

Installation of a mobile block of two classrooms, access steps and ramp for a temporary period.

At: Teversham Primary School, Church Road, Teversham, CB1 9AZ

Applicant: Cambridgeshire County Council

Application Number: CCC/22/150/FUL

To: Planning Committee

Date: 22 March 2023

From: Head of Service, Planning and Sustainable Growth

Electoral division(s): Fulbourn

Purpose: To consider the above planning application

Recommendation: That permission is granted subject to the conditions set out in paragraph 12.1

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1. Introduction / Background

- 1.1 The application seeks permission for the installation of a 62 square metre temporary mobile classroom building on the Teversham Primary School site which will replace two existing mobile classrooms which have reached the end of their life. The new modular classroom building would be sited on the same footprint as the existing mobiles and would contain two classrooms, a cloakroom, toilet, access ramp and fire escape steps.
- 1.2 The site of the proposed replacement temporary mobile classroom is within the Cambridge Green Belt and this decision is being brought before members because the Council's scheme of authorisation states that development proposals that constitute a departure from the development plan must be decided by Planning Committee.
- 1.3 The application seeks permission for the installation of the new mobile classroom block and its retention for a period of five years, until 31 August 2028.

2. The Site and Surroundings

- 2.1 The village of Teversham is located approximately four miles east of Central Cambridge and less than a mile from the northern edge of Cherry Hinton.
- 2.2 The Primary School site is located to the north west of the main village of Teversham. The main school entrance and only means of access to the site is from Church Road. The main body of the village of Teversham is located to the south east of the school site, Cambridge Airport is located to the west of the site and Airport Way runs along the western boundary. There is agricultural land to the north of the school site.
- 2.3 The school site is within the Teversham Conservation Area and the proposed replacement mobile classroom is located in the 'green corridor' between Teversham and the proposed new settlement at Cambridge East, which would be a major urban extension, as defined in policy CE/4 of the Cambridge East Area Action Plan (AAP).
- 2.4 The site of the proposed mobile is located within the Cambridge Green Belt, although the wider school site is not.
- 2.5 The site of the proposed temporary classroom is to the rear of the main school building, along the eastern boundary of the school grounds. The proposed new mobile would be erected on the same footprint at the existing temporary mobile classroom, which will be removed as part of the proposal.
- 2.6 The Rectory Grade II listed building is located immediately to the east of the school site, it is set in a large garden and screened from the school by mature trees and planting. Beyond that, to the east, is the Grade II* All Saints Church and other Grade II buildings.

3. The Proposed Development

- 3.1 This is a Regulation 3 planning application for the erection of a new temporary classroom block with approximate dimensions of 21 metres by 8.9 metres, with the height of the flat roof being approximately 3.6 metres above ground level. The proposed mobile will have

mushroom coloured steel cladding, the panels will be off-white colour coat steel, the windows will be white PVC-U framed and the external doors will be white painted steel with mid-grey frames.

- 3.2 Access to the building will be via a ramp and stairs which will have a stained timber skirting and will lead to a raised platform. Each of the two classrooms will have a fire escape, one located on the northeast side of the building and one on the southwest.
- 3.3 The installation of the mobile will require two trees to have their crowns lifted. An Arboricultural Impact Assessment, Protection Plan and Method Statement have been submitted in support of the application.
- 3.4 Although it is expected that these classrooms will be required on site for a period of 7 to 8 years, this application seeks permission for the temporary building to be on site for five years, after which the local education authority will review the situation.

4. Planning History

- 4.1 The following planning permissions are relevant to the current temporary mobile application.
- 4.2 In August 1976 approval was given for the Erection of a temporary classroom, reference 0785/76/F.
- 4.3 In June 1991 the temporary siting of a mobile classroom until 31 December 1994 was approved under planning reference S/0877/91/F.
- 4.4 In July 1995, the Retention of a mobile unit and siting of mobile until 30 June 1998 was approved under planning reference S/0784/95/F.
- 4.5 In March 2003, approved was given for a Temporary mobile classroom, until 7 March 2006 under planning reference S/0078/03/F.
- 4.6 In February 2010, planning application reference S/1766/09/F was approved for Retention of temporary two mobile classrooms, until to 11 February 2015.

