sustainable development.

## ***Regional Spatial Strategy***

QE3 Creating a high quality built environment for all.

## ***Worcestershire Country Structure Plan***

CTC.1 Landscape Character.  
SD.2 Care for the Environment.

## ***Borough of Redditch Local Plan No.3***

B(BE).22 Temporary Buildings and Uses  
R.1 Primarily Open Space  
B(BE).13 Qualities of Good Design  
C(CF).1 Community Facilities

## **Relevant site planning history**

<b>Appn. no</b>	<b>Proposal</b>	<b>Decision</b>	<b>Date</b>
2002/001 County Council Consultation	Double Mobile Classroom for 3 years for use as a Community IT/Learning Centre	Approval	24/09/2003

## **Public Consultation responses**

None.

## **Consultee responses**

### ***County Highway Network Control***

No comments received.

### ***Crime Risk Manager***

No comments received.

## ***Worcestershire County Council (as landowner)***

No comments received.

### **Assessment of proposal**

The key issues for consideration in this case are as follows:

#### Principle

The temporary building, the subject of this application, was placed in the school grounds in May 2002 following approval by the County Council. Redditch Borough Council were consulted on the application and did not object to the proposal being implemented for a period of three years. Temporary permission was granted for a period of three years, which would have expired in May 2005. No subsequent application was made after the three years for the retention of the building.

The retention of this temporary building would be contrary to Policy B(BE).22 of the Borough of Redditch Local Plan No 3. This policy seeks to limit the use of temporary buildings to a maximum period of two years in order that more permanent solutions be found.

However, the information provided in the Design and Access Statement demonstrates that the Oaks Centre has been successful in providing learning opportunities for adults. In a number of cases, individuals who have attended courses here have been successful in seeking employment.

When the college is not using the building there are opportunities for Surestart and the Batchley Support Group to make use of the facility.

#### Design and layout

The building is easily accessible, however the quality of its appearance and materials is such that officers would not support its permanent retention, and would encourage its replacement with a more permanent building appropriate to the site and surroundings in its design and materials.

#### Landscaping and trees

There is a large tree growing in front of the building, adjacent to the public footpath. There is also a metal fence around the building which was erected at the same time as the building. There is plenty of room for improvement in terms of the landscaping around the building, for example, the planting of a hedge inside the fencing would provide screening from the road and residential properties. Should a permanent building be applied for, these matters could be dealt with in the long term.

## Highways and access

The unit is accessible from the main road by means of a footpath, and provision has been made for the less able by the provision of a ramped access.

The Design and Access Statement mentions that the two members of staff and 40% of the students attending the courses use their cars to travel to the Centre, for which there is no car parking provision. However, this complies with adopted parking standards within the Local Plan and as the building is located within the community which it serves, this is considered to be acceptable.

## Conclusion

It is considered that whilst this temporary building is contrary to Policy, the information provided demonstrates that there is a need for this facility for the local community in this area of the Town and therefore on balance, the provision of facilities outweighs some of the harm caused by the building and its non-compliance with policy.

## Recommendation

**Having regard to the development plan and to all other material considerations, temporary planning permission be GRANTED for a period of two years, subject to the following condition:**

- 1) Permission to cease 2 December 2010.