

Date of Meeting	22 nd May 2014
Application Number	14/01021/FUL
Site Address	South Wilts Grammar School Stratford Road Salisbury SP1 3JJ
Proposal	Alterations and extension of existing technology block. new two storey classroom block to replace single storey temporary class rooms
Applicant	Mrs Michele Chilcott
Town/Parish Council	SALISBURY CITY
Ward	ST FRANCIS AND STRATFORD
Grid Ref	414163 131173
Type of application	Full Planning
Case Officer	Ben Hatt

Reason for the application being considered by Committee

The application has been called to committee by Councillor Douglas for the following reason(s):

- Over development
- Impact on amenity

1. Purpose of Report

Deferred from Committee 01st May 2014, so Councillor's can visit the site and to consider the recommendation of the Area Development Manager (South) that planning permission be **GRANTED** subject to conditions

2. Report Summary

The issues in this case are:

- Policy and principle of school development
- Scale, Design and impact on amenity
- Highway safety;
- Impact on existing playing fields and open space

3. Site Description

South Wilts Grammar School is a collection of modern and older buildings, varying in height and design, but generally unified by the construction of materials; predominantly brick walls, tiled pitched roofs and white fascias and windows.

The school is set back from Stratford Road, with playing fields and an athletics track

to the rear and is bordered by residential properties and gardens.

4. Planning History

PE/2013/0026	Extension to existing technology block, proposed new art department block
S/1997/0164	ERECTION OF ONE DWELLING AND CONSTRUCTION OF NEW ACCESS
S/2008/0321	THREE EXTENSIONS TO FORM 1 LIBRARY RESOURCE CENTRE 2 DINING ENTRANCE 3 MAIN ENTRANCE HALL
S/1991/0414	DEEMED APPLICATION - ALL WEATHER RUNNING TRACK & ASSOCIATED FACILITIES
S/1998/0496	CONSTRUCTION OF DWELLING WITH GARAGE INCLUDING DETACHED GARDEN SHED, AND ALTERATIONS TO PEDESTRIAN ACCESS
S/1995/0602	TREE SURGERY TO VARIOUS TREES
S/2009/0662	OVER CLADDING THE EXISTING COPPER ROOFS TO THE SCIENCE BLOCK (ROOF A) AND THE MAIN HALL (ROOF C) WITH NEW METAL COLOUR COATED PROFILED SHEET ROOFING
S/1992/0675	ERECTION OF 2.4 METRE HIGH PLASTIC COVERED CHAINLINK FENCE WITH CRANKED EXTENSION ARMS AND GATE (TO REPLACE LARCH LAP SWIMMING POOL FENCE) PLUS CRANKED EXTENSION
S/2010/0684	THE ERECTION OF AN EXTENSION TO THE DINING HALL
S/1997/0865	Extension to existing store building to provide toilet and utility area
S/1999/0958	EXTENSION FOR STAFFROOM
S/2011/1148	Erection of 44 solar panels on south roof of building adjacent to tennis courts
S/1997/1294	Erection of 2 modular buildings for classroom use
S/2005/1349	SINGLE STOREY MUSIC BLOCK (LINKED) WITH ASSOCIATED TEMPORARY ACCESS WORKS
S/2004/1422	SINGLE STOREY EXTENSIONS TO FORM COMPUTER AIDED MANUFACTURING ROOM AND NEW CAR PARK
S/1998/1471	CONSERVATORY AT REAR
S/1996/1680	Loft conversion to include a dormer window
S/2011/1827	Proposed two storey and single storey extension to the rear of the property
S/2007/1936	ERECT 1.2 M HIGH FENCE ALONG STRATFORD ROAD AND CREATE NEW ENTRANCE ENCLOSURE
S/2003/2248	CONSTRUCTION OF 2 NEW SINGLE STOREY TEACHING BLOCKS WITH ASSOCIATED FOOTPATHS AND PLANTING PLUS REMOVAL OF 6 MOBILE CLASSROOMS
S/2005/2297	SINGLE STOREY LINKED MUSIC BLOCK WITH ASSOCIATED TEMPORARY WORKS
S/2004/2285	ERECTION OF 18NO. 6 M HIGH STANDARD LIGHT COLUMNS ENVIRONMENTALLY CONSCIOUS FLOODLIGHTS TO