5. Publicity

- 5.1 The application was advertised in accordance with Article 15 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 by means of a notice published in the Cambridge News on 8 February 2023.
- 5.2 A site notice was displayed on Church Road, close to the entrance to the school site on 9 February 2023.
- 5.3 Discretionary notification letters were sent to properties in the immediate vicinity of the school site.

6. Consultation responses

- 6.1 Greater Cambridge Shared Planning / South Cambridgeshire District Council (SCDC): No objection. The Local Planning Authority (LPA) recognise the site is set adjacent to designated Green Belt land and within the near vicinity of a Country Park and County Wildlife Site. There is also within the Conservation Area and the settings of a Grade II listed building (The Rectory) set to the east of the site, and a Grade II* listed All Saints' Church further beyond. Given the proposed building would be temporary and is required to accommodate school children and staff attending the school, the LPA have no objections to the proposed temporary building, subject to a condition to ensure the building is removed and the land is restored to its former condition within a certain time period. This is to ensure the openness and rural character of the adjoining Green Belt and countryside is retained, as well as to preserve the setting of the nearby heritage assets as listed above, in accordance with policies HQ/1, NH/8 and NH/14 of the South Cambridgeshire Local Plan 2018, as well as Sections 66 and 72 of the Listed Buildings and Conservation Areas Act 1990, as well as the NPPF.
- 6.2 CCC Archaeology: No objection. Teversham village has a number of designated and non-designated heritage assets and archaeological investigations currently taking place to the east (Cambridgeshire Historic Environment Record ECB6812) indicate a wider landscape of archaeological significance. However, the proposals are deemed to be of relatively low impact and therefore we make no objections or recommendations, but would like to be reconsulted if there are changes to the proposal or for future proposals.
- 6.3 CCC Transport Assessment: The Transport Assessment Team would raise no objections to this proposal given that there will be no increase in pupil numbers as a result of this proposal.
- 6.4 CCC Road Safety Officer: No objection. Note that there is no updated school travel plan included in the documents attached on the web page for this application, and whilst I appreciate numbers on roll are not planned to increase it would be desirable for the school to include an up-to-date travel plan with the documents.
- 6.5 Local Lead Flood Authority (LLFA): LLFA do not normally comment on minor developments.
- 6.6 Historic England: Historic England provides advice when our engagement can add most value. In this case we do not wish to offer advice. This should not be interpreted as comment on the merits of the application.
- 6.7 Sport England: As a statutory consultee for planning applications impacting playing fields, Sport England have been consulted on the application for the installation of a mobile block of two classrooms, access steps and ramp for a temporary period at Teversham Primary School. Following a review of the application and assessment against Sport England's Playing Field Policy, we have determined that this application does not prejudice the use of the playing field and the playing fields at the school are less than 0.2 hectares in size. Therefore, this application is not considered to be a statutory consultation. Sport England has assessed this application as a non-statutory consultation against its objectives and those outlined in the NPPF and does not wish to raise any

objection to this application. In summary, Sport England does not wish to raise an objection to this application.

6.8 Teversham Parish Council: The parish council support this application.

7. Representations

7.1 No neighbour representations have been received in respect of this application.

8. Planning Policy

8.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 and section 70(2) of the Town and Country Planning Act 1990 require that applications for planning permission must be determined in accordance with the development plan, unless material considerations indicate otherwise. The relevant development plan policies are set out in paragraphs 8.4 and 8.5 below.

8.2 The National Planning Policy Framework (NPPF) sets out the Government's planning policies and how these are expected to be applied. At its heart is a presumption in favour of sustainable development (paragraph 11). It states that for decision-taking this means:

- approving development proposals that accord with an up to date development plan without delay; or
- where there are no relevant development plan policies, or the policies which are most relevant for determining the application are out of date, granting permission unless:
 - i) the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or
 - ii) any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies of this Framework taken as a whole.

