

Date of Meeting	09 June 2016
Application Number	16/02547/DP3
Site Address	Winterbourne Earls School, Winterbourne Earls, Salisbury, SP4 6HA
Proposal	Proposed renewal of permission for two existing mobile classrooms.
Applicant	Mr Peter Slatford
Town/Parish Council	WINTERBOURNE
Electoral Division	BOURNE AND WOODFORD VALLEY – Councillor Mike Hewitt
Grid Ref	417359 134239
Type of application	Full Planning
Case Officer	Laura Baker

Reason for the application being considered by Committee

The application is being considered by committee because it is a council application and objections have been received by the Parish Council raising material planning considerations.

1. Purpose of Report

The purpose of the report is to assess the merits of the proposal against the policies of the development plan and other material considerations and to consider the recommendation that the application be approved

2. Report Summary

The issues to be taken into consideration are:

- a) Need for the building
- b) Design and Siting
- c) Highway Safety
- d) Neighbour Impact

3. Site Description

The proposal relates to Winterbourne Earls Primary School which is located on the eastern edge of the village. The mobile building is located towards the south eastern edge of the school site. The site does not lie within a conservation area, nor are there any listed buildings within close proximity.

4. Proposal

This application seeks planning permission for the retention of a double mobile building. The building is constructed of brown panels under a grey flat roof and is used as two classrooms for the school.

5. Planning History

S/2011/0453	Retention of mobile units	Approved – May 2011
S/2009/0554	Single storey rear extension to improve staff facilities	Approved – June 2009
S/2005/8016	Retention of two single mobile classrooms with toilets	Approved - November 2005
S/2000/1898	Retention of two single mobile classrooms with toilets	No Objections – October 2000
S/2000/1166	Single classroom extension	No Objections – July 2000

6. Local Planning Policy

National Planning Policy Framework (NPPF):

- Section 7: Requiring good design

Wiltshire Core Strategy (WCS):

- Core Policy 57: Ensuring high quality design and place shaping

7. Summary of consultation responses

Parish Council: Objections - *“proposed renewal of permission for two existing mobile classrooms – Objection with reasons being that ongoing parking difficulties and obstruction of vehicles due to school parking have not been resolved”*

Third Party Representations: None received

8. Publicity

The application was advertised by way of site notice and neighbour notification letter.

9. Planning Considerations

The principle issues to be taken into consideration in the determination of this application are the impact of the development on the character and appearance of the area, proposed siting of the work and highways impact.

Need for the building

The renewal of temporary buildings should be discouraged in favour of permanent buildings. This being said, the statement supporting the application shows an overriding need to retain these classrooms in order for the school to operate sufficiently given the pupil numbers. The long term aim is to replace all temporary buildings with permanent buildings.

Design and Siting

The mobile units are situated away from the road and set back into the site, the hedge planting at the front of the buildings aids to lessen the impact of the structures in the vicinity. The topography of the site allows for the fencing and hedging reduces the impact of the buildings on the streetscene.

The structure is single storey and although sited to the front of the school, does not appear to over dominate it or have a negative effect on its appearance.

The materials which the buildings are constructed from are sympathetic to the area and aid in blending the structure into its surroundings.

It is considered that the design, scale and siting of the unit is acceptable and would not cause any significant harm to the character of the area. As such the proposal is in accordance with Core Policy 57 of the Core Strategy.

Highway Safety

The mobile units have been in position for over 15 years and as such, the school is not losing any existing car parking facilities via the classroom unit's retention. Although it is acknowledged that parking is an issue as it is with any school, it is not considered that this would outweigh the need for the space in order to accommodate and teach the pupils of the school.

Parking is the same as it has been for the past 15 years and this application is not proposing any changes to that.

Neighbour Impact

The site is bounded to the south and west by residential properties. It is considered that the buildings are sited at a sufficient distance away from any neighbouring dwellings, that there would be no negative impact upon their neighbour amenity. It is not considered that the retention of the structure will result in any significant overshadowing or loss of privacy.

10. Conclusion

The mobile buildings by virtue of its design, scale and nature would not cause any significant harm to either the character or appearance of the area, or have any negative impact on the neighbour amenity of the area. It is therefore considered that the development would comply Government guidance contained within the NPPF and Core Policy 57 of the Wiltshire Core Strategy (2015).

RECOMMENDATION

To approve subject to the following conditions:

- 1 The building hereby permitted shall be removed and the land restored to its former condition on or before 09/06/2021 in accordance with a scheme of work submitted to and approved in writing by the Local Planning Authority prior to that date.

REASON: The building is constructed out of materials which are likely to deteriorate to the detriment of the external appearance of the building and which would have an adverse effect upon the visual amenities of the area.

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans and documents:

Application Forms

Site Location Plan

Drawing No. 1623/46 Rev O

REASON: For the avoidance of doubt and in the interests of proper planning.