

**SALISBURY: RETENTION OF A SINGLE MOBILE CLASSROOM WITH TOILETS  
AT STRATFORD-SUB-CASTLE CHURCH OF ENGLAND PRIMARY SCHOOL,  
STRATFORD-SUB-CASTLE, FOR WILTSHIRE COUNTY COUNCIL  
(Application No. S.07. 8003)**

**Purpose of Report**

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

**The Site**

2. The application submitted seeks planning permission for the retention of an existing single mobile classroom with toilets at Stratford-Sub-Castle Church of England Primary School, Stratford-Sub-Castle. The location would be as existing. To the south and north are residential properties, with the mobile classroom between the two main school buildings. The site is screened from neighbouring uses to the north and south by existing mature and semi-mature vegetation and fencing and is not directly overlooked by residential properties.
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:

S.03.2593      Retention of a single mobile classroom with toilets (WCC 657(93)).  
Permission granted 31<sup>st</sup> March 2004 for a limited period of three years.

**The Proposal**

5. Conditional planning permission is sought for the retention of a single mobile classroom with toilets at Stratford-Sub-Castle Church of England Primary School, Stratford-Sub-Castle.
6. The following supporting statement for renewal planning permission for temporary unit number WCC 657(93) accompanied the planning application:

"Accommodation currently available at Stratford-Sub-Castle Church of England Voluntary Controlled Primary School includes four permanent classrooms and one temporary classroom. Single building number WCC 657(93) now requires renewal planning permission.

Past pupil numbers are:

April	2001	2002	2003	2004	2005	2006
Number on roll	124	123	108	114	132	132

Predicted pupil numbers are:

April	2007	2008	2009	2010
Number on roll	132	133	138	147

Predicted numbers indicate the school will need to maintain a five 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 657(93) at Stratford-Sub-Castle Church of England Voluntary Controlled Primary School, Salisbury."

### **Planning Policy**

7. The following policies are considered relevant to this application:
  - Policies C1, C18, CN5, CN8, G8 and PS5 of the Adopted Salisbury District Local Plan (SDLP) (June 2003)
  - Policy C5 of the Wiltshire and Swindon Structure Plan 2016 (WSSP) (adopted April 2006)
8. The policies are set out in full in **Appendix 3**.

### **Consultations**

9. **Salisbury District Council** - objects on the grounds that the mobile classroom is in a sensitive location and is contrary to Policy PS5 of the adopted SDLP.
10. **Local Members (Mrs. M. Douglas and Dr. J. English)** - no comments received.
11. **Environment Agency** - no objection.
12. **County Archaeologist** - no objection.
13. **Countryside Section** - no objection.
14. **Highways Development Control** - no objection.
15. Copies of consultation replies referred to above are available for inspection in the **Members' Room**.

### **Publicity**

16. The application has been advertised in the local press and by site notice. A neighbour notification exercise was also carried out. No letters of representation have been received.

## **Planning Considerations**

17. This planning application seeks permission to retain on site one single mobile classroom with toilets. Salisbury District Council objects to the proposal principally on the grounds of the mobile classroom being in a sensitive location and that its retention is contrary to Policy PS5 of the adopted Salisbury District Local Plan. This policy relates to new education facilities being required by the Local Education Authority which are expected to be of a permanent construction.
18. Members should note that the mobile classroom is in an acceptable state of repair.
19. The main issues to be considered with regard to this application are:
  - Educational need
  - Visual impact
  - Compliance with policy

### **Educational need**

20. It is noted in the supporting statement that there is an increase in pupil numbers forecast justifying the continuing need for classroom provision at Stratford-Sub-Castle Primary School. In addition, there is an allocation for 630 new homes as part of a mixed-use development at Old Sarum. This site is two kilometres to the east of Stratford-Sub-Castle which could, when complete, generate pupil numbers in excess of those to be provided for at the new school on that site. An application is with Salisbury District Council to determine infrastructure provision at the site (Application Number S.07.0104 - to be read in conjunction with Application Number S.05.0211). Therefore, the facility is required to continue to meet existing and forecast need and therefore accords with Policy PS5 of the adopted SDLP.

### **Visual impact**

21. The location of the mobile is not considered to be overly exposed due to existing vegetation and its setting between the two main school buildings. The retention of the mobile for a significant period of time could have a long term detrimental effect on the surrounding Conservation Area, adjacent listed building and wider landscape setting, as the design of the mobile is not in keeping with the neighbouring vernacular. However, the mobile classroom is screened to the north from the adjacent listed building by an existing bike shed and vegetation and to the east, south and west by existing permanent structures. With mitigation (being of limited timescale) the retention would accord with the objectives of Policies C1, CN5 and CN8 of the SDLP.
22. The proposed retention of the single mobile classroom is for a limited period of time and will not alter in appearance. Although the retention would not enhance the appearance of the locality, due to its screening and position on site any perceived negative impact that the mobile could have on the wider appeal of the Stratford-Sub-Castle Conservation Area and adjacent listed building would be limited.
23. It is noted that mobile classroom (WCC 756(98)) has been replaced by a permanent structure (reference Application Number S.04.1987). It is understood that it is the school's long-term objective to replace the mobile the subject of this application with a permanent structure.

### Compliance with policy

24. The proposal would accord with Policies C18 and G8 of the SDLP and Policy C5 of the WSSP as it would have no adverse effect on water quality in its vicinity. The screening and position of the existing single mobile on site would ensure that the appearance of the wider Stratford-Sub-Castle Conservation Area and neighbouring listed building are preserved, in accordance with Policies CN5 and CN8 of the SDLP. The continuing increase in pupil numbers (as forecast), together with possible provision to be made for children who could live at the Old Sarum development site (those wishing to attend Stratford-Sub-Castle Primary School), indicates the demonstrable need to retain classroom space at the school and is an education facility required by the Local Education Authority. It is acknowledged that Salisbury District Council expects new education facilities to be of a permanent construction but there is no obligation for such provision. This, coupled with the suitability of the location, would ensure the proposal accords with Policy PS5 of the SDLP.

### Conclusion

25. The application seeks permission for the retention of a single mobile classroom with toilets at Stratford-Sub-Castle Church of England Primary School, Stratford-Sub-Castle.
26. Although Salisbury District Council has objected to the application on the grounds that it is in a sensitive location and that permanent build is to be preferred, it is considered that the educational need outweighs these concerns in this instance.
27. The application to retain the mobile has been considered and, in view of the educational need for the development, the minimal visual impact to the surrounding area and the limited time period requested, it is considered that the proposal is in accordance with the Development Plan and other material planning considerations. The proposal is, therefore, recommended for approval.

### Recommendation

28. 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.  
  
*Reason: To enable the County Planning Authority to review the position at the expiration of the period referred to.*
  2. The land upon which mobile unit WCC 657(93) is situated shall be restored to its former condition within the first available planting season after the unit is removed.  
  
*Reason: To ensure the reinstatement of the land.*

### **GEORGE BATTEN**

Director of Environmental Services

Report Author

**BEN GILPIN**

Senior Planning Officer

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

Consultation replies