

REGULATORY COMMITTEE  
12<sup>th</sup> JULY 2006

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**ASHTON KEYNES: RETENTION OF A SINGLE MOBILE  
CLASSROOM WITH TOILETS AND AN OFFICE AT ASHTON KEYNES  
CHURCH OF ENGLAND PRIMARY SCHOOL, GOSDITCH  
(Application No. N.06.07016)**

**Purpose of Report**

1. To comment on the application and to recommend permission be granted subject to conditions.

**The Site**

2. The school is located within the designated Ashton Keynes Conservation Area and a nature conservation site of local importance. The single mobile classroom is to the north and rear of the main school building which fronts Gosditch and is screened from nearby properties by mature vegetation. It is not readily visible from Gosditch.
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>N.96.0214</u>  | Permission granted on 10 <sup>th</sup> April 1996 for the construction of a single mobile classroom with office and toilets.                     |
| <u>N.99.0074</u>  | Permission granted on 17 <sup>th</sup> March 1999 for the retention of a double mobile classroom with toilets.                                   |
| <u>N.99.2231</u>  | Permission granted on 12 <sup>th</sup> November 1999 for the retention of a single mobile classroom without toilets.                             |
| <u>N.00.2411</u>  | Permission granted on 12 <sup>th</sup> December 2000 for a permanent double classroom extension with toilets to replace two existing classrooms. |
| <u>N.01.1170</u>  | Permission granted on 1 <sup>st</sup> August 2001 for the retention of a single mobile classroom with toilets and office.                        |
| <u>N.03.3278</u>  | Permission granted on 31 <sup>st</sup> March 2004 for the retention of a double mobile classroom with toilets.                                   |
| <u>N.04.03624</u> | Permission granted on 21 <sup>st</sup> April 2005 for the construction of a new school hall and associated facilities.                           |

## **The Proposal**

5. The application is submitted by the County Council under Regulation 3 of the Town and Country Planning General Regulations and seeks planning permission to retain a single mobile classroom with toilets and an office at Ashton Keynes Church of England Primary School. The retained mobile would have a further five year permission until 2011.
6. The Director of the Department for Children and Education has submitted the following statement in support of the application:

"Accommodation currently available at Ashton Keynes Primary School includes three permanent and three temporary classrooms. Single building number WCC 730(96) now requires renewal planning permission.

Past pupil numbers are:

| April          | 2001 | 2002 | 2003 | 2004 | 2005 |
|----------------|------|------|------|------|------|
| Number on Roll | 134  | 143  | 130  | 140  | 167  |

Forecast pupil numbers are:

| April          | 2006 | 2007 | 2008 | 2009 | 2010 |
|----------------|------|------|------|------|------|
| Number on Roll | 172  | 168  | 186  | 177  | 173  |

There has been an increase in numbers attending the school following the closure of Leigh CE Primary School. Current building works will provide a new hall and the existing hall will become an additional permanent build classroom. Capital funding to replace the mobile is not available at the current time so we have to continue to provide accommodation in a temporary mobile.

Predicted numbers indicate the school will need to maintain a six 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 WCC 730(96) at Ashton Keynes Primary School."

## **Consultations**

7. **North Wiltshire District Council** - no objections.
8. **Ashton Keynes Parish Council** - objects stating the temporary structure is unacceptable development in the Conservation Area. The County Council should take urgent action to replace the temporary structure with an appropriately designed permanent structure. The Parish Council finds it difficult to understand why this 'temporary' classroom has been on this site for over thirty years.
9. **Countryside Section** - no objections.
10. **Highways Development Control** - no observations.

## **Publicity**

11. The application has been publicised in the local press and by site notice. No letters of representation have been received.

## **Planning Policy**

12. The following policies are considered relevant to this application:
  - Policies RB3, RC16 and RLF1 of the North Wiltshire Local Plan 2001. These policies cover provision of educational facilities in settlements, development in Conservation Areas and development affecting nature conservation sites respectively.
  - Policies HE1 and NE7 of the North Wiltshire Local Plan 2011 Revised Deposit Draft. These policies also consider development in Conservation Areas and nature conservation sites of local importance.
13. The policies are set out in the attached **Appendix 3**.

## **Planning Considerations**

14. The planning application must be determined in accordance with the Development Plan unless material considerations exist which justify departure from the Plan.
15. The mobile classroom is located within the Ashton Keynes Conservation Area. However, as the unit is being retained rather than resited or enlarged, its retention would not change the impact on the appearance of the Conservation Area, and therefore is in accordance with Policies RB3 and HE1.
16. Retention of the mobile classroom would also not have additional impact on the nature conservation site, in accordance with Policies RC16 and NE7.
17. Ashton Keynes Parish Council objected to the application on the basis that a temporary structure is unacceptable development in the Conservation Area. Despite understanding the need for temporary accommodation at the school, the Parish Council has agreed to object to retentions in order to maintain pressure on the County Council to provide permanent accommodation.
18. With regard to the comments of the Parish Council, it should be noted that permanent accommodation has been built but that increasing numbers on the school roll mean that the mobile classroom is still required. Two mobile classrooms have been removed from the site following permanent extensions to the school.
19. The educational need for the mobile classroom is clear and Policy RLF1 of the North Wiltshire Local Plan 2001 supports provision of educational facilities in towns and villages.

## **Conclusion**

20. The retention of the single mobile classroom with toilets and office at Ashton Keynes C. of E. Primary School would provide essential temporary accommodation for increasing numbers of pupils. As this application is for retention, the mobile classroom would not have a detrimental effect on the Conservation Area or the nature conservation site.

## **Recommendation**

21. That planning permission be granted subject to the following conditions:

1. The development hereby granted shall be for a limited period of five years from the date of this permission.

*Reason: To enable the County Planning Authority to review the position at the expiration of the period referred to.*

2. The land upon which the single mobile classroom with toilets is situated shall be restored to its former grassed condition within the first available planting season after the unit is removed.

*Reason: To ensure the reinstatement of the land in the interests of amenity.*

### **Permission granted for the following reasons**

The decision to grant planning permission has been taken having regard to Policies RB3 and RC16 of the Adopted North Wiltshire Local Plan 2001 and Policy HE1 and NE7 of the North Wiltshire Local Plan 2011 (Revised Draft Deposit) and to all relevant material considerations. The retention of the classroom is acceptable and will provide necessary accommodation for the increasing numbers on the school roll.

### **GEORGE BATTEN**

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

Consultation replies