

REPORT OUTLINE FOR AREA PLANNING COMMITTEES**Report No.**

Date of Meeting	19 th March 2026
Application Number	PL/2025/09344
Site Address	Greentrees Primary School, Sycamore Drive, Bishopdown, Salisbury, SP1 3GZ
Proposal	To renew the Planning Permission for 5 years for the existing Mobile Classroom at Greentrees Infants School, Mobile number 837(15) occupied by Bishopdown Farm Pre-school
Applicant	Wiltshire Council
Town/Parish Council	Bishopdown
Electoral Division	Laverstock and Ford – (Nick Baker)
Grid Ref	51.089054, -1.781033
Type of application	Full Planning
Case Officer	Joe Richardson

Reason for the application being considered by Committee

The application is submitted by Wiltshire Council to renew an existing 5 year temporary planning permission for the retention of the mobile classroom. This application has been brought before members of the Southern Area Planning Committee because the scheme of delegation confirms that should an objection with a material planning consideration be received to the proposal when the applicant is Wiltshire Council, the application is to be determined by the relevant planning committee board.

3 letters of objection have been received during the consultation period for this planning application, and therefore, in line with the scheme of delegation, the application is to be determined by the Southern Area Planning Committee rather than under officer delegated powers.

1. Purpose of Report

The purpose of the report is to assess the merits of the proposal against the policies of the development plan and other material considerations and to consider the recommendation that the application be **approved** for the reason(s) set out below.

2. Report Summary

The issues in this case are:

- Principle of development;
- Design and impact on the character of the area;
- Amenity impacts;
- Parking/Highway Safety

3. Site Description

The application site is within the campus of Greentrees Primary School, in the settlement of Bishopdown/Laverstock, identified as a small Village in CP1, CP2, and CP23 of the Wiltshire Core Strategy. The site is bordered by residential dwellings and adjacent highways, set within a dense surrounding residential area. The mobile classroom is sited within the north western boundary of the site and is occupied by the nursery, Bishopdown Farm Pre-School associated within Greentrees Primary School, as shown in the location plans and aerial photograph below.



4. Planning History

15/00924/DP3 - Provision of one temporary double mobile classroom with toilets to accommodate children until the new school is completed - Autumn 2015 Provision of special mobile pre-school to be used as temporary accommodation until the new school is complete then to house the pre-school which is currently in the local Community Centre APP 20.04.15

20/08505/DP3 – Retention of temporary building, mobile no.837 (15) APP 18.11.20

5. The Proposal

Planning permission is sought to renew the Planning Permission for 5 years for the existing Mobile Classroom at Greentrees Infants School, Mobile number 837(15) occupied by Bishopdown Farm Pre-school.

6. Local and National Planning Policy

National Planning Policy Framework

Section 2 Achieving Sustainable Development

Section 12 Achieving Well Designed Places

Section 15 Conserving and enhancing the natural environment

Wiltshire Core Strategy

Core Policy 1 Settlement Strategy

Core Policy 2 Delivery Strategy

Core Policy 23 Southern Wiltshire Community Area

Core Policy 57 Ensuring high quality design and place shaping

Core Policy 60 Sustainable Transport

Core Policy 61 Transport and New Development

Core Policy 64 Demand Management

Saved Salisbury District Local Plan
PS5 – New Education Facilities

Supplementary Planning Documents:

Wiltshire Local Transport Plan 2015-2026: Car Parking and Cycling Strategy

National Design Guide 2021

Wiltshire Design Guide 2024

Emerging Local Plan

7. Summary of consultation responses

Laverstock and Ford Parish Council – No comment

WC Highways – No objection with the following comments stating:

The recommendation of no objection has been made having regard to highway safety in relation to the public highway. The roads surrounding the school are subject to parking restrictions during school hours, and whilst it is understood that on-street parking often takes place on the highway, this is a matter of enforcement. It is also understood that the School has a Travel Plan which would include measures to discourage car journeys and promote sustainable means of travel, the enforcement of which would need to be addressed through the school.

8. Publicity

The application has been advertised by way of letters to near neighbours of the site.

