

REGULATORY COMMITTEE
6th JULY 2005

**DURRINGTON: PROPOSED RETENTION OF A DOUBLE MOBILE CLASSROOM WITH
TOILETS AT DURRINGTON C.E. JUNIOR SCHOOL, BULFORD ROAD, DURRINGTON
FOR WILTSHIRE COUNTY COUNCIL
(Application No. S.05.8006)**

Purpose of Report

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

The Site

2. Durrington C.E. Junior School is situated on Bulford Road to the south of Durrington town centre. The proposal site is located to the east of the existing school buildings, within the main built fabric of Durrington Juniors. The existing mobile classroom is sited on a grassed area with mature trees adjacent. The area is exposed to the north-west and south west, while to the south and west there are a significant number of mature trees on the boundary of the school site.
3. A location plan is attached at **Appendix 1** and a site plan at **Appendix 2**.

Planning History

4. S.00.0990.CP In 2000 planning permission was granted for a County proposal to site a single classroom extension to a single mobile classroom with toilets on the Durrington C.E. Junior School site.
S.00.1034.CP A County proposal for the retention of a single mobile classroom with toilets was granted permission in 2000.

Proposals

5. Conditional planning permission is sought for the retention of a double mobile classroom with toilets at Durrington C.E. Junior School.
6. The Chief Education Officer has submitted the following statement in support of this application:-

"Accommodation currently available at Durrington CE Controlled Junior School includes two permanent and six temporary classrooms. Double building, WCC698(95), now requires renewal planning permission.

Forecast pupil numbers are:

| | | | | | |
|----------------|------|------|------|------|------|
| April | 2005 | 2006 | 2007 | 2008 | 2009 |
| Number on Roll | 219 | 220 | 202 | 208 | 206 |

Predicted numbers indicate the School will need to maintain an eight class structure for the foreseeable future and therefore needs to retain all the accommodation currently located on the school site.

Five-year planning permission is requested for temporary building, number WCC698(95), at Durrington C.E. Controlled Junior School."

Planning Policy

7. Policies G1, G2 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 the attached **Appendix 3**.

Consultations

9. **Salisbury District Council** - no objections.
10. **Durrington Parish Council** - objects to the proposal on the grounds that it considers permanent accommodation would be more appropriate.
11. **Countryside Section** - no objections.
12. **Highways Development Control** - no objections.
13. Copies of the consultation replies referred to above are available for inspection in the **Members' Room**.

Publicity

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

Planning Considerations

15. This planning application proposes to retain a double mobile classroom with toilets for a further five years. Durrington Parish Council objected to the proposal on the grounds that the accommodation should be of permanent construction. The Parish Council justifies its objection by referring to future proposed development within the town and the subsequent stability in the pupil numbers facilitating the need for permanent classroom accommodation.
16. In light of these concerns, further justification was requested from the Department for Children and Education with regard to the need to retain the mobile classroom for the requested five years and whether there were any plans for a more permanent accommodation solution on the Durrington Junior School site. In response the County Education Officer stated that:

"At present the only source of funding for permanent building works is New Deal for Schools (NDS). The priorities for investment of NDS funds are determined annually by the Asset Management Plan (AMP) Forum and currently are as follows:

- Condition works – rewiring, window replacements etc (35% of NDS)
- Replacement of pre-1980 mobile classrooms with permanent accommodation (35%)

- Provision of halls at primary schools without an 80 square metres hall space (10%)
- Removal of open plan areas in primary schools (5%)
- Refurbishment of specialist accommodation in secondary schools (15%)

During the past few years, we have successfully replaced 117 pre-1980 mobiles around the County with new permanent accommodation. This programme is still continuing and by the end of the 2005-06 financial year there will only be 22 pre-1980 mobiles remaining. In addition to these there are also a further 98 mobiles around the County which are older and considered to be in worse condition than those at Durrington Junior. Therefore, replacement of this relatively new (1995) double mobile with permanent accommodation is unlikely to occur for many years.

... when a planning application for any new houses is submitted we can then calculate whether there are already sufficient places in Durrington or not. If not, then a section 106 funding from the developers would be sought to provide a permanent extension to accommodate the rise in pupil numbers."

17. Policy PS5 of the Salisbury District Local Plan is considered relevant to this proposal. 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."