8.3 The following paragraphs within the NPPF 2021 are also considered to be relevant to this application:

- Paragraph 8 - Achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives):
 - a) an economic objective – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;
 - b) a social objective – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering well-designed, beautiful and safe places, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and

c) an environmental objective – to protect and enhance our natural, built and historic environment; including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.

- Paragraph 9 - These objectives should be delivered through the preparation and implementation of plans and the application of the policies in this Framework; they are not criteria against which every decision can or should be judged. Planning policies and decisions should play an active role in guiding development towards sustainable solutions, but in doing so should take local circumstances into account, to reflect the character, needs and opportunities of each area.
- Paragraph 39 - Early engagement has significant potential to improve the efficiency and effectiveness of the planning application system for all parties. Good quality preapplication discussion enables better coordination between public and private resources and improved outcomes for the community.
- Paragraph 47 - Planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise. Decisions on applications should be made as quickly as possible, and within statutory timescales unless a longer period has been agreed by the applicant in writing
- Paragraph 95 - It is important that a sufficient choice of school places is available to meet the needs of existing and new communities. Local planning authorities should take a proactive, positive and collaborative approach to meeting this requirement, and to development that will widen choice in education. They should:
28 a) give great weight to the need to create, expand or alter schools through the preparation of plans and decisions on applications; and b) work with school promoters, delivery partners and statutory bodies to identify and resolve key planning issues before applications are submitted
- Paragraph 99 - Existing open space, sports and recreational buildings and land, including playing fields, should not be built on unless:
a) an assessment has been undertaken which has clearly shown the open space, buildings or land to be surplus to requirements; or
b) the loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location; or
c) the development is for alternative sports and recreational provision, the benefits of which clearly outweigh the loss of the current or former use.

8.4 The following NPPF Policies relate specifically to Protecting Green Belt Land

- Paragraph 137 - The Government attaches great importance to Green Belts. The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence.

- Paragraph 138 - Green Belt serves five purposes:
 - a) to check the unrestricted sprawl of large built-up areas;
 - b) to prevent neighbouring towns merging into one another;
 - c) to assist in safeguarding the countryside from encroachment;
 - d) to preserve the setting and special character of historic towns; and
 - e) to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.

- Paragraph 147 - Inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances.

- Paragraph 148 - When considering any planning application, local planning authorities should ensure that substantial weight is given to any harm to the Green Belt. '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.

- Paragraph 149 - A local planning authority should regard the construction of new buildings as inappropriate in the Green Belt. Exceptions to this are:
 - a) buildings for agriculture and forestry;
 - b) the provision of appropriate facilities (in connection with the existing use of land or a change of use) for outdoor sport, outdoor recreation, cemeteries and burial grounds and allotments; as long as the facilities preserve the openness of the Green Belt and do not conflict with the purposes of including land within it;
 - c) the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building;
 - d) the replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces;
 - e) limited infilling in villages;
 - f) limited affordable housing for local community needs under policies set out in the development plan (including policies for rural exception sites); and
 - g) limited infilling or the partial or complete redevelopment of previously developed land, whether redundant or in continuing use (excluding temporary buildings), which would: – not have a greater impact on the openness of the Green Belt than the existing development; or – not cause substantial harm to the openness of the Green Belt, where the development would re-use previously developed land and contribute to meeting an identified affordable housing need within the area of the local planning authority.

- Paragraph 180 - When determining planning applications, local planning authorities should apply the following principles: a) if significant harm to biodiversity resulting from a development cannot be avoided (through locating on an alternative site with less harmful impacts), adequately mitigated, or, as a last resort, compensated for, then planning permission should be refused; b) development on land within or outside a Site of Special Scientific Interest, and which is likely to have an adverse effect on it (either individually or in combination with other developments), should not normally be permitted. The only exception is where the benefits of the development in the location proposed clearly outweigh both its likely impact on the features of the site that make it of special scientific interest, and any broader impacts on the national network of Sites of Special

Scientific Interest; c) development resulting in the loss or deterioration of irreplaceable habitats (such as ancient woodland and ancient or veteran trees) should be refused, unless there are wholly exceptional reasons⁶³ and a suitable compensation strategy exists; and d) development whose primary objective is to conserve or enhance biodiversity should be supported; while opportunities to improve biodiversity in and around developments should be integrated as part of their design, especially where this can secure measurable net gains for biodiversity or enhance public access to nature where this is appropriate.

