CASE OFFICER'S REPORT

Application Reference:	PL/2023/05125
Application Type:	Full planning permission
Site Inspection:	13 July 2023
Consultation ends:	09 August 2023
Case officer:	Julie Mitchell

Site Address:	Chemring Countermeasures Ltd, Netton, Salisbury, Wilts, SP4 6AS
Proposal:	Installation of a temporary Portakabin building to be used as a centralised office facility for a period of 5 years.
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
CP51, CP57, CP58

Relevant Planning History
Various permissions relate to the site in relation to its established use. There are none with direct relevance to the current proposal.

Consultation Responses

Durnford Parish Council
No response received

Public Protection
No response received

Highways
The site of the proposed Portakabin is within the confines of the existing large site and access to it will be via an existing established vehicle access. No car parking spaces will be affected by the siting of the Portakabin.

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 Chemring Countermeasures site which lies in open countryside to the west of the High Post crossroads. The proposal relates to the existing use of the site and is required for office space for a temporary period of 5 years. The principle of development for siting of a portacabin for offices associated with the established land use is considered acceptable.

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 or surrounding the site and it is some distance from the nearest Conservation Area in Winterbourne Gunner. The proposal is for a free standing portacabin which is to be sited on a disused hard standing area and therefore whilst there are features of archaeological interest in this location there would be no excavations for its foundations.

The proposal comprises 1 new modular single storey portable 'building' measuring 13.47 metres by 12.23 metres, with a flat roof and height of 3.51 metres. It would be sited within a group of buildings and is surrounded by existing built form and will therefore not be visible from the public highway or surrounding landscape. Given the limited area and height of the building 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.

Neighbour Amenity:
The site is located within an existing industrial site where there are no non-associated residential properties adjacent. Whilst there are no comments from the public protection officer, there are no amenity issues of concern from the nature of this proposal or its relationship to the public realm or private properties.

Highways Safety:
The siting of the proposed building does not have any implications for highway safety. This is confirmed by the highways officer.

Conclusion:
The proposed portacabin is required for the ongoing purposes of the established operations of the site to provide office space. The scale of the proposals in relation to existing structures and their temporary nature (5 years) is not considered to result in any demonstrable degree of visual and

landscape or visual impact. 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 modular office building hereby permitted shall be removed and the land restored to its former condition on or before 15 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.

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

Location and Block Plan CC420063403PNM Rev A dated 10 July 2023
Proposed layout - 4 x UK123 Ultima Modular Building HD/12934/01 dated 05/07/2022

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