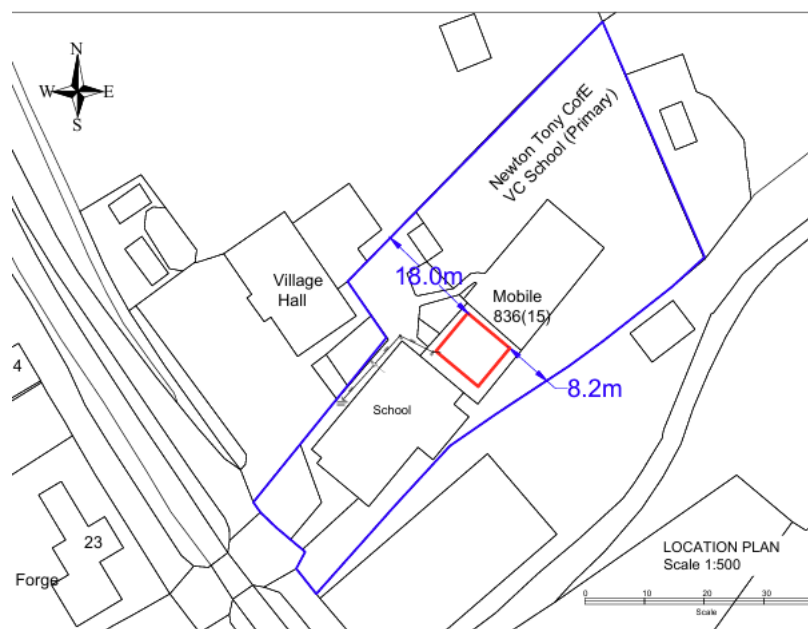


APPLICATION FOR WILTSHIRE COUNCIL R3 PLANNING PERMISSION - DELEGATED REPORT

APPLICATION REFERENCE:	PL/2026/01261
APPLICATION TYPE:	Wiltshire Council R3
SITE ADDRESS:	Newton Tony School, Newton Tony, Salisbury, SP4 0HF
DEVELOPMENT DESCRIPTION:	To renew the Planning Permission for 5 years for the existing Mobile Classroom - Mobile 836(15)
RECOMMENDATION:	That Planning Permission be GRANTED

PROPOSAL

The proposal seeks planning permission for the retention of an existing mobile classroom.



SITE DESCRIPTION/CONTEXT

An application for a permanent extension to the school was approved in 2013 (13/00475/FUL). The consequence of this permission was to increase the capacity of the school from two classrooms (60 pupils) to three classrooms (90 pupils). In consideration of this application, Newton Tony Parish Council supported the application; Wiltshire Council's Highways Department considered that the proposal would not have an adverse effect on highway safety and did not raise any objections to the proposal and Wiltshire Council's Environmental Health Department did not raise any objections to the proposal. No third-party letters of support or objection were received by Wiltshire Council.

Since that extension has been built, the capacity of the school is 90 pupils. In 2015, an application was approved for the siting of a mobile classroom at the school (14/12023/DP3). This mobile unit was necessary to enable the school to use one of the existing classrooms to

provide dining room space for school meals, this was linked to free school meals legislation. As a result, the provision of the mobile classroom did not result in an increase in classroom space and the capacity of the school remained at 3 classes/90 pupils. A further renewal was submitted (20/05984/DP3) which was also approved in February 2021.

This application is to retain the mobile classroom for the same purpose. It will not result in an increase of the classroom provision or capacity of the school to accommodate more than the 90 pupils which the permanent extension granted in 2013 allowed for.

The applicant has provided the following information and justification for the requirement to retain the mobile classroom:

Forecast pupil numbers are:

September	2026	2027	2028	2029
Number on Roll	90	88	87	86

Predicted numbers indicate the School will need to maintain a three-class structure for the foreseeable future and therefore needs to retain all the accommodation currently located on the school site.

Currently we do not have funding to replace the temporary mobile classroom with a permanent build, whilst there is an ongoing programme of replacement the worst condition mobiles are being prioritised.