- Paragraph 194 - In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.
- Paragraph 195 - Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal
- Paragraph 202 - Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

8.5 The development plan comprises the South Cambridgeshire Local Plan (Adopted September 2018) (the SCLP) and the following policies are relevant to this application:

- S/2 Objectives of the Local Plan
- S/3 Presumption in Favour of Sustainable Development
- S/4 Cambridge Green Belt
- SC/4 Meeting Community Needs
- SS/3 Cambridge East
- CC/1 Mitigation and Adaptation to Climate Change
- CC/4 Water Efficiency
- HQ/1 Design Principles
- NH/2 Protecting and Enhancing Landscape Character
- NH/4 Biodiversity
- NH/8 Mitigating the Impact of Development in and adjoining the Green Belt
- NH/14 Heritage Assets
- TI/9 Education Facilities

- 8.6 Policy CE/4 The Setting of Cambridge East in the Cambridge East Area Action Plan (AAP), adopted in February 2008, is also relevant to this application.

9. Planning Considerations

9.1 Principle of development.

The application proposes to replace an existing temporary mobile classroom on site, which is no longer fit for purpose, with a new temporary classroom block, occupying the same footprint. Therefore, the principle of having temporary mobile classrooms on the site, and specifically one in this location, has already been established.

- 9.2 The main planning issues that need consideration as part of the determination of this application are: Justification of Need, protection of Green Belt land, the impact on the adjacent listed building, the impact on the conservation area, ecology and biodiversity, traffic and transport matters and climate change. Each of these matters are addressed in the sections below.

Justification of need

- 9.3 The Primary School currently uses two mobile classrooms located towards the eastern corner of the school grounds and the local education authority has advised that temporary classroom facilities will be required for a further 7-8 years. The existing mobile buildings are beyond economic repair and therefore have come to the end of their serviceable lives. The long-term plan for the school is to reduce the admission numbers but it is estimated that it will take 7-8 years until total enrolment at the school has reduced, during which time there is a continued need for temporary mobile classrooms on site. The current proposal, if approved, would be to install and then retain the new mobile building on site for five years, at which time the education authority would undertake a review of the ongoing need. It is considered that the proposed development does not conflict with Policy TI/9 of the South Cambridgeshire Local Plan (SCLP) and is supported by paragraph 95 of the NPPF.

Protection of Green Belt land

- 9.4 The location of the proposed classrooms is within the Cambridge Green Belt, although the wider school site is not. Policy S/4 of the SCLP states that: 'New development in the Green Belt will only be approved in accordance with Green Belt policy in the National Planning Policy Framework.'
- 9.5 Paragraph 138 of the NPPF defines the purposes of Green Belt as: checking unrestricted sprawl; preventing neighbouring settlements from merging; safeguarding the countryside from encroachment; preserving the setting and character of historic settlements; and, encouraging the recycling of derelict land. Paragraph 148 of the NPPF outlines that Development will only be permitted when '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'.
- 9.6 The new replacement mobile does not benefit from any exceptions to inappropriate development that are set out in paragraph 149 of the NPPF. Although it is noted that the development is harmful to the purposes of the Green Belt (because it would encroach on the countryside, affect the setting of an historic settlement and represent sprawl), it is

considered that this harm will be no greater than that caused by the existing mobile classrooms. Furthermore, the low height of the mobile classroom building, along with the location within the school grounds, combined with the screening of the building provided by a well-established tree belt means that its visual impact would be reduced. Therefore, any potential harm to the Green Belt or the impact on the openness of the Green Belt would be limited.