The publicity has generated 3 letters of objection in total with comments received stating:

Objection 1:

We object to the renewal of planning permission for the existing temporary structure due to ongoing and unresolved issues relating to parking, access, and pedestrian safety. There are significant traffic problems, particularly during morning peak hours. Parking at the site entrance is insufficient and vehicles frequently mount the pavement opposite our property. This makes it difficult and unsafe for residents to leave their homes and driveways in the mornings. Pedestrian safety is also a serious concern. There is not a sufficient or safe walkway for neighbours to use, especially during busy morning periods when parents and taxis mount the pavement in order to park. Pavements are regularly obstructed, forcing pedestrians into the road and creating a hazardous situation. Although single yellow lines are in place, they are not effective and are frequently disregarded. As these issues are already occurring, renewing permission without addressing them would allow an existing and ongoing problem to continue unchecked. The current arrangements are not adequate to safely accommodate the level of traffic on this road, and no effective provisions have been made for access, drop off, or parking during peak times. Until appropriate and enforceable measures are put in place to resolve these safety and access concerns, we believe the renewal of permission should be refused. Allowing the development to continue in its current form is detrimental to public safety and the amenity of local residents.

Objection 2:

The entrance to the preschool nursery - no provisions to protect pedestrians from parents parking on the pavements across the gates, at present no enforceable or monitored restrictions apply, to prevent cars mounting the pavements and driving along the pavements to the next dropped curb, single yellow lines are ignored by many.

Objection 3:

I have been a resident of St Thomas Way since February 1996. I was an active member of the Bishopdown Farm Residents Association committee for a number of years and oversaw the original plans for the school, I was part of the committee who appointed the initial Head Teacher, Jan Bennett. When Greentrees school opened I became a Governor. I am therefore fully aware of the history relating to the school. The gates on St Thomas Way that give access to the Greentrees site were only ever meant to be for emergency vehicles to enter the property. As far as I am aware the permitted use of this access has never changed. Since the installation of the mobile classroom, occupied by Bishopdown Farm Pre School the gates on St Thomas Way have been used as access to this facility daily by parents and children. When the preschool was re located to the Greentrees site the expectation was I suppose that most parents and children would walk, I can assure you that this is not the case. There is a huge persistent problem caused by parents, in cars, at drop off and pick up times where cars block the road, cause a dangerous obstruction to other road users at a traffic calming 'pinch point' and park on and off the curb, disrupting the use of the pavement by pedestrians and dog walkers. The installation of yellow lines to restrict stopping times has been completely ignored as will I fear the council's proposal to create a zig zag zone on St Thomas Way. The issues are not limited to parents as staff are now parking, all day, on St Thomas Way on the approach to the chicane. It is only a matter of time before there is a serious accident. On the basis of the above I feel that renewing the permission for the mobile to remain in place for a further 5 years would not be in the best interest of community safety given that Wiltshire Council are not in a position to monitor and 'police' St Thomas Way to ensure that the access is not being abused.

9. Planning Considerations**9.1 Principle of development**

Planning permission is required for the development. Applications must be determined in accordance with the development plan unless material considerations indicate otherwise. (Section 70(2) of the Town and Country planning Act and Section 38(6) of the Planning and Compensation Act 2004). The NPPF is also a significant material consideration and due weight should be given to the relevant policies in existing plans according to their degree of consistency of the framework. The Wiltshire Core Strategy was adopted in January 2015.

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 Bishopdown, part of the Laverstock/Bishopdown settlement, which is defined as a Small Village 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 accommodation currently available at Greentrees Primary School includes 14 permanent classrooms and one nursery unit, this unit being the mobile classroom subject to this application. 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 as numbers of children at nursery/pre-school age within the area are forecast to be full. Predicted numbers indicate the school will need to maintain the current fourteen-class structure for the foreseeable future and therefore needs to retain all the current accommodation located on the school site including the mobile classroom.

A breakdown of the predicted pupil figures is shown below:

Forecast numbers are:

September	2025	2026	2027	2028
Number on Roll	423	418	406	394

Bishopdown Farm Pre-School having been operating from this mobile classroom and have an agreed Travel Plan with Wiltshire Council. This Travel Plan has been conditioned to the previous consents 15/00924/DP3 and 20/08505/DP3 that grant the original siting of the mobile classroom for a five year period and its subsequent renewal for a further five years.

At the time of producing the agreed Travel Plan associated with the pre-school, it confirmed that 56 families are registered within the pre-school facility and has capacity for 37 children to use this facility on any one day. The pre-school operates on a weekday basis between the

hours of 09:00-15:00 Mondays, Tuesdays, Wednesdays and Fridays and between the hours of 09:00-12:00 on Thursdays. Staff arrive from 08:00 onwards and leave at 15:30. Officers have liaised with members of the Council's Wraparound Care Team/Education Services and due to the forecasted numbers of potential children using Greentrees Primary School and of pre-school/nursery age, there is no requirement to update the existing Travel Plan for the pre-school.

