

**WILTSHIRE COUNTY COUNCIL
AGENDA ITEM NO. 10**

**REGULATORY COMMITTEE
13th SEPTEMBER 2006**

**WESTBURY: RETENTION OF A DOUBLE MOBILE CLASSROOM AND OFFICE
AT WESTBURY MATRAVERS SCHOOL, SPRINGFIELD ROAD, WESTBURY
(Application No. W.06.09013)**

Purpose of Report

1. To comment on the application and to recommend that permission be granted for the retention of a double mobile classroom and office at Westbury Matravers School.

The Site

2. Westbury Matravers School is situated off Springfield Road to the south-west of Westbury town centre.
3. The double mobile classroom with office is situated on tarmac to the east of the main school building and close to the southern boundary of the school. The school is not within a Conservation Area and does not affect the setting of a listed building.
4. A location plan is attached at **Appendix 1** and a site plan at **Appendix 2**.

Planning History

5. In brief the history of the site is as follows:

W.01.1016 Siting of a Double Mobile Classroom with Office. Permission granted 8th August 2001.

The Proposal

6. 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 double mobile classroom with an office at Matravers School, Westbury.
7. Matravers School is experiencing a sustained period of growth and an application to provide permanent accommodation for the increased numbers did not secure approval in the 2006-07 County Capital Programme.

Past pupil numbers are:

September	2001	2002	2003	2004	2005
Number on Roll	873	881	988	1012	1048

Forecast numbers of pupils are:

September	2006	2007	2008	2009	2010
Number on Roll	1062	1075	1100	1166	1215

8. As there are no other sources of funding for permanent buildings accommodation can only be provided in temporary classrooms. This application seeks a further five year permission to retain a double mobile classroom, office and cloakroom space.
9. The School Travel Plan would remain unchanged.

Planning Policy

10. There are no Development Plan policies directly relevant to the retention of mobile classrooms.

Consultations

11. **West Wiltshire District Council** - no objection.
12. **Westbury Town Council** - no response received.
13. **Countryside Section** - no objection.
14. **Highways Development Control** - no objection.

Publicity

15. The application has been publicised by site notice and neighbour notification. One letter of representation has been received.

Planning Considerations

16. The planning application must be determined in accordance with the Development Plan unless material considerations exist which justify a departure from the Plan.
17. A resident of Leigh Road whose property backs onto the site objected to the retention of the mobile classroom on the basis that trees between her property and the mobile had been severely cut back with the view of the site being opened up to the detriment of her privacy. The resident had no objection to the retention of the mobile in principle but requested that new trees be planted to provide screening. If this could not be undertaken her objection would stand.
18. A visit was made to the resident's property and although the mobile can be seen from the garden, the side of the mobile which faces the garden has no windows and therefore privacy is not significantly affected.
19. It appears that the objection relates to the general view of the school site rather than the specific view of the mobile. Whilst one can sympathise with the resident on the issue, there is no legal right to a view and therefore no planning reason to refuse the application. The application is for the retention of the mobile classroom but it is not the retention which is the sole reason for the objection. If permission was refused and the mobile removed, the view of the site from the property would still be open.
20. The planting of trees between the resident's property and the mobile classroom has been discussed with the County Council's Property Services but as the school has foundation status the County Council has no authority to demand that trees are planted. The resident has been advised to contact the school's Bursar who could undertake tree planting if considered appropriate.

Conclusion

21. There has been one representation to this proposal. However, the concerns raised do not constitute material planning considerations. The retention of the double mobile classroom would enable Westbury Matravers School to provide accommodation for the increased numbers on the school roll in the absence of funding for permanent accommodation.

Recommendation

22. 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 Council to review the position at the expiration of the period referred to.
 2. The land upon which the mobile classroom 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 the Development Plan and to all relevant material considerations. The development is acceptable and would provide necessary additional 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 and correspondence