- 9.7 Paragraph 95 of the NPPF requires planning authorities to give great weight to the needs of schools when considering applications for development. A letter from Cambridgeshire County Council justifying the continuing need for a temporary mobile classroom in this location has been submitted in support of the application. In addition, the continued use of this part of the school site to house a temporary mobile classroom in the existing location allows connection to the existing services of electricity, water and foul drainage to be established, avoiding the need to carry out extensive hard surface digging. The location of the mobile on the existing footprint will not take away any games pitch or other social area and, crucially, the proposed location has been assessed as the only viable position on the school site that can meet these criteria. These factors, when balanced against the limited harm to the purposes of the Green Belt, as set out in paragraph 9.6 above, outweighs the Green Belt considerations which thereby constitutes the very special circumstances that can justify such development in the Green Belt. Furthermore, the temporary nature of the proposal and intention to remove the mobile building within five years, ensures that there is no harm to the long-term objectives of Green Belt policy. Therefore, the proposal does not conflict with Policies S/4 and NH/8 of the SCLP or the relevant paragraphs regarding the protection of Green Belt Land contained in the NPPF.

Impact on the setting of the Listed Building

- 9.8 The proposed development sits within the school grounds at the rear of the school site. The location of the mobile would be well screened from the Grade II Rectory listed building, which is located immediately to the east, by the line of mature trees and hedgerow that exists on both sides of the boundary between the properties. The proposed temporary classroom building is single storey and has a low-pitched roof which would make it subservient to the school building. As the development is only proposed on a temporary basis, would replace the existing mobile classroom block in the same location and is well screened from the heritage asset, the harm to the setting of the neighbouring listed building is not considered to be significant. As such, the proposal accords with policies HQ/1 and NH/14 of the SCLP and paragraphs 194, 196 and 202 of the NPPF.

9.9 Impact on Conservation area

The proposed development is within the Teversham Conservation area. However, as noted above, the location of the mobile classroom within the wider school site is very well screened from public viewpoints within the Conservation Area by the mature trees that run along the eastern boundary. As a result, it is considered that the proposed building will cause very limited harm to the character of the Conservation Area and the removal of the mobile after five years means that any harm would be temporary therefore does not conflict with Policy NH/2 of the SCLP.

Ecology and biodiversity

- 9.11 The replacement of the mobile building will take place in the area along the eastern boundary where there is a line of mature trees and alongside an Ecological Impact

Assessment and Biodiversity checklist, a document containing an Arboricultural Impact Assessment, Tree Protection Plan and Arboricultural Method statement was also submitted in support of the application. No objections were received from the County Ecologist or South Cambs Tree Officer to this proposal and therefore if any minor works to trees are necessary, the potential harm can be mitigated by imposing a suitably worded condition securing compliance with the Arboricultural information that has been submitted. The proposed development accords with Policies NH/2 and NH/4 of the SCLP.

Traffic and transport

- 9.10 The number of pupils on the school roll will not increase as a consequence of this development and therefore the proposal will not lead to any changes to travel patterns or volumes. There will be no impact on the transport network or on the parking required and the access arrangements of the school will not be changed.
- 9.11 The removal of the existing buildings and the installation of the new building will take place outside of school hours and when the car park is not in use and the application submission sets out that only limited changes to the base for the mobile are required, so installation will be rapid.
- 9.12 The Council's Road Safety officer has noted that although the numbers on roll will not increase, it would be desirable for the school to provide an up-to-date travel plan. This request was passed on to the agent for the application for their consideration. Taking into account that the development does not alter the existing number of staff or pupils and that the access remains unchanged, the development accords with Policies TI/2 and TI/9 of the SCLP.

Climate change

- 9.13 Cambridgeshire County Council declared a climate change emergency in May 2019 and the Council's Climate Change and Environment Strategy 2022 sets the Council on a pathway to securing a sustainable future for the County and its residents. The mobile classroom unit that has been proposed for this site has been used at another school in the County since 2010, having been prefabricated off site. The long-life span and suitability for re-use of this mobile unit will preserve the embodied energy used in the original building manufacture. Replacing the existing temporary mobile classroom with one from another site allows the school to continue to provide the same level of school places in an appropriate and sustainable way that suits local circumstances and need. Therefore, this proposal is considered to comply with Policies CC/1 and TI/9 of the SCLP.

