

REGULATORY COMMITTEE

9th JANUARY 2002

**MELKSHAM WITHOUT: RETENTION OF A SINGLE
MOBILE CLASSROOM WITHOUT TOILETS AT
SHAW CE CONTROLLED PRIMARY SCHOOL
(Application No. W.01.1598.CP)**

Purpose of Report

1. To comment on the application, and to recommend that permission be 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 a single Elliott mobile classroom without toilets at Shaw CE Controlled Primary School.
3. A site plan is attached at **Appendix 1**.

Background

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

"Accommodation currently available at Shaw Primary School includes four permanent and four temporary classrooms. Single building 443(87) now requires renewal planning permission.

Forecast pupil numbers are:

April	2002	2003	2004	2005
Number on Roll	216	217	213	214

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 443(87) at Shaw Primary School."

Consultations

5. **West Wiltshire District Council** - no objections.
6. **Melksham Without Parish Council** - raises concerns and objections. "The Parish Council wishes to protest at the County Education Department's continued use of temporary classrooms for educational purposes in the twenty first century. We understand from Governors at Shaw School that one of the concerns of the last Ofsted was the reliance on mobile classrooms to educate children. We believe that some mobiles on site are almost twenty years old. The Parish Council will be forwarding their objections to the County Development Control Officer and writing to the County Education Department to urge that this policy be reviewed and proper budget provision be made to provide permanent school buildings."

Publicity

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

Relevant Planning Policy

8. The Adopted West Wiltshire District Local Plan (March 1996) contains the relevant Policy CF1 which addresses community and education facilities. The Policy remains unchanged in the West Wiltshire District Plan Deposit First Alteration (October 1998) and is set out in **Appendix 2**.

Planning Considerations

9. The classroom is located behind the main school building, towards the north-east boundary of the site. The mobile is adjacent to a further two temporary classrooms and the playing field.
10. The mobile is not visually intrusive as it is set back from the public highway adjacent to the north-east site boundary which is well vegetated with mature trees and hedging.
11. The Chief Education Officer's supporting statement justifies the need to retain the mobile classroom for a further five years.
12. With regard to Melksham Without Parish Council's objection, it is clear from the Chief Education Officer's statement that, in the absence of funds to provide further permanent accommodation, the mobile classroom is essential to the effective running of the school.

Conclusions: Options Considered

13. The mobile classroom is required in view of the high number of pupils on roll at the school.
14. The classroom is discreetly sited behind the main school adjacent to similar structures. Mature vegetation forms a thick visual boundary around much of the school site.

15. The mobile classroom cannot be replaced by permanent accommodation at present due to budgetary constraints.
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 W.01.1598.CP and Drawings Numbers UPRN:1168S1 and 867/1/40D.
 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 without toilets is sited shall be restored to its former grassed condition within the first available planting season after the unit is removed.

Reason for Recommendation

18. There is an educational need for the mobile classroom. 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 Recommendation contained in this Report:

None.