Planning permission is therefore requested for temporary building number 836 (15) at Newton Tony Primary School.

PLANNING HISTORY

Proposal / Summary

13/00475/FUL - Proposed single storey extension to provide an additional classroom – Approved (27 June 2013)

14/12023/DP3 – New relocatable single mobile classroom with toilets to allow for conversion of permanent classroom to dining facility – Approved (4 March 2015)

20/05984/DP3 - Retention of a single mobile classroom with toilets, mobile no. 836 (15) – Approved (21 February 2021)

RELEVANT POLICIES AND GUIDANCE

Wiltshire Core Strategy:

- Core Policy 1 Settlement Strategy
- Core Policy 2 Delivery Strategy

- Core Policy 4 Amesbury Community Area
- Core Policy 57 Ensuring High Quality Design and Place Shaping

Adopted Salisbury District Local Plan saved policies: PS5 – New education facilities

CONSULTATION RESPONSES

Parish/Town Council: Newton Toney Parish Council initially raised an objection on highways grounds. However, following consultation with the Councils Highways Department the submission was reconsidered and no objection was concluded.

Highways: No objection

REPRESENTATIONS

No comments were 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 adopted Wiltshire Core Strategy (2015) and, where applicable, any made Neighbourhood Plans.

Design and Impact upon the character and context of the area

Core Policy 57 - Ensuring High Quality Design and Place Shaping of the Wiltshire Core Strategy seeks to ensure that all new development is of high design quality, reflecting local context, character, and distinctiveness.

This application is for a detached mobile classroom, which was first granted in 2015, to be retained. It is located between the existing school buildings and the playground at the rear of the school. As set out above, at the time of the previous permission, the subject building was "to provide a much needed extra facility to the existing school which will allow an area within the school currently being used as a classroom to be converted into a multi-use space acting as a dining facility at lunchtimes." This was necessary in order for the school to provide infant pupils with a free hot meal at lunchtimes in accordance with new government legislation which came into force in September 2014.

The current proposal does not reflect any change to the previous need, the need for a dining facility continues and as a result the classroom space is not increased. The acceptability of the principle of development therefore remains.

As the site falls within a Conservation Area Core Strategy Policy CP58 is relevant 'Ensuring the conservation of the historic environment' requires that designated heritage assets (which includes conservation areas) will be conserved, and where appropriate enhanced, in a manner appropriate to their significance.

The NPPF explains that where a proposed development will lead to substantial harm to or total loss of significance of a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss and where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal.

The site is also located within a Special Landscape Area where saved policy C6 of the SDLP requires development proposals to have a high standard of design.

The subject building is unchanged to that which was previously considered acceptable in light of the above policies. It is of a modular construction and faced in steni-stoneflex panels with a flat rubberised roof, light grey in colour. The building is set on concrete foundations in an excavated area in the existing grassed slope behind the school to help reduce the overall height of the building and screen views.

Saved policy PS5 refers to new education facilities normally being expected to be of a permanent construction. Whilst the construction of a permanent building/extension to the school would be preferred, no objections were raised to the proposal from the conservation officer at the time of the original permission.

Due to the small scale and discreet location of the building; it was not considered that the development as proposed would unduly impact upon the character or appearance of the wider landscape designated as a Special Landscape Area. Considered overall, the level of harm caused to the character and appearance of the conservation area will be neutral or very small and can certainly be considered as less than substantial and the public benefit will be providing a classroom necessary for the education function of the school. These factors have not changed since 2021. However in light of the building being of a temporary nature; it is considered necessary to, once again, add a time limited condition for the building to enable the Local Planning Authority to review the position at the expiration of the period referred to consider the continuing need for and the condition of the building in the interests of the visual amenity of the area. Section 72(1)(b) of the Act gives power to impose conditions requiring buildings be removed at the end of a specified period. Five years is considered a reasonable time period.

Having regard to the above, the proposal complies with the design principles set out in Core Policy 57 and 58 of the Wiltshire Core Strategy.

