

REGULATORY COMMITTEE

11th SEPTEMBER, 2002

BULFORD : RETENTION OF A TEMPORARY NURSERY UNIT AT
BULFORD KIWI COUNTY PRIMARY SCHOOL,
HUBERT HAMILTON ROAD, BULFORD CAMP
(Application No. S.02.1365.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 temporary nursery unit (WCC 749/97) at Bulford Kiwi County Primary School, Hubert Hamilton Road, Bulford Camp.
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 Bulford Kiwi C.P. School includes ten permanent and one temporary nursery unit. Nursery unit, number 749(97), now requires renewal planning permission.

Forecast pupil numbers are:

April	2002	2003	2004	2005	2006
Number on roll	223	206	209	217	231

This school predominantly serves the needs of armed forces families. The school population fluctuates due to troop movements and the LEA also maintains nursery provision to ensure places are available.

The ten-class structure and nursery unit is required to maintain adequate flexibility of places. Five-year planning permission is therefore requested for temporary building, number 749(97), at Kiwi C.P. School.”

Consultations

5. **Salisbury District Council** – no objections, subject to a condition relating to restoration of the land and limiting of any permission granted to a period of five years.
6. **Bulford Parish Council** – “objects to the retention of a temporary nursery unit at the Kiwi and C of E Schools. When the agreement was sought for the closure of the Haig School nursery facilities assurances were given by the Senior Representative of the education authority at Wiltshire County Council that proper permanent facilities would be built at both primary schools. This has never been honoured and the temporary accommodation at both sites is an eyesore.”
7. **Highways** – no objections.

Publicity

8. The application has been advertised by way of a notice displayed on site. No letters of representation have been received.

Relevant Planning Policy

9. The School is within a Military Garrison designated area in the Adopted Salisbury District Local Plan (1996) and the Salisbury District Local Plan Replacement Draft for Deposit (1998). The policies related to development in such an area do not apply as the application is not for a defence related development, nor is it an application for the civilian reuse of Ministry of Defence land that has been declared surplus to requirements.

Planning Considerations

10. The temporary nursery unit is located on the south-west corner of the grassed playing field, to the north of the main school building.
11. To the north-east of the temporary nursery unit is the boundary of the school site, with hedging and mature trees, screening the unit from users of the public highway.
12. The temporary nursery unit is located on the furthestmost part of the School site visible from the houses beyond the north-eastern boundary of the School. The affect on these properties is minimal due to their distance from the unit and the close integration of the unit within the fabric of the school site.
13. Whilst acknowledging the comments of Bulford Parish Council, the temporary nursery unit is modern and in good condition. The unit is single storey with a flat roof and Mexican Pink cladding, which is a reasonable complement to the adjacent part of the main School building which is of red brick, and is a modern, single storey and flat roofed structure.
14. There is a clear educational need for the retention of the temporary nursery unit as set out in the Chief Education Officer’s supporting statement.

15. In view of the above, it is considered that the proposal is fully compatible with Development Plan Policy and there are no other overriding planning considerations.

Conclusion: Options Considered

16. The temporary nursery unit is already on site and provides essential accommodation for educational purposes. It is located to the rear of the main School building, closely integrated within the main fabric of the School site, in an essentially inconspicuous location.

Recommendation

17. That planning permission be granted subject to the following conditions:-
1. Unless otherwise agreed in writing by 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.02.1365.CP and Drawing Number 828/56A.
 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 temporary nursery unit 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. As there is no practical alternative, the immediate and essential accommodation needs of the School can only be met by the continued use of this temporary nursery unit.

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:

As set out in paragraphs 11 and 12 of the report