

APPLICATION FOR FULL PLANNING PERMISSION CASE OFFICER REPORT

APPLICATION REFERENCE:	PL/2026/03817
APPLICATION TYPE:	Wiltshire Council R3
SITE ADDRESS:	Kington St Michael C of E Primary School, The Ridings, Kington St Michael, Chippenham, SN14 6JE
DEVELOPMENT DESCRIPTION:	Renew planning permission for 5 years for the existing mobile classroom (Mobile 807(05)).
RECOMMENDATION:	Approve with Conditions

SITE DESCRIPTION & PROPOSAL

The application site comprises Kington St Michael C of E Primary School, located centrally within Kington St Michael. The school currently accommodates 128 pupils which are organised into a five class structure. Predicted pupil numbers are expected to remain at a similar level for the foreseeable future. The school currently has two permanent classrooms and three temporary classrooms. At present, the school does not have the funding to replace the mobile classroom with a permanent building. Planning permission is therefore sought to renew planning permission for a single mobile classroom and associated toilet facilities for a further temporary period of five years.

The mobile classroom has been in situ for a number of years and has been subject to previous renewal applications e.g. PL/2021/05220 and 15/11782/DP3. The proposal would facilitate the continued operation of the school's existing five class structure and maintain education provision at the site. The principle of education related development at this school site is well established.

There are no site-specific constraints. However, the Kington St Michael Conservation Area is situated to the south and east of the school grounds. The site is located within Flood Zone 1, where the risk of flooding is low.

PLANNING HISTORY

Proposal / Summary
PL/2021/05220 - To renew the planning permission for existing single mobile classroom – Approved with Conditions
15/11782/DP3 - Retention of a Single Mobile Classroom – Approved with Conditions
N/10/03863/REG3 - Retention of a Single Mobile Classroom with Toilets WC807(05) (Renewal of N/05/07029) – Approved with Conditions
N/10/00714/FUL - Single Storey Extension to Provide Further Classroom - Approved
N/03/01341/FUL - ERECTION OF A SINGLE STOREY SIDE EXTENSION TO PROVIDE OFFICE/ENTRANCE – Approved with Conditions

RELEVANT POLICIES AND GUIDANCE

National Planning Policy:

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

Development Plan:

The development plan for Wiltshire comprises the *Wiltshire Core Strategy (WCS)* (adopted January 2015) and any made neighbourhood plans, which remains the principal statutory planning document guiding development across the county. In line with Section 38(6) of the Planning and Compulsory Purchase Act 2004, planning decisions must be made in accordance with the development plan unless material considerations indicate otherwise.

Though the development plan is considered as a whole, those parts deemed to be particularly relevant to this application are listed below:

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

- Core Policy 57 Ensuring High Quality Design and Place Shaping;
- Core Policy 58 Ensuring the Conservation of the Historic Environment;

Neighbourhood Plan:

N/a

North Wiltshire Local Plan 2011:

N/a

ISSUES

The main issues that need to be addressed in this case include:

- Whether the scheme constitutes high quality design and impact on the character and appearance of the area (CP 57)
- Whether the scheme would have an acceptable impact upon the reasonable living conditions of the adjoining occupants (CP 57)
- Whether the scheme would preserve or enhance the historic environment (CP 58)

CONSULTATION RESPONSES

None received

REPRESENTATIONS

In accordance with the requirements of the Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended), the application was publicised by way of:

- Neighbour notification letters sent to adjoining and nearby properties;
- A site notice displayed near the site;
- An advertisement placed in the local press.

These methods were used to inform interested parties and provide a period of 21 days for comments to be submitted.

No third party comments were received at the time of drafting this report.

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.

Design and Impact on the Character and Appearance of the Area and Setting of Conservation Area

Policy Context

Core Policy 57 of the Wiltshire Core Strategy requires development to achieve a high standard of design that responds positively to local character and context, respects the historic and natural environment, and integrates successfully with surrounding development. Development should create safe, functional and accessible places whilst protecting local distinctiveness.

Core Policy 58 requires that development should protect, conserve and where possible enhance the historic environment.

Assessment

The proposal comprises the renewal for permission of an existing mobile classroom within the grounds of Kington St Michael C of E Primary School. The classroom measures approximately 8.1m x 9.1m and is of a simple utilitarian design, and functional for educational purposes. It comprises one classroom and toilets. Its appearance is typical of temporary classroom accommodation found on school sites.

The development is sited within the established school grounds within the context of other educational buildings and facilities. Given its temporary nature, modest scale and functional appearance, the proposal is not considered to result in adverse harm to the character or appearance of the site or setting of the nearby Kington St Michael Conservation Area.

Conclusion

Whilst the proposed classroom building is utilitarian in appearance, it is appropriately designed for its temporary educational function and is compatible with the existing school grounds and buildings. By virtue of its scale, siting, appearance and temporary nature, the proposal would

not result in unacceptable harm to the character or appearance of the area or conservation area and is considered to accord with Core Policies 57 and 58 of the Wiltshire Core Strategy.

Amenity

Policy Context

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.

Assessment

The application relates to the retention of a temporary classroom building within the existing school grounds. The classroom is located to the rear of the school, and is situated to the south-west of the main school entrance, well separated from neighbouring residential properties. Consequently, it does not impact upon residential amenities and no objections have been received.

Conclusion

The proposal would not result in any unacceptable impacts on residential amenity by reason of overlooking, loss of privacy, loss of light, overbearing effects, noise or disturbance. The development is therefore considered to comply with Core Policy 57 of the Wiltshire Core Strategy.

CONCLUSION

The proposal seeks planning permission for a further five years for the temporary classroom to support the continued five class structure at the primary school. The applicant has advised that the school does not currently have funding to replace the mobile classroom with a permanent building. In these circumstances, a further temporary permission is considered reasonable to allow the continued provision of educational facilities.

The development complies with the relevant policies of the Wiltshire Core Strategy. It would not result in unacceptable impacts in respect of design, amenity or conservation. The temporary consent is considered acceptable and planning permission is recommended for approval, subject to conditions.

RECOMMENDATION:

That Planning Permission be GRANTED, subject to conditions

1. The building hereby permitted shall be removed and the land restored to its former condition on or before five years from the date of this permission.

REASON: The permission has been granted to meet a temporary need, and to ensure the removal of the building upon the expiry of the permission.

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

Plan, Elevations and Location Plans 1684/38 Rev O
Location Plan

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

Informatives:

1. Any alterations to the approved plans, brought about by compliance with Building Regulations or any other reason must first be agreed in writing with the Local Planning Authority before commencement of work.
2. The applicant is requested to note that this permission does not affect any private property rights and therefore does not authorise the carrying out of any work on land outside their control. If such works are required it will be necessary for the applicant to obtain the landowners consent before such works commence.

If you intend carrying out works in the vicinity of the site boundary, you are also advised that it may be expedient to seek your own advice with regard to the requirements of the Party Wall Act 1996.