18. County Planning Officers consider that the proposal is not contrary to Policy PS5 as the accommodation is not a 'new' facility, it is a facility currently on site. In addition, 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.
19. There is a clear educational need to retain the mobile classroom as set out in the Chief Education Officer'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.
20. The mobile classroom proposed for retention is located on the western boundary of the school site adjacent to the main school building. The boundary is secured to the west, north and south by substantial mature tree and shrub coverage. Any possible visual intrusion from the mobile classroom on the highway or neighbouring properties is greatly reduced by the screening afforded by this existing vegetation.
21. No objection is raised to the proposal on landscape or highway grounds.

Conclusion

22. The visual impact of the mobile classroom on the adjacent residents is minor by virtue of existing screening mature vegetation.
23. There is an educational need to provide this teaching accommodation at Durrington C.E. Junior School site as set out in the Chief Education Officer's Supporting Statement.

24. 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

25. That planning permission be granted subject to the following conditions:
1. The development hereby granted is for a limited period of five years from the date of this permission.
 2. The land upon which the double mobile classroom with toilets is sited be restored to its former grassed condition within the first available 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

**RELEVANT PLANNING POLICIES OF THE
ADOPTED SALISBURY DISTRICT LOCAL PLAN 2003**

- G1 IN ACCORDANCE WITH THE PRINCIPLES OF SUSTAINABLE DEVELOPMENT, PRIORITY WILL BE GIVEN TO ENSURING THAT DEVELOPMENT PROPOSALS:
- (i) ACHIEVE AN OVERALL PATTERN OF LAND USES WHICH REDUCE THE NEED TO TRAVEL AND SUPPORT INCREASED USE OF PUBLIC TRANSPORT, CYCLING AND WALKING;
 - (ii) PROMOTE THE VITALITY AND VIABILITY OF LOCAL COMMUNITIES;
 - (iii) CONSERVE BOTH THE NATURAL ENVIRONMENT AND CULTURAL HERITAGE OF THE DISTRICT; AND
 - (iv) MAKE EFFECTIVE USE OF LAND IN URBAN AREAS, PARTICULARLY ON PREVIOUSLY DEVELOPED SITES.
- G2 NEW DEVELOPMENT WILL BE CONSIDERED AGAINST THE FOLLOWING CRITERIA:
- (i) A SATISFACTORY MEANS OF ACCESS AND TURNING SPACE WITHIN THE SITE, WHERE APPROPRIATE, TOGETHER WITH PARKING IN ACCORDANCE WITH THE GUIDANCE AT APPENDICES V AND VI OF THE LOCAL PLAN;
 - (ii) AVOIDANCE OF PLACING AN UNDUE BURDEN ON EXISTING OR PROPOSED SERVICES AND FACILITIES, THE EXISTING OR PROPOSED LOCAL ROAD NETWORK OR OTHER INFRASTRUCTURE;
 - (iii) A MINIMUM LOSS OF DISTURBANCE TO FORESTRY LAND AND THE BEST AND MOST VERSATILE AGRICULTURAL LAND, AND AVOID THE SEVERANCE OF HOLDINGS;
 - (iv) RESPECT FOR EXISTING BENEFICIAL LANDSCAPE, ECOLOGICAL, ARCHAEOLOGICAL OR ARCHITECTURAL FEATURES AND INCLUDE MEASURES FOR THE ENHANCEMENT OF SUCH FEATURES AND THE LANDSCAPING OF THE SITE WHERE APPROPRIATE;
 - (v) AVOIDANCE OF THE LOSS OF IMPORTANT OPEN AREAS, A GAP IN A FRONTAGE OR NATURAL OR BUILT FEATURES (SUCH AS TREES, HEDGES OR OTHER HABITATS, WALLS, FENCES AND BANKS), WHICH IT IS DESIRABLE TO RETAIN;
 - (vi) AVOIDANCE OF UNDULY DISTURBING, INTERFERING, CONFLICTING WITH OR OVERLOOKING ADJOINING DWELLINGS OR USES TO THE DETRIMENT OF EXISTING OCCUPIERS;

- (vii) AVOIDANCE OF LOCATIONS WHICH ARE LIABLE TO ENVIRONMENTAL PROBLEMS DUE TO THEIR PROXIMITY TO INCOMPATIBLE DEVELOPMENT;
- (viii) AVOIDANCE OF DETRIMENT TO PUBLIC HEALTH OR POLLUTION TO THE ENVIRONMENT BY THE EMISSION OF EXCESSIVE NOISE, LIGHT INTRUSION, SMOKE, FUMES, EFFLUENT OR VIBRATION; AND INCORPORATION OF ENERGY EFFICIENT DESIGN THROUGH BUILDING DESIGN, LAYOUT AND ORIENTATION.

PS5 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.