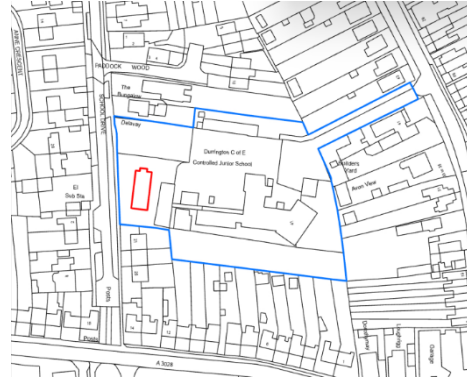
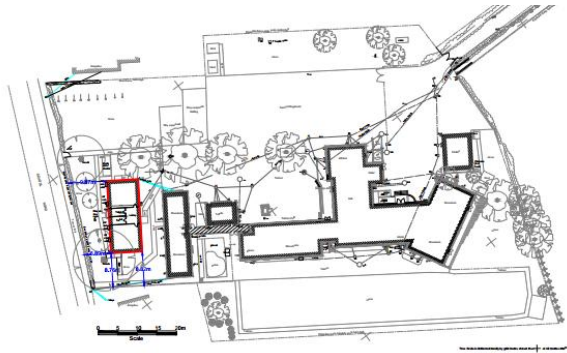


APPLICATION FOR FULL-PLANNING PERMISSION CASE OFFICER REPORT

APPLICATION REFERENCE:	PL/2025/09317
APPLICATION TYPE:	Wiltshire Council R3
SITE ADDRESS:	Durrington Junior School, Bulford Road, Durrington, Salisbury, SP4 8DL
DEVELOPMENT DESCRIPTION:	To renew the planning permission for five years for the existing mobile classroom - mobile number 698(95)
RECOMMENDATION:	Approve with Conditions

SITE DESCRIPTION/CONTEXT

The application site is within the campus of Durrington Junior School, in the settlement of Durrington, identified as a Market Town in CP1, CP2, and CP4 of the Wiltshire Core Strategy. The site is bordered by residential dwellings and adjacent highways, set within a dense residential area to the south east of the settlement. The mobile classroom is sited to the western boundary of the site, as shown in the location and site plans below.



PROPOSAL

This application seeks to renew temporary 5 year permission granted under 20/09324/DP3, for a further 5 years, for a mobile classroom within the grounds of the school.



PLANNING HISTORY

Proposal / Summary
CM/2005/8006 - Wiltshire Council R3 Decision - Approve with Conditions Date: 9/5/2005 – RETENTION OF A DOUBLE MOBILE WITH TOILETS WCC698(95)

S/2000/1034 - Wiltshire Council R3 Decision - Approve with Conditions Date: 16/6/2000 – PERMISSION TO RETAIN SINGLE MOBILE CLASSROOM WITH TOILETS
S/2000/0990 - Wiltshire Council R3 Decision - Approve with Conditions Date: 15/6/2000 – PERMISSION TO SITE A SINGLE CLASSROOM EXTENSION TO A SINGLE MOBILE CLASSROOM WITH TOILETS NO WCC698 (95) TO REPLACE MOBILE NO WCC084 (68)
S/2010/0511 - Full planning permission Decision - Approve with Conditions Date: 28/5/2010 – PROPOSED FRONT EXTENSION TO PROVIDE ENLARGED RECEPTION, NEW DISABLED ACCESS, SCHOOL OFFICE AND STORAGE AREA
S/2009/1533 - Full planning permission Decision - Approve with Conditions Date: 30/11/2009 – REPLACEMENT OF 1.4 METRE HIGH CHAIN-LINK FENCE WITH 2.8 METRE HIGH CHAIN-LINK FENCE
S/1995/0205 - Full planning permission Decision - Approved Date: 28/3/1995 – ERECTION OF A SINGLE EXTENDABLE MOBILE CLASSROOM WITH TOILETS
S/2010/0922 - Full planning permission Decision - Approve with Conditions Date: 5/8/2010 – THE RETENTION OF A DOUBLE MOBILE BUILDING
20/09324/DP3 - Wiltshire Council R3 Decision - Approve with Conditions Date: 10/12/2020 – Retention of double mobile, building no.698 (95)
15/06504/DP3 - Wiltshire Council R3 Decision - Approve with Conditions Date: 2/9/2015 – Retention of existing double Mobile Classroom

