CASE OFFICER'S REPORT

Application Reference:	PL/2023/03710
Application Type:	Full planning permission
Site Inspection:	15 June 2023
Consultation ends:	01 August 2023
Case officer:	Julie Mitchell

Site Address:	DCBRNC, Winterbourne Gunner, Salisbury, Wilts, SP4 0ES
Proposal:	Relocation of a Portaloo building and installation of modular Portakabin building for a period of 260 weeks.
Recommendation:	Approve with Conditions

Policies

National Context:
National Planning Policy Framework (NPPF)
Planning Practice Guidance (PPG)
Planning (Listed Buildings and Conservation Areas) Act 1990

Local Context:
Wiltshire Core Strategy (WCS) adopted 2015
CP37, CP51, CP57, CP58

Relevant Planning History
There are a number of historic permissions relating to the site. The following application is of direct relevance to the current application:

20/11137/FUL - Installation of additional Portaloo building to allow safe welfare facilities - Approved

Consultation Responses

Winterbourne Parish Council
No objection subject to darker/more muted colour to external walls. It is noted that there are several existing buildings at the Winterbourne Camp which, due to their light colour, stand out within the landscape on the elevated valley side. The light grey finish proposed would have the same negative impact, and a darker/more muted colour (possibly dark green) is considered to be more appropriate.

Highways
The proposed Portakabin is located within the large existing secured site and it is considered that the additional portacabin will not generate a significant amount of additional traffic travelling on the highway network to the site.

It is therefore considered that the proposal is not detrimental to highway safety and I wish to raise no highway objection.

Representations
No third party comments have been received.

Planning Considerations and Assessment

Section 70(2) of the Town and Country Planning Act 1990 and section 38(6) of the Planning and Compulsory Purchase Act 2004 require that the determination of planning applications must be made in accordance with the Development Plan, unless material considerations indicate otherwise.

Principle of Development:
The site is located within the CBRN Centre and relates to the existing NARU facilities within the MOD grounds. The portaloos were previously approved but are to be relocated together with a new portacabin in the approved location of the portaloos. The principle of development for siting of an portacabin for offices and portaloos associated with the established land use is considered acceptable. Permission is sought for a temporary period of 5 years.

Landscape, Heritage and Visual Impacts:
The site is not within an AONB but is included within the Special Landscape Area defined by the former Local Plan policies where saved policies continue to apply. There are no listed buildings in the barracks and it is some distance from the Conservation Area in Winterbourne Gunner. The proposal is for free standing portacabins and portaloos and therefore whilst there are features of archaeological interest in this location there would be no excavations.

The proposal comprises 1 new modular single storey portable 'building' measuring 26.68 metres by 12.23 metres, with a flat roof and height of 3.51 metres. The relocated portaloo building measures 7.21 metres by 2.96 metres with a height of 2.3 metres. Both would be sited close to existing buildings. The parish council have requested that the external finish is a darker more muted colour due to the visibility of the existing buildings, the agent has confirmed that the grey colour is standard and providing an alternative finish would not be financially viable. Given the limited height of the buildings in relation to the adjacent structures and the temporary nature of permission which is being sought, it is concluded that the visual impact would be acceptable in this context.

Neighbour Amenity:
The site is located within an existing site where there are no non-associated residential properties within the barracks.

Highways Safety:
The siting of the proposed buildings does not have any implications for highway safety being located within the large existing secured site and unlikely to generate significant additional traffic.

Conclusion:
The proposed modular office/education block and relocated portaloo is justified for the ongoing purposes of the NARU facility with the MOD's CBRN complex. The scale of the proposals in relation to existing structures and their temporary nature (5 years) is not considered to result in a degree of visual and landscape impact to justify refusal or conditions regarding the colour. There are no other material considerations which would indicate reasons for refusal. Permission is therefore granted for a period of 5 years as sought.

Conditions: (2)

1 The development hereby permitted shall be carried out in accordance with the following approved plans and documents:

Proposed location and block plan NAU420063025NMP dated 21 March 2023
Offices and Education Area HD/13188/02 Rev B dated 26.04.23
Portaloo Floor Plan PL072QA Rev R dated 20.01.21
Portaloo Elevations PL072Q Rev R dated 20.01.21

REASON: For the avoidance of doubt and in the interests of proper planning.

2 The modular office building and portaloos hereby permitted shall be removed and the land restored to its former condition on or before 2 August 2028.

REASON: In the interests of visual and landscape amenity, in order to secure the removal of buildings for which permission is sought and justified on the basis of a temporary need.