Referring to five-year temporary permissions for mobile classrooms, this type of permission is common in planning practice, especially for education sites such as this. The temporary permission is used because mobiles are not intended as permanent buildings but they can often meet short to medium term needs. By reviewing a five year temporary permission every five years, the Local Planning Authority can ensure that schools keep exploring longer term permanent accommodation, the existing mobiles do not deteriorate into poor-quality, long term structures and the cumulative impacts remain acceptable.

Having regard for the above, planning policy supports the provision of education facilities that can facilitate the capacity of pupils required. For this reasoning and given that the mobile is within an existing school campus, the scheme is considered to be acceptable in principle.

9.2 Design and impact on the character of the area

The revised NPPF puts greater emphasis on the need for good design. Paragraph 135 sets out that developments should function well and add to the overall quality of the area; demonstrate good architecture, layout and appropriate and effective landscaping; be sympathetic to local character; and establish a sense of place. It states at Paragraph 139 that development that is not well designed should be refused.

At a local level, WCS policy CP57 (Ensuring High Quality Design & Place Shaping), further requires a high standard of design in all new developments through, in particular, enhancing local distinctiveness; retaining and enhancing existing important landscaping and natural features; being sympathetic to and conserving historic buildings and landscapes in terms of layouts, massing, building heights and plot sizes; and making efficient use of land whilst taking into account the local context and surrounding uses.

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

The proposal is to retain an existing mobile classroom within the grounds of Greentrees Primary School that is used by the pre-school. The existing building is of utilitarian design and has been in situ for approximately 10 years following the grant of previous planning permission. In officer opinion, the existing mobile classroom integrates well with the existing buildings, and its scale, design and material is considered appropriate in the context of the surroundings and is 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, planning permission is granted only for a further 5 year period, at which time another application should be submitted, or the structure is removed.

9.3 Amenity impacts

Core Policy 57 requires that development should ensure the impact on the amenities of existing occupants is acceptable, and ensuring that appropriate levels of amenity are achievable within the development itself, and the NPPF (paragraph 135f) states that planning

decisions should ‘create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users.’

As the application seeks to retain the existing mobile classroom, for a further 5 years, the impact on the amenity of surrounding dwellings will remain the same, and is not considered of further harm when considering the previous granting of planning permission for this structure, a period spanning over 10 years. The surrounding dwellings to the north and east of the site would not experience any further harm than what is currently experienced. Whilst objections have been received to this proposal, these referred to other matters around highway safety and parking.

The mobile classroom is located within an established educational setting within the boundaries of the site and is of a suitable scale and layout for the intended purpose and surrounding development. As such, Members are advised that the mobile classroom is considered acceptable to be retained for a further temporary period, which can be imposed as a condition onto any consent.

9.4 Parking/Highway Safety

Core Policies CP60, CP61 and CP64 of the Wiltshire Core Strategy (WCS) have relevance to this proposal.

Core Policy CP60 states: The council will use its planning and transport powers to help reduce the need to travel particularly by private car, and support and encourage the sustainable, safe and efficient movement of people and goods within and through Wiltshire.

Core Policy CP61 states: *New development should be located and designed to reduce the need to travel particularly by private car, and to encourage the use of sustainable transport alternatives.*

Core Policy CP64 states: *Demand management forms an important and essential part of an integrated approach to helping reduce reliance on the private car and encouraging the use of more sustainable alternatives.*

Greentrees Primary School has fourteen classrooms and also the mobile classroom unit of which Bishopdown Farm Pre-School operate from within its campus. As outlined within the principle of development section of this report, the predicted numbers of pupils enrolling with the school and pre-school between the period of 2025 to 2028 shows a decline in overall numbers enrolling at the primary school, however, it is forecast that the pre-school will continue to be full to capacity.

The objections received from the members of the public are duly noted and have been carefully considered. However, Officers note the comments of the Council’s Highways Officer in relation to this proposal that raise no objection to the renewal of the temporary permission. Matters raised by the members of the public in relation to ongoing and unresolved issues relating to parking, access, and pedestrian safety around school/preschool drop-offs and pickups would ultimately need to be investigated by the pre-school itself to ensure the associated Travel Plan is adhered to.