RELEVANT LEGISLATION, POLICIES AND GUIDANCE

Statutory Legislation:

National Planning Policy:

- National Planning Policy Framework (NPPF)
- Planning Practice Guidance (PPG)
- National Design Guide

Development Plan:

The adopted *Wiltshire Core Strategy (WCS)*, with particular regard to:

- Core Policy 1 Settlement Strategy;
- Core Policy 2 Delivery Strategy;
- Core Policy 3 Infrastructure Requirements;
- Core Policy 4 Spatial Strategy Amesbury Community Area;
- Core Policy 51 Landscape;
- Core Policy 57 Ensuring High Quality Design and Place Shaping;
- Core Policy 64 Demand Management.

Salisbury District Local Plan 'saved' policies

PS5 New Education Facilities

Neighbourhood Plan:

Durrington Parish Plan 2016-2026

Supplementary Planning Documents and other Guidance:

- Wiltshire Design Guide (adopted April 2024)
- Wiltshire Local Transport Plan 2011-2026, adopted 2015 - including the Car Parking Strategy and Cycling Strategy, adopted 2015

CONSULTATION RESPONSES

Parish Council: No Response Received

REPRESENTATIONS

None Received

ASSESSMENT

Section 38(6) of the Planning and Compulsory Purchase Act 2004 states:

"If regard is to be had to the development plan for the purposes of any determination to be made under the planning Acts, the determination must be made in accordance with the plan unless material considerations indicate otherwise."

In accordance with this statutory requirement, this application has been assessed against the relevant policies of the Development Plan, including the Wiltshire Core Strategy (2015) and, where applicable, any made Neighbourhood Plans. Consideration has also been given to the policies of the National Planning Policy Framework (NPPF) as a material consideration in the assessment.

Principle of Development

Core Policy 1: Settlement Strategy of the WCS establishes a hierarchy of settlements to guide where development should be focused. The policy prioritises growth in Principal Settlements, to include Salisbury, Chippenham and Trowbridge. These are strategically important centres and the primary focus for development, providing significant levels of jobs and homes, together with supporting community facilities and infrastructure, meeting their economic potential in the most sustainable way to support better self containment.

Core Policy 2: Delivery Strategy of the WCS sets out how development will be distributed and delivered across Wiltshire. The policy emphasises sustainable patterns of growth, reducing the need to travel and supporting local services, and states that within the defined limits of development, there is a presumption in favour of sustainable development at the Principal Settlements, Market Towns, Local Service Centres and Large Villages. Together, CP1 and CP2 ensure that new development is strategically located, sustainable, and supports the character and function of Wiltshire's communities.

The site is located within the limits of development for Durrington, a Market Town, where the principle of development is therefore acceptable, subject to site specific constraints. Saved policy PS5 of the Salisbury District Local Plan states:

Wiltshire County Council is responsible for the provision of education in the plan area. Many settlements contain a primary school or a middle school and secondary schools are located in Salisbury, Laverstock, Amesbury, Durrington, and Downton. There are also a number of privately run pre school nurseries, primary and secondary schools in the area. Where a proposed residential development will take the school over its current capacity, the Local Planning Authority will seek contributions from developers for new education facilities to serve the development. For example, a new school site will be required at Old Sarum to service the new housing proposed in policy H2D. New education facilities required by the Local Education Authority will normally be permitted on suitable sites either within or adjoining settlements and required to be implemented concurrently with the developments they are intended to serve.

