

REGULATORY COMMITTEE

23rd JULY 2003

**BRADFORD ON AVON: RETENTION OF A DOUBLE MOBILE CLASSROOM
WITH TOILETS AT ST. LAURENCE SCHOOL, ASHLEY ROAD
(Application W.03.0947.CP)**

Purpose of Report

1. To consider the above application and to recommend that planning permission be granted subject to conditions.

The Site

2. The site is at St. Laurence School, Ashley Road, Bradford on Avon. The mobile classroom (WCC 644(93)) is located to the east of the main permanent school complex. To its north and east it is flanked by other mobile classrooms and to the south overlooks the school tennis courts. The site is not within any specific designated planning policy area. A site plan is attached at **Appendix 1**.

Planning History

3. In brief, the planning history of the site is as follows:-

<u>W.93.0328.CP</u>	Five-year temporary planning permission granted in April 1993 for the siting of a double mobile classroom with toilets (WCC 644(93))
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<u>W.98.0670.CP</u>	Five-year planning permission granted in June 1998 for the retention of a double mobile classroom with toilets (WCC 644(93))
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Proposal

4. The application is submitted by the County Council under Regulation 3 of the Town and Country Planning Regulations 1992 and seeks planning permission for the retention of a double mobile classroom for a further period of five years.
5. The Chief Officer of the Department for Children, Education and Libraries has submitted the following statement in support of the application:-

"Accommodation available at St. Laurence School consists of permanent and temporary classrooms. Double building, WCC 644(93), now requires renewal planning permission.

Forecast pupil numbers are:-

September	2003	2004	2005	2006	2007
Number on Roll	1,133	1,180	1,219	1,261	1,294

Predicted numbers indicate the School will need to retain all the accommodation currently located on the school site.

Five-year planning permission is requested for temporary building, number WCC 644(93), at St. Laurence School, Bradford on Avon."

Planning Policy

6. Policy CF1 of the Adopted West Wiltshire District Plan 1996 is considered relevant to this application. This Policy is set out in the attached **Appendix 2**.

Consultations

7. **West Wiltshire District Council** - no objections.
8. **Bradford on Avon Town Council** - no objections subject to a two-year time limit as the Town Council understands that planning permission has been given for a new development of five additional classrooms for the school.

Publicity

9. The application has been advertised by way of a site notice and a neighbour notification exercise has been carried out. No representations have been received.

Planning Considerations

10. The planning application proposes the retention of a double mobile classroom for a further five years. The main issues to be considered with regard to this application are:-
 - Continuing educational need for this facility
 - Visual impact

Educational need

11. The statement of support from the Chief Officer of the Department for Children, Education and Libraries sets out the continued need for the double mobile classroom for a further five-year period.
12. The planning permission for five permanent classrooms at this school, referred to by Bradford on Avon Town Council, would be planning permission ref: W.03.0107.CP granted in April 2003. As part of this development two double and one single ageing mobile classrooms are to be removed from the site on occupation of the new permanent classrooms.

13. However, the new permanent five-classroom facility will replace the same number of classrooms lost by the removal of the three mobiles, and the mobile classroom the subject of this application will remain. There is currently no source of funds to replace this mobile classroom with permanent build.

Visual impact

14. The mobile classroom, largely surrounded by other mobiles and overlooking the school's own playing fields and tennis courts, has little, if any, visual impact beyond its immediate environs. The visual impact should still remain minimal even with the removal of two double mobile classrooms immediately to its east under the provisions of W.03.0107.CP. The external colour finish of the mobile classroom reflects that of the surrounding structures and further reduces its visual appearance.

Conclusion

15. In view of the continuous educational need for the accommodation provided by the mobile classroom and its minimal visual impact, it is considered that the application is acceptable in terms of the Development Plan.

Recommendation

16. That planning permission be granted subject to the following conditions:-
1. The development hereby granted is for a limited period of five years from the date of this permission.
 2. The land upon which the double 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.

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

Consultation replies and correspondence

Environmental impact of the Recommendation contained in this Report:

As set out in the Report