

REGULATORY COMMITTEE

5th DECEMBER 2001

**LAVERSTOCK: RETENTION OF ONE SINGLE MOBILE
CLASSROOM WITH TOILETS AND ONE DOUBLE MOBILE
CLASSROOM WITHOUT TOILETS NUMBERS 172(70)
AND 578(73) AT SALISBURY ST. EDMUND'S GIRLS'
CE SECONDARY SCHOOL, CHURCH ROAD
(Application No. S.01.1775.CP)**

Purpose of Report

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

The Application

2. The application is submitted by the County Council under Regulation 3 of the Town and Country Planning General Regulations 1992 and seeks planning permission for the retention of one single mobile classroom with toilets and one double mobile classroom without toilets.
3. The school is adjacent to the designated landscape setting of Salisbury.
4. A site plan is attached at **Appendix 1**.

Background

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

"Accommodation currently available at St. Edmund's Girls' School consists of both permanent and temporary classrooms. Single building 172(70) and double building 578(73) now require renewal planning permission.

Forecast pupil numbers are:

September	2001	2002	2003	2004	2005
Number on Roll	790	816	824	821	818

Predicted numbers indicate the school will need to maintain the existing 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 buildings numbers 172(70) and 578(73) at St. Edmund's Girls' School."

Consultations

6. **Salisbury District Council** - objects to the proposal. "The mobile classrooms are in a poor condition and appear to have reached the end of their useful life, thereby detracting from the visual quality of this locality. This Council therefore objects to the retention of these classrooms in their current condition, which should be replaced by new buildings. It would appear from the projected pupil numbers that there is a continuing need for the classrooms but this should be in the form of a permanent building/extension to the school."
7. **Laverstock Parish Council** - supports the application.

Publicity

8. The application has been advertised by way of a site notice. No representations have been received.

Relevant Planning Policy

9. The adopted Salisbury District Plan (1996) contains the relevant Policies PS4 and C9 which address the provision of educational facilities and development affecting the designated landscape setting of Salisbury. These policies are reproduced in the Salisbury District Local Plan Deposit Draft 1998 under Policies PS5 and C6 and are set out in the attached **Appendix 2**.

Planning Considerations

10. The two mobile classrooms are located to the east of the main school building, adjacent to other mobiles sited in the locality. The site is in a relatively elevated position, backing onto the school playing field. The location is well-related in functional terms to the main school.
11. The Chief Education Officer's supporting statement justifies the need to retain both the mobile classrooms for a further five years.
12. The mobile classrooms are considered to be in an adequate condition for retention. In view of the objection by Salisbury District Council, it has been brought to officers' attention that some of the rainwater goods are broken. The responsibility for the general maintenance of the mobile classrooms falls to the school itself. Therefore, the need for maintenance works will be brought to the attention of the applicant.

Conclusion: Options Considered

13. The mobile classrooms are required in view of the increasing number of pupils on roll at the school.
14. The classrooms are well sited adjacent to similar structures within the fabric of the school, thus, in context, not seeming to encroach on the adjacent special landscape setting.

15. The main concerns raised by Salisbury District Council have been addressed in the report, maintenance of the mobile classrooms being the responsibility of the school itself.
16. In view of the above, it is considered that the proposal is compatible with Development Plan policies and there are no overriding planning considerations.

Recommendation

17. That planning permission be granted subject to the following conditions:-
 1. Unless otherwise agreed in writing with the County Planning Authority or required by conditions attached to this permission, the development hereby permitted shall be carried out in accordance with the submitted planning application S.01.1775.CP and Drawings Numbers 1249/262A and UPRN124851.
 2. The development hereby granted is for a limited period of five years from the date of this permission.
 3. The land upon which the single mobile classroom with toilets and the double mobile classroom without toilets are sited shall be restored to its former grassed condition within the first available planting season after the units are removed.

Note to the Applicant

In view of Salisbury District Council's concerns, the applicant be asked to give early attention to the need for maintenance works on single mobile classroom 172(70) and double mobile classroom 578(73).

Reason for Recommendation

18. There is an educational need for the mobile classrooms. There are no planning grounds to recommend refusal.

RICHARD J. LANDER

Director of Environmental Services

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

Consultation replies.

Environmental impact of the Recommendations contained in this Report:

As set out in paragraphs 10 and 12 of the report.