

REGULATORY COMMITTEE
8th JUNE 2005

**CALNE: PROPOSED SITING OF A NEW SINGLE MOBILE CLASSROOM
WITH TOILETS AT FYNAMORE PRIMARY SCHOOL, ISIS CLOSE, CALNE
FOR WILTSHIRE COUNTY COUNCIL
(Application No. N.05.07011)**

Purpose of Report

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

The Application

2. Permission is sought for the siting of a new single mobile classroom with toilets at Fynamore Primary School, Calne.

The Site

3. Fynamore Primary School is located to the north of Calne town centre and is part of the new Northern Development area. The school was located here to serve the development area and formed part of a legal agreement to provide appropriate community facilities. The proposed mobile development is situated to the west of the main school development and to the south-west of three existing double mobiles which were granted planning permission in 2002. The area proposed for the mobile is currently part of a grassed casual playing area. The school's boundary to the north and west is screened by substantial hedge with some trees.
4. A location plan is attached at **Appendix 1** and a site plan at **Appendix 2**.

Planning History

5. The planning history of the site is as follows:-

N.00.1139 – planning permission granted in May 2000 and the school opened September 2001.

N.02.1411 – planning permission granted for the siting of 3 double mobile classrooms with toilets.

Proposal

6. Conditional planning permission is sought for the erection of a single mobile classroom with toilets at Fynamore Primary School.

7. The Chief Education Officer has submitted the following statement in support of the application:

“Forecast pupil numbers are:

April/September	2005	2006	2007	2008	2009
Number on roll	351	391	418	446	471

Five-year planning permission is requested to locate a single temporary building at Fynamore Primary School, Calne.

Fynamore School is expanding to become a 14 class all through primary school. There will be an intake of 60 per year. A revision of designated area boundaries will be undertaken to investigate the possibility of using accommodation at other schools in Calne from 2008 onwards.

A permanent build to replace all mobiles on the school site will feature in the bids for capital expenditure for 2006-7. A bid for funding for the project for 2005-6 has not been given sufficient priority in the County Council's Capital Building Programme. As a result, additional temporary accommodation is required on site to ensure the school can operate within a 14 class structure from September 2005.”

Planning Policy

8. Policy RLF1 and RLF8A of the Adopted North Wiltshire Local Plan 2001 are considered relevant to this application.
9. All relevant planning policies are set out in the attached **Appendix 3**.

Consultations

10. **North Wiltshire District Council** – No objections.
11. **Calne Town Council** – Do not support the application for the following reasons:-
- (i) It does not make sense to site a further mobile classroom at this school when other schools in the area have vacancies and empty classrooms.
 - (ii) There would be an increase in vehicles on roads not designed for high volumes of traffic.
 - (iii) Green areas in the school grounds were designated for sports facilities.
 - (iv) School is being overdeveloped at a cost to other schools in the area.
 - (v) At some time in the future this school would need to have a new wing added and extra space could be considered then.
12. **Environment Agency** – No comments.
13. **Countryside Section** – No objections subject to a condition to protect existing trees, hedges, shrubs and grass and making good if damaged or destroyed.

14. **Highways Development Control** – No objections.
15. Copies of the consultations replies referred to are available in the **Members' Room**.

Publicity

16. The application has been advertised by way of site notices displayed on site. A neighbour notification was also undertaken covering five properties which currently face the site. No letters of representation have been received.

Planning Considerations

17. The application proposes the erection of a single mobile classroom with toilets, located on a grassed casual recreational area. The main issues to be considered with regard to this application are:-
- Visual impact
 - Concerns raised by the Town Council.

Visual Impact

18. In its proposed location, the mobile would be hardly visible from the distant houses beyond the south-west boundary of the school site and its effect would be minimal on any new houses built beyond the north east boundary due to its close integration with the fabric of the school site and the existing mobiles.

Concerns Raised by Calne Town Council

19. Concerns raised by Calne Town Council are considered below:-
- (i) The need for further mobile classrooms is queried, especially as other schools in Calne have vacancies and empty classrooms. The Department for Children and Education acknowledges that this is an issue and has said in the supporting statement that a revision of designated area boundaries will be undertaken to investigate the possibility of using accommodation at other schools in Calne from 2008 onwards. Although this is not an immediate solution, the position is under consideration.
 - (ii) Calne Town Council is concerned that there would be an increase in vehicles on roads not designed for high volumes of traffic. Although there would likely be a small increase as the numbers on roll increased, the Highway Authority has not raised any objection to the proposal. There is also a school travel plan in place.
 - (iii) There were concerns raised about the encroachment of the mobile classroom on an existing "green area" designed for sports facilities. The area proposed for the location is casual grassland rather than a formal recreational area and the mobile is closely related to the existing three double mobiles on site. Current green space will continue to exist around the proposed mobile and it is suggested that grouping all the mobiles together provides for better functioning and leaves a large proportion of the green area for informal recreational use. It is considered that the erection of a single mobile would not significantly reduce the available amount of grass area for casual use.

- (iv) Further concerns raised by the Town Council include the school being over developed at a cost to other schools in the area and that it is likely a new wing would need to be added at some stage in the future. The Supporting Statement makes reference to the fact that a bid for funding for a permanent build project for 2005-6 was unsuccessful and a further bid will be made for capital expenditure for 2006-7. In the meantime, additional temporary accommodation is required on the site to ensure the school can operate within a 14 class structure from September 2005.
22. There is an immediate educational need for the additional mobile classroom which needs to be in place for the start of the school year 2005-6.

Conclusions

23. The proposed single mobile classroom would be clearly integrated within the main fabric of the school site and would be situated close to the existing three mobiles on site. It would thus perform its function effectively.
24. The mobile would not be highly visible from the public highway due to well established vegetation on the boundary of the school site.
25. The concerns raised by Calne Town Council have been addressed in that:-
- (i) The Department for Children and Education is looking at a review of designated area boundaries to investigate the possibility of using accommodation at other schools in Calne from 2008 onwards.
 - (ii) Any small increase in traffic is not considered to be a problem by the Highway Authority. There is in place a School Travel Plan.
 - (iii) The location of the mobile classroom would not greatly impinge upon the casual grassland area, the mobile classroom would have a temporary life of five years and so would be removed as more permanent development was permitted in the future.
 - (iv) Whilst it is intended that future extensions should be permanent build, there is an immediate educational need for the additional temporary mobile classroom for the start of school year 2005-6.

Recommendation

26. That planning permission be granted subject to the following conditions:-
- 1. Development hereby granted is for a limited period of five years from the date of this permission.
 - 2. All existing trees and hedgerows on the site shall be retained and shall be protected during construction works in accordance with BS 5837:1991. In the event that trees become damaged or otherwise defective during such period, the County Planning Authority shall be notified within seven days and a programme of remedial action shall be submitted for approval and thereafter implemented. Development shall be in accordance with approved details.

3. The land upon which the mobile classroom and toilets is sited shall be restored to its former grassed condition within the first available planting season after the unit is removed.

GEORGE BATTEN

Director of Environmental Services

Report Author

DAVID ROSE

Development Control Manager

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

Consultation replies.