

REGULATORY COMMITTEE

9th JANUARY 2002

**STRATFORD SUB-CASTLE: RETENTION OF A SINGLE
MOBILE CLASSROOM WITH TOILETS AT
STRATFORD SUB CASTLE PRIMARY SCHOOL
(Application S.01.2017.CP)**

Purpose of Report

1. To comment on the application and to recommend 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 a single mobile classroom with toilets (WCC 756(98)) at Stratford sub Castle Primary School. The site is within the Stratford sub Castle designated Conservation Area.
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 Stratford sub Castle Church of England Voluntary Controlled Primary School includes three permanent and two temporary classrooms. Single building 756(98) now requires renewal planning permission.

Forecast pupil numbers are:-

April	2002	2003	2004	2005
Number on Roll	124	114	113	112

While predicted numbers indicate the school will fall to a four-class structure from 2003, a review of the accommodation is underway to explore the potential of providing the school with a hall. This may be achieved by possibly converting a classroom in the main building. Until the review is complete, the current accommodation is required.

Three-year planning permission is requested for temporary building number 756(98) at Stratford sub Castle Church of England Voluntary Controlled Primary School."

Consultations

5. **Salisbury District Council** - "In the absence of any further justification, Salisbury District Council would object to the retention of the mobile classroom for a further three years as it is within a very sensitive location in the Stratford sub Castle Conservation Area, and as the expected number of pupils on the school roll declines after the year 2001-2002. This Council would not object to the retention of the mobile for a further year to provide accommodation for the pupil numbers expected in the school 2001-2002."

Publicity

6. The application has been advertised in the local press and on site and a neighbour notification exercise was carried out. No representations have been received.

Relevant Planning Policies

7. Policy CN12 of the adopted Salisbury District Local Plan 1996, which addresses the quality of development in Conservation Areas, is considered relevant. The context of this policy is retained in the Salisbury District Local Plan Replacement Draft Deposit 1998.

CN12 IN CONSERVATION AREAS ONLY DEVELOPMENT WHICH PRESERVES OR ENHANCES THE EXISTING CHARACTER WILL NORMALLY BE ALLOWED.

Planning Considerations

8. Whilst acknowledging the comments of Salisbury District Council, the classroom is sited to the south and rear of the permanent main school building. The main school building itself is an uncompromisingly modern, mainly single storey, flat roofed structure (circa late 1960s). The external walls are in reddish-brown brick, surmounted by a deep, dark brown fascia. The mobile classroom, being a single storey, flat roofed structure, finished externally in a panelled reddish-brown aggregate, therefore has some affinity with the main school in terms of configuration and colour finish.
9. In response to Salisbury District Council's representations, the Chief Education Officer reiterates that:-

"While predicted numbers indicate the school will fall to a four-class structure from 2003, a review of the accommodation is underway to explore the potential of providing the school with a hall. This may be achieved by possibly converting a classroom in the main building. Until the review is complete, the current accommodation is required.

Three-year planning permission is requested for temporary building number 756(98) at Stratford sub Castle Church of England Voluntary Controlled Primary School."

10. In view of the above, it is considered that the application is acceptable in terms of the Development Plan and there are no other overriding material planning considerations.

Conclusions: Options Considered

11. The mobile classroom is already on site and provides essential accommodation for educational purposes. It is located to the rear of the main school in probably the least conspicuous location within the school's curtilage, commensurate with the needs of the educational function. The Chief Education Officer's additional statement indicates that a final decision on the mobile's future cannot effectively be made until the current review procedure is completed.

Recommendation

12. 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.01.2017.CP and Drawings Numbers SU 1332 and 503/24B.
 2. The development hereby granted is for a limited period of three years from the date of this permission.
 3. The land upon which the mobile classroom with 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

13. As there is no practical alternative, the immediate and essential accommodation needs of the school can only be met by the continued use of the mobile classroom for the foreseeable future.

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:

See paragraph 8 of the main body of the report.