

## **Example of Interim Solutions and Temporary Classroom Use**

### **Relevant Planning Applications**

Broadclyst Community Primary School – references

18/0463/FUL Retention of temporary classroom, W.C and canteen

18/0461/FUL Retention of temporary classroom and associated WC

18/0403/FUL Erection of temporary classroom ECs and canteen

### **Timeline of events at Broadclyst Primary School**



*Figure 1 - Aerial photo from 2016 - note presence of one temporary classroom © Google Earth 2021*



Figure 2 - Aerial photo from 2018 - note presence of two temporary classroom © Google Earth 2021



Figure 3 - Aerial photo from 2020 - note removal of all temporary classrooms and the land returned to its former condition © Google Earth 2021

## Officer Justification for Temporary Classrooms

### Justification:

The additional classroom facilities are required to accommodate children from new housing developments in the strategic areas of the District which have not yet been provided with a new primary school. The construction of the school has been delayed for a further 12 months such that the temporary facilities are now required until August 2019.

A temporary planning permission was granted for the classroom and WC accommodation until August 2017 to allow time for the new primary school at West Clyst which was approved under planning permission 10/0641/MOUT to be constructed.

The construction of the new school has taken longer than anticipated. Objections have been received that the school is no closer to being constructed than the previous approval.

A supporting letter has been received from the Education and Skills Funding Agency who are the Government department responsible for the delivery of the school. They state that "although it has taken longer than anticipated for Devon County Council to acquire the site due to complexities in the land acquisition, respective legal advisors have confirmed that the land transfer draft is close to being agreed with the landowners legal team".

Devon County Education Authority have offered their support to the proposal. However a number of queries have been raised by local residents. It has been suggested that the Cranbrook campus has excess capacity and space available.

Officers have asked DCC why other schools cannot accommodate the children. They have stated that both Pinhoe school and Broadclyst School are full and oversubscribed. They have stated that the offer of a school place is a legal procedure. It is not possible/legal to move one child from one school to another unless the school were to close, which would be a statutory process.

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## **DELEGATED REPORT**

With regards to the cost of the temporary accommodation, as capital works on WCPS are not complete, overall final costs of the project have not been released. These costs are commercially sensitive until all works have been tendered and completed.

It should further be added that costs are not a material planning consideration in the determination of the application.

The capital costs of all individual free schools are published after completion and overall costs are finalised. This is in line with normal policy to protect the Department's commercial interests. When the costs are finalised the information will be published on the Government website.

Whilst it is appreciated that a further temporary permission is not ideal, it isn't unreasonable that there have been delays in the construction of the new school and there is a need to accommodate and provide education facilities for children of new developments in the area until permanent facilities have been provided. This is considered to weigh heavily in favour of the application.