10. Public Sector Equality Duties (PSED).

- 10.1 Section 149 of the Equalities Act 2010 places a statutory duty on all public bodies to consider the needs of all individuals in their day-to-day work, including those with protected characteristics. The protected characteristics under PSED are: disability, gender reassignment, pregnancy, maternity/ paternity, race, religion or belief (including non-belief), sex and sexual orientation. The Council, in the exercise of the planning functions, must have due regard to the need to the following aims in their decision-

making: eliminate discrimination, harassment and victimisation and any other conduct that is prohibited by or under the Act; foster good relations between people who share a relevant protected characteristic and those who do not share it; and advance equality of opportunity between people who share a relevant protected characteristic and people who do not share it. Furthermore, consideration must be given to removing or minimising disadvantages suffered by people due to their protected characteristics; meeting the needs of people with protected characteristics; and encouraging people with protected characteristics to participate in public life or in other activities where their participation is low. The proposed development retains the same level of provision of educational facilities in the village of Teversham and therefore it is considered unlikely that this particular development would have any negative impact on those with protected characteristics and there would be no known implications of the proposal in relation to the council's PSED duties under the 2010 Act.

11. Conclusion

- 11.1 For the reasons that are fully set out in section 9 above, the proposed development accords with national and local policy in respect of the principle of development, justification of need, impact on heritage assets (Listed Buildings and Conservation area), traffic and transport and climate change and is therefore sustainable development that should be supported.
- 11.2 Although the proposed development is considered to be inappropriate development for the purposes of the Green Belt, when this is balanced against the justification for the need for the development, along with the fact that the proposal is for a replacement mobile classroom which would not be a permanent addition on the school site, it is considered that very special circumstances apply and therefore it is recommended that the application is approved.

12. Recommendation

- 12.1 It is recommended that planning permission is granted subject to the following conditions:

Expiry Date

1. This permission is for a temporary period only until 31 August 2028.

Reason: To ensure the appropriate development of the site and protect the character and appearance of the locality in accordance with policies S/3, SC/46, and TI/9 of the South Cambridgeshire District Council Local Plan (September 2018).

Approved Plans and Documents

2. The development hereby permitted shall only remain in accordance with the application dated 23 December 2022 and the following plans and documents (received 23 December 2022, unless otherwise stated); amended plans and documents:

Lanpro Planning Statement Revision 3, dated January 2023, received 31 January 2023;

Mobile Classroom Site Plan Proposed, drawing number Mc340-SP-000-P, dated Sep 22, received 23 December 2022;
7 Bay Modular Classroom Building number 639 Elevations, drawing number Mb639e-00-000, dated Jan 23, received 31 January 2023;
Mobile Classroom detail plan, drawing number Mc340-DP-000, dated Sep 22;
Design and Access Statement, dated 31 October 2022; and,
Lanpro Arboricultural Impact Assessment, Tree Protection Plan and Arboricultural Method Statement, dated January 2023, received 23 January 2023.

Reason: To ensure the appropriate development of the site, protect the character and appearance of the locality in accordance with policies HQ/1, NH/8, NH/14 of the South Cambridgeshire Local Plan 2018.

Removal

3. The building, hereby permitted, shall be removed by 31 August 2028 and the land restored to its former condition.

Reason: The building construction and materials are considered inappropriate for more than a temporary period in order to retain the openness and rural character of the adjoining Green Belt and countryside, as well as the setting of the Conservation Area and settings of nearby listed buildings, in accordance with policies HQ/1, NH/8, NH/14 of the South Cambridgeshire Local Plan 2018, Sections 66 and 72 of the Listed Buildings and Conservation Areas Act 1990, as well as the NPPF.

Compliance with paragraph 38 of the National Planning Policy Framework

The applicant sought pre-application advice and has worked proactively with the County Planning Authority to ensure that the proposed development is acceptable in planning terms. The applicant has responded positively to the advice and recommendations provided and amendments have been made (where required) to satisfy concerns raised. All land use planning matters have been given full consideration, which resulted in overall support for the development proposal from statutory consultees.

Source Documents

[Link to south-cambridgeshire-adopted-local-plan-2018.pdf](#)