

**SALISBURY: PROPOSED RETENTION OF A SINGLE MOBILE CLASSROOM
WITH TOILETS AT WYNDHAM PARK INFANTS' SCHOOL
FOR WILTSHIRE COUNTY COUNCIL
(Application No. S.04.2432.CP)**

Purpose of Report

1. To consider the above application and to recommend that conditional planning permission be granted.

The Site

2. Wyndham Park Infants' School is located north-east of the centre of Salisbury, within its landscape setting. The mobile classroom is situated south of the existing main school building, adjacent to the tarmac play area. The school's boundary is secured to the east and south by substantial tree and shrub coverage. The application site also benefits from this landscape screening and is additionally bounded to the north by the built fabric of the school and is not visible from the public highway.
3. A location plan is attached at **Appendix 1** and a site plan at **Appendix 2**.

Planning History

4. In brief, the planning history of the site is as follows:-

<u>S.91.0019. CP</u>	Planning permission granted for the siting of the single mobile classroom with toilets subject of the current application.
<u>S.94.0635. CP</u>	Planning permission granted for the retention of the single mobile classroom with toilets.
<u>S.98.2039CP</u>	Planning permission granted for a class extension to the rear of the existing school building.
<u>S.99.1685CP</u>	Planning permission granted for the further retention of the single mobile classroom with toilets.

Proposal

5. Conditional planning permission is sought for the retention of one single mobile classroom with toilets at Wyndham Park Infants' School.

6. The Chief Education Officer (CEO) has submitted the following statement in support of the application:-

“Accommodation currently available at Wyndham Park Infants’ School includes eight permanent and two temporary classrooms. Single building, WCC505(91), now requires renewal planning permission.

The forecast pupil numbers are:

April	2005	2006	2007	2008	2009
Numbers on Roll	271	280	244	237	232

Predicted numbers indicate the school will need to maintain a ten class structure for the next two academic years and therefore needs to retain all the accommodation currently located on the school site.

Therefore, two-year planning permission is requested for temporary building, number WCC 505(91), at Wyndham Park Infants’ School."

Planning Policy

7. Policies C7 and PS5 of the Adopted Salisbury District Local Plan 2003 are considered relevant to this application.
8. All relevant planning policies are set out in attached **Appendix 3**.

Consultations

9. **Salisbury District Council** – objects to the continued renewal of the mobile classroom.
10. **Highways Development Control** – no objection
11. **County Countryside Section** – no objection, subject to a condition being imposed relating to the protection of the existing boundary trees and shrubs.
12. Copies of the consultation replies referred to will be available for inspection in the **Members’ Room** prior to the meeting.

Publicity

13. The application has been published by site notices. A neighbour notification exercise was also carried out. No representations were received.

Planning Considerations

14. This planning application proposes to retain a single mobile classroom with toilets for a further two years. Salisbury District Council objected to the proposal on the grounds that the accommodation should be of permanent construction and considers the proposed mobile renewal to be contrary to Policy PS5 of the Salisbury District Local Plan. Policy PS5 states that:-

“New education facilities required by the Local Education Authority will be permitted on suitable sites either within or adjoining the settlements. These will be expected to be of a permanent construction.”

County Officers consider that the proposal is not contrary to Policy PS5 as the accommodation is not a ‘new’ facility but a facility currently on site. In addition to this, the Policy does not state that education facilities must be permanent. It states that there is an expectation on the part of the District Council that the accommodation is permanent. Due to funding constraints this is not always possible.

15. In light of these concerns, further justification was requested from the Department for Children and Education regarding the need to retain the mobile classroom for the requested two years and whether there were any plans for a more permanent accommodation solution on the Wyndhams Park Infants' School site. In response the CEO confirmed that there are no plans for a permanent extension on this school site for the following reasons:-

“Wyndham Infants previously admitted up to 105 pupils a year. This was higher than the number of pupils seeking places from within the catchment area and created problems for the connecting Junior School which, following the three-tier review now admits only 90 pupils a year. Therefore, from September 2004, the Wyndham Infants' School will also be admitting only 90 pupils a year. This means that once the existing large year one (105 pupils) has fed out of the school, the mobile will be removed.”

16. There is a clear educational need to retain the mobile classroom as set out in the CEO's supporting statement. To refuse planning permission would result in the removal of the mobile classroom from the school site and the loss of accommodation to cater for the number of pupils attending the school.
17. The mobile classroom proposed for retention is located on the southern boundary of the school site adjacent to the playground. The boundary is secured to the east and south by substantial tree and shrub coverage. Any possible visual intrusion from the mobile classroom is greatly reduced by the screening afforded by this vegetation and the built fabric of the main school building.
18. No objection is raised to the proposal on landscape or highway grounds.

Conclusion

19. The impact of the mobile classroom on the landscape is minor by virtue of existing screening by mature vegetation.
20. There is an educational need to provide this teaching accommodation at the Wyndham Park Infants' School site as set out in the CEO's supporting statement.

21. In view of the above, it is considered that the proposal is fully compatible with Development Plan Policy and there are no other overriding planning considerations to warrant a refusal of planning permission.

Recommendation

22. That planning permission be granted subject to the following conditions:-
1. The development hereby granted is for a limited period of two years from the date of this permission.
 2. The land upon which the single mobile classroom with toilets is sited be restored to its former grassed condition within the first available planting season after the unit is removed.

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The following unpublished documents have been relied on in the preparation of this Report:

Consultation replies