Amenity

Point vii of Core Policy 57 - Ensuring High Quality Design and Place Shaping of the Wiltshire Core Strategy seeks to ensure that developments do not adversely affect neighbouring properties.

The National Planning Policy Framework (NPPF), particularly Paragraph 135(f), stresses that planning decisions should ensure developments provide a high standard of amenity for existing and future users.

The proposed development has been assessed in terms of its potential impact on the residential amenity of neighbouring properties, with particular regard to loss of light, overshadowing, loss of privacy, and overbearing effects.

Due to the small scale and discreet location of the building; it was not considered that the development as proposed would unduly impact on adjoining dwellings. This relationship has not changed since 2021.

The proposal therefore accords with Core Policy 57 point vii in respect of safeguarding residential amenity and Appendix D of the Wiltshire Design Guide.

Highways Impact

Core Policy 57 (xiv) of the Wiltshire Core Strategy seeks to ensure that development must meet the requirements of Core Policy 61. This policy requires proposals to be capable of being served by safe access to the highway network. Core Policy 64 seeks to ensure compliance with parking standards set out in the Local Transport Plan.

The National Planning Policy Framework (NPPF), particularly Paragraph 115 and 116, requires that development proposals do not have an unacceptable impact on highway safety and that safe and suitable access to the site can be achieved for all users.

The Councils Highways officer was consulted on the proposal and provided the following comments:

I refer to the above planning application to renew the planning permission for 5 years for the existing mobile classroom.

The classroom has already been in situ for over 10 years and it is not proposed to increase the number of pupils at the school from the current number, therefore no increase in vehicle movements is expected as a result of the application.

The school has a robust Travel Plan in place and is also updating this to include additional measures to reduce and manage traffic within the village.

I raise no highway objection.

Drainage and Flood Risk

Core Policy 67 of the Wiltshire Core Strategy and paragraph 181 of the NPPF requires that all new development avoids increasing flood risk on-site or elsewhere and, where appropriate, incorporates sustainable drainage measures. Development must also comply with national

policy on flood risk management and drainage design. Paragraph 176 (via footnote 62) of the NPPF states that householder development should not be subject to the sequential test, nor the exception test.

The footprint of the main school buildings are both in flood zones 2 and 3, with flood zone 2 extending to the rear of the footprint of the school buildings, although the site of the proposed mobile classroom appears to be just outside of flood zone 2 or only partly within. As the proposal was assessed and found to be acceptable in light of the Environment Agency Flood Risk Standing advice and the position of the building is unchanged, no concerns on flood risk grounds are raised now.

The proposal therefore complies with Core Policy 67 of the Wiltshire Core Strategy and the policy in the NPPF, ensuring that flood risk is not increased and that surface water drainage is appropriately managed.

CONCLUSION

Permission for the temporary mobile classroom was granted in 2015 and again in 2021. The proposal to retain the building which was previously considered acceptable would not increase the capacity of the school or result in any new impacts.

The proposed development is considered to be acceptable in terms of its design, scale, and relationship with the surrounding area. It would not result in any unacceptable harm to the character of the locality, the amenities of neighbouring occupiers, or the interests of highway safety.

The proposal is therefore considered to comply with the relevant policies of the Wiltshire Core Strategy, the Wiltshire Local Plan, and the National Planning Policy Framework. As such, the application is recommended for approval. However, as the structure is of a temporary nature, permission should only be granted for a further temporary 5-year period.

RECOMMENDATION: That Planning Permission be GRANTED subject to conditions.

1. The mobile classroom hereby approved 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 building for which permission is justified on the basis of a temporary need.

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

870/30 O Block plan, Floor plan, Elevations and photos received 23/02/26
Location plan received 23/02/26

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

Informative: Flood Risk – The Council's Strategic Flood Risk Assessment 2024 indicates that the south east corner of the mobile may lie within Flood Zone 2 and could be at risk of fluvial flooding. The applicant should therefore ensure that appropriate emergency access and egress plans and procedures are in place for the occupants of the mobile in the event of a flood.