

REGULATORY COMMITTEE

11TH SEPTEMBER, 2002

BULFORD: RETENTION OF A TEMPORARY NURSERY UNIT AT
BULFORD C.E. PRIMARY SCHOOL, JOHN FRENCH LANE
(Application No. S.02.1366.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 750/97) at Bulford CE Primary School, John French Lane, Bulford.
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 Primary Church of England School includes eight permanent class bases and a temporary nursery unit, number 750(97). Nursery unit, number 750(97), now requires renewal planning permission.

Forecast pupil numbers are:

April	2002	2003	2004	2005	2006
Number on roll	236	230	230	232	236

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 750(97), at Bulford Primary Church of England 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 temporary nursery unit is located within an area designated as Recreational Open Space and therefore Policy R4 of the Adopted Salisbury District Local Plan (1996) applies. The policy remains fundamentally unaltered in the Salisbury District Local Plan Replacement Draft for Deposit (1998) as Policy R5. These policies are set out in the attached **Appendix 2**.

Planning Considerations

10. The temporary nursery unit is located on the north-west corner of the grassed playing field, to the north-east of the main school building. There are no marked playing pitches, and the marginal infringement of the designated area Policy R4 has no adverse effect on the recreational use of the playing field as a whole.
11. The whole of the site slopes gently from south-east to north-west, so the temporary nursery unit is at a lower level than the main school. It is located on the furthest part of the school site visible from the houses to the south-east of the school, some 50 metres distant. The effect on these properties is minimal due to the sloping nature of the area and the close integration of the unit within the fabric of the school site.
12. 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 light red brickwork of the modern, essentially single storey flat roofed main School building.
13. 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.
14. 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

15. 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

16. 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.02.1366.CP and Drawings Numbers B35 and 964/109A.
 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

17. 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 10 and 11 of the report