

## 1.0 Application Number – WD/D/19/001562

**SITE ADDRESS** - ALL SAINTS CE VC PRIMARY SCHOOL, GILES LANE, BISHOPS CAUNDLE, SHERBORNE, DT9 5NQ

**PROPOSAL** - Replacement of existing temporary timber external changing rooms with new combined temporary timber clad changing room/storage unit.

**APPLICANT** – Dorset Council

**CASE OFFICER** – Katrina Trevett

**WARD MEMBER** – Cllr R Legg

The applicant is Dorset Council and therefore the decision has to be considered by planning committee.

**2.0 Summary of Recommendation:** GRANT subject to conditions

### 3.0 Reason for the recommendation

The scheme will be of public benefit, via the creation of better facilities for the school. There are no adverse landscape impacts, the proposal will not compromise road safety, neighbouring amenity impact will not be significant.

### 4.0 Table of key planning issues

Issue	Conclusion
Principle of development	Principle support by policy COM6 of the adopted local plan.
Scale, design, impact on character and appearance	Modest scale/height, simple character & design which reflects its ancillary nature to the school.
Impact on amenity	Visually discreet, adequate distance from neighbours with footpath between garden & school grounds (this site).
Impact on landscape	Cannot be widely seen in greater landscape views.
Access and Parking	Will not impact on existing access & parking arrangements which remain the same.

### 5.0 Description of Site

All Saints School is situated within the centre of Bishops Caundle village. The school is located behind a row of houses that front on to the A3030 on its southern side. There is a public right of way that divides the school boundary from residential garden boundaries to the north.

The proposed changing room/equipment storage unit will be situated immediately north of existing school buildings, within the school grounds.

The area of ground that the new building will be placed is flat.

The site is within the Bishops Caundle DDB.

## **6.0 Description of Development**

This scheme seeks to replace three existing shed buildings and two screened changing areas with a single changing room/store building.

The new building will measure 9m in width by 6.9m in depth, it will be timber clad with a fibre glass sheet roof and will face towards the school buildings (south). Its finishing height will be 2.6m but this is to the ridge; eaves height will be 2.3m.

## **7.0 Relevant Planning History**

None.

## **8.0 List of Constraints**

Site is within the Bishops Caundle Defined Development Boundary.

The site has flagged as being within a contaminated land buffer.

## **9.0 Consultations**

**All consultee responses can be viewed in full on the website.**

**Natural England** - No objections.

**Environmental Health** - No comments.

**Highways officer** - No highways comments.

**Bishops Caundle Parish Council** - No objections.

**All consultee responses can be viewed in full on the website.**

**Representations:** None

## 10.0 Relevant Policies

### **Adopted West Dorset and Weymouth & Portland Local Plan (2015)**

- INT1. PRESUMPTION IN FAVOUR OF SUSTAINABLE DEVELOPMENT
- ENV1. LANDSCAPE, SEASCAPE AND SITES OF GEOLOGICAL INTEREST
- ENV2. WILDLIFE AND HABITATS
- ENV10. THE LANDSCAPE AND TOWNSCAPE SETTING
- ENV12. THE DESIGN AND POSITIONING OF BUILDINGS
- ENV16. AMENITY
- SUS5. NEIGHBOURHOOD DEVELOPMENT PLANS
- COM6. THE PROVISION OF EDUCATION AND TRAINING FACILITIES
- COM7. CREATING A SAFE AND EFFICIENT TRANSPORT NETWORK
- COM9. PARKING STANDARDS IN NEW DEVELOPMENT

### **The National Planning Policy Framework (NPPF) 2018**

The NPPF has been updated with a revised version published on 23 July, 2018.

Paragraph 11 of the of the NPPF advises of the 'Presumption in favour of sustainable development'.

Section 11 'Making effective use of land'

Section 15 'Achieving well designed places indicates that all development to be of a high quality in design, and the relationship and visual impact of it to be compatible with the surroundings. In particular, and amongst other things, Paragraphs 124 – 132 advise that:

The Government attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people.

It is important to plan positively for the achievement of high quality and inclusive design for all development, including individual buildings, public and private spaces and wider area development schemes.

Permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions.

Further advice contained in the following sections of the NPPF is of relevance:  
Section 15– Natural Environment

Para 38 - Local planning authorities should approach decisions on proposed development in a positive and creative way. They should use the full range of planning tools available, including brownfield registers and permission in principle, and work proactively with applicants to secure developments that will improve the economic, social and environmental conditions of the area. Decision-makers at every level should seek to approve applications for sustainable development where possible.

### **Other material considerations**

WDDC Design & Sustainable Development Planning Guidelines (2009)

### **11.0 Human rights**

Article 6 - Right to a fair trial.

Article 8 - Right to respect for private and family life and home.

The first protocol of Article 1 Protection of property

This Recommendation is based on adopted Development Plan policies, the application of which does not prejudice the Human Rights of the applicant or any third party.

### **12.0 Public Sector Equalities Duty**

As set out in the Equalities Act 2010, all public bodies, in discharging their functions must have “due regard” to this duty. There are 3 main aims:-

- Removing or minimising disadvantages suffered by people due to their protected characteristics
- Taking steps to meet the needs of people with certain protected characteristics where these are different from the needs of other people
- Encouraging people with certain protected characteristics to participate in public life or in other activities where participation is disproportionately low.

Whilst there is no absolute requirement to fully remove any disadvantage the Duty is to have “regard to” and remove OR minimise disadvantage and in

considering the merits of this planning application the planning authority has taken into consideration the requirements of the PSED.

### **13.0 Climate Implications**

The new improved changing facilities & storage will help to future proof the school in terms of facilities it provides, maintaining it for the local community where its loss would mean greater travel and subsequent impact on climate change.

### **14.0 Planning Assessment**

#### **14.1 Principle of development:**

Policy COM6 of the adopted local plan supports expansion of existing education/training facilities providing that the location is well linked and accessible to the local catchment and any loss of facilities consequential to the development is provided to the same or higher standard.

The purpose of this scheme is to replace the very modest storage sheds with a single modest replacement building that incorporates the uses of the existing buildings to be demolished but more efficiently.

The location of the school and subsequent replacement building is central within Bishops Caundle village and therefore, is ideally placed for accessibility by the local catchment.

As such, this scheme is fully supported in principle by the adopted local plan subject to other material planning considerations.

#### **14.2 Impact on amenities of the site & surrounding area:**

The siting of the new building will be on the site of the existing storage sheds, well within the confines of the existing school site. Its scale will remain single storey and modest in height as well as extent. As such, it is considered that impact on amenities will not greatly change.

No neighbour concerns have been received.

#### **14.3 Impact on highway safety:**

Parking & access are to remain the same. The new changing rooms & storage area within the building will not greatly intensify use by vehicles to the site.

#### **14.4 Contaminated land:**

The site is within a contaminated land buffer. Environmental Health have no objections to this scheme.

#### **15.0 Conclusion**

The proposed replacement building is considered acceptable and in accordance with the development plan policies.

#### **16.0 RECOMMENDATION**

##### **GRANT of planning permission subject to the following conditions:**

1. The development to which this permission relates must be begun not later than the expiration of three years beginning with the date of this permission.  
REASON: This condition is required to be imposed by Section 91 of the Town and Country Planning Act 1990 (as amended).
2. The development hereby permitted shall be carried out in accordance with the following approved plans:  
2023-01  
2023-02  
REASON: For the avoidance of doubt and in the interests of proper planning.