The current Travel Plan requires parents to comply with the “Parents Parking Contract” and park in the pavilion car park only. See aerial photograph of the site below taken from Council

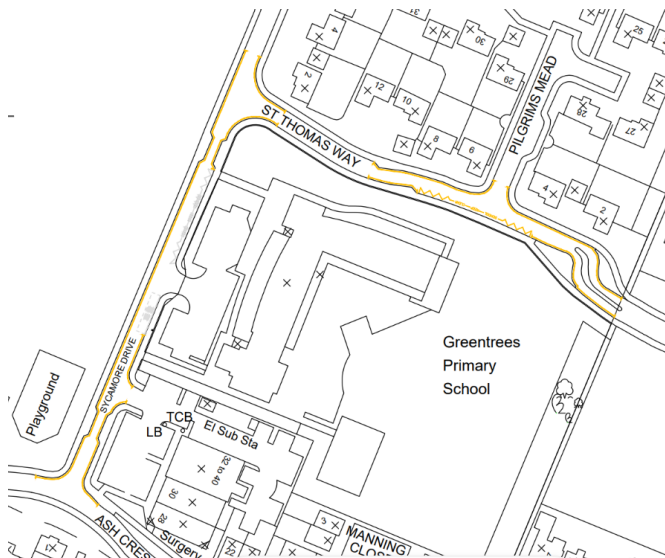
held records. The pavilion car park is shown by the blue arrow and the pre-school building is shown by the red arrow.



Within the surveys undertaken for the Travel Plan, it states that there were very high levels of walking by users of the pre-school with little car use reported. However, the objections received to this planning application allege cars mounting pavements, parking across gates, the ignoring of yellow lines, high congestion at pinch points and preschool/school staff parking on St Thomas' Way thus directly contradicting the aims of the Travel Plan.

However, Members should be aware that whilst this scheme seeks renewal of a 5 year temporary planning permission, the responsibility of ensuring the Travel Plan is enforced lies with the site operator, in this case the pre-school or in some instances, the Council's Highways Enforcement Team and not the Local Planning Authority.

Officers are aware that Wiltshire Council has recently advertised Traffic Regulation Order amendments in St. Thomas' Way proposing the introduction of a mandatory School Keep Clear Marking and extending the hours of operation of the single yellow line restrictions. These amendments have been made in response to the school parking concerns raised with the Parish Council through Wiltshire Council's Local Highways and Footways Improvement Group (LHFIG) process. A plan along with a key showing the proposed changes of the Council under this TRO is shown below.



The aim of the amended restrictions is to make the restrictions simpler for parents to understand and easier for Wiltshire Council to enforce. As with any waiting restrictions provided on the public highway to make them truly effective, they require a requisite level of enforcement. It is hoped that in due course that the amended restrictions once imposed, will improve these parking issues experienced currently by members of the public.

Members are also advised that the existing restrictions are enforced on a regular basis by the Council's Civil Enforcement Officers, and additional targeted enforcement of the restrictions can be requested at any time by contacting the Council's Parking Services. However, the enforcement of these restrictions are outside of the remit of the Local Planning Authority and fall upon other departments within the Council.

As there is no objection raised by the Council's Highways Officer to this proposal, the temporary renewal of planning permission for the mobile classroom, from a planning perspective, there are no grounds to warrant the refusal of planning permission for this proposal.

10. Conclusion and Planning Balance

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 (taken from paragraph 11d of 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 considered to be of any adverse harm to the broader setting or residential dwellings nearby.

Whilst the written concerns received from members of the public are duly noted, Members are advised the responsibility of ensuring the Travel Plan is enforced lies with the site operator, in this case the pre-school or in some instances, the Council's Highways Enforcement Team to ensure compliance. For the reasons as outlined within the report, officers are of the opinion that the proposed development to renew the temporary permission for the siting of the mobile classroom conforms to the objectives of Core Policies CP23, CP57 and CP60 of the Wiltshire Core Strategy, saved policy PS5 of the Salisbury District Local Plan and the aims of the NPPF. Therefore, planning permission should be granted for the development.

11. RECOMMENDATION:

Approve with the following conditions:

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

Site Location Plan Date Received 26.11.25

DWG No: 2062/1/101 Rev O Site Location Plan, Existing Plans and Elevations Date Received 26.11.25

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

2. The development shall be carried out with the existing agreed travel plan relating to the Bishopdown Farm Pre-School.

REASON: In the interest of highway safety.

3. The mobile classroom hereby permitted shall be removed and the land restored to its former condition on or before 5 years from the date of this decision in accordance with a scheme of work submitted to and approved in writing by the Local Planning Authority.

REASON: In the interests of amenity, in order to secure the restoration of the land upon removal of a building for which permission can be justified only on the basis of a special temporary need.