The statement provided with the application states that, in order to accommodate pupil numbers at present, and as forecast for the next 3 years, it is necessary for the mobile classroom to be retained for a further 5 years. There is not currently funding in place to replace the temporary structure with a permanent one, and therefore the mobile classroom needs to be retained for a further 5 years at present. Policy supports the provision of education facilities that can facilitate the capacity of pupils required, and as the site falls within the settlement boundary, and is within an existing school campus, is it considered acceptable in principle.

Design and Impact on the Character and Appearance of the Area

Core Policy 57 of the WCS requires high-quality design that enhances local character, responds to the natural, historic, and built environment, retains important features, supports sustainable construction and compatibility with surrounding uses, creates safe, legible, and accessible spaces.

Section 12 of the NPPF emphasises design that is visually attractive, functionally effective, and contributes to the quality of the built environment.

The mobile classroom has been in position for many years, with consent granted on a temporary basis since 2000, and most recently in 2020, under 20/09324/DP3. The previous Officer's Report noted that while the classroom is of a mobile nature, the structure integrates well with the existing buildings, and its scale/design/material is considered appropriate in the context of the surroundings, and of no material harm to visual or residential amenity. This application seeks to retain the mobile classroom as existing, with the materials, scale, and layout the same as previously granted. It is therefore considered that the proposal is acceptable, however due to the temporary nature of the structure, permission is granted only for a further 5 year period, at which time another application should be submitted, or the structure removed.

Amenity

Core Policy 57 (Point vii) of the Wiltshire Core Strategy requires development to respect the amenity of existing occupants and ensure appropriate amenity levels for future residents.

The National Planning Policy Framework (NPPF), particularly Paragraph 135, reinforces the need for development to provide a high standard of amenity for both existing and future users.

As the application seeks to retain the existing mobile classroom, for a further 5 years, the impact on amenity of surrounding dwellings will remain the same, and is not considered of further harm than when previously granted for a period spanning over 20 years. The adjacent dwellings to the west of the site would not experience any further harm than existing, and no comments or objections have been received during the consultation period. The mobile classroom is located within an established education setting, within the boundaries of the site, and of suitable scale and layout for the intended purpose and surrounding development. As such, the mobile classroom is considered acceptable to be retained for a further temporary period, which has been conditioned on this permission.

PLANNING BALANCE AND CONCLUSION

At the heart of the NPPF there is a presumption in favour of sustainable development requiring local planning authorities to approve development proposals that accord with an up-to-date development plan without delay; and where there are no relevant development plan policies,

or the policies which are most important for determining the application are out-of-date, permission should be granted unless (taken from paragraph 11d of the NPPF):

- The application of policies in the NPPF that protect areas or assets of particular importance provides a clear reason for refusing development proposed; or
- any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the NPPF taken as a whole;

The mobile classroom is proposed to be retained to meet demand and accommodate the number of children attending the school, it is proposed in line with current relevant policy, and having considered the visual and amenity impacts, is not seen of harm to the broader setting or residential dwellings nearby. The temporary structure has been in place for over 20 years, and no objections have been raised regarding the proposal for it to be retained for a further 5 years.

Accordingly, the proposal is considered acceptable in planning terms and in accordance with the Wiltshire Core Strategy, the National Planning Policy Framework, and all other relevant material considerations.

RECOMMENDATION:

That Planning Permission be GRANTED, subject to the following conditions:

1. This permission is granted for the limited period ending five years from the date of this permission at the expiration of which the use shall cease and the land shall be reinstated to its former use unless otherwise agreed by the Local Planning Authority upon submission of a planning application in that behalf.

REASON: In the interests of amenity, in order to secure the reinstatement of the land upon removal of a temporary building for which permission is 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:

Plan, Location, Elevations and Photographs ref 1589/46 Rev O Date Received: 26/11/2025

Location Plan Date Received: 26/11/2025

Application Form Date Received: 02/12/2025

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