	RUNNING TRACK
S/2003/2574	DEMOLISH EXISTING GARAGE AND OUTBUILDING AND REPLACE WITH TWO STOREY EXTENSION
S/2004/2636	ERECTION of 18 No 6M HIGH STANDARD LIGHT COLUMNS ENVIRONMENTALLY CONSCIOUS FLOODLIGHTS TO RUNNING TRACK
13/02109/TCA	Various works to multiple trees on leisure centre land as per application
13/02201/FUL	Single storey side extension
13/02254/FUL	Proposed two storey main extension, including new build linking entrance reception / foyer space on northern side of existing building. New main extension to accommodate the principle community based spaces. Single storey changing room extension on western side of existing building. Single storey gym extension on southern side of existing building. Remodelling and refurbishment of spaces within existing building to accommodate the proposed extensions and rearrangement of existing uses
14/03096/UN	Two storey side extension

5. The Proposal

Permission is sought for a two storey classroom block to replace an existing temporary single storey classroom block. Permission is also sought for an extension to the technology block. The proposed replacement classroom block will be sited to the northern end of the school complex and directly adjacent to a running track, the technology block extension would be sited on the same footprint as the existing block.

6. Planning Policy

Salisbury District Local Plan: Policies G1, G2, R5, PS5 (as 'saved' within the adopted SWCS)

NPPF

NPPG

7. Consultations

Salisbury City Council

Objections over impact on neighbouring property and over the loss of onsite parking.

Wiltshire Council Environmental Health

No observations

Wiltshire Council Archaeology

No objections

Wiltshire Council Highways

I wish to raise no highway objection subject to the proposal not directly resulting in an increase in pupil / staff numbers (as this may require an updated Travel Plan).

8. Publicity

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

The publicity has generated 2 letters of objections objecting on the grounds of scale and design of the proposal, noise, and visual impact on the adjoining properties.

9. Planning Considerations

9.1 Policy and principle of school development

The applicants have submitted detailed information regards the need for developing the current school site including the replacement of a temporary building. In summary, it appears that the temporary classroom has reached the end of its natural life. Furthermore, the layout of the school, and how it operates, appears to no longer meet the needs of the current school operation. The proposed development has therefore resulted from a need to enhance the educational environment, as well and trying to improve the general amenities of the surrounding area.

“Policy Statement – Planning For Schools Development 2011” outlines in detail how central government wishes Local Authorities to deal with planning applications for school development (extract below):

“It is the Government’s view that the creation and development of state-funded schools is strongly in the national interest and that planning decision-makers can and should support that objective, in a manner consistent with their statutory obligations. We expect all parties to work together proactively from an early stage to help plan for state-school development and to shape strong planning applications. This collaborative working would help to ensure that the answer to proposals for the development of state-funded schools should be, wherever possible, “yes”. The Government believes that the planning system should operate in a positive manner when dealing with proposals for the creation, expansion and alteration of state-funded schools, and that the following principles should apply with immediate effect:

- There should be a presumption in favour of the development of state-funded schools, as expressed in the National Planning Policy Framework.
- Local authorities should give full and thorough consideration to the importance of enabling the development of state-funded schools in their planning decisions.
- Local authorities should make full use of their planning powers to support state-funded schools applications.
- Local authorities should only impose conditions absolutely necessary to making the development acceptable in planning terms.
- Local authorities should ensure that the process for submitting and

determining state-funded schools' applications is as streamlined as possible, and in particular be proportionate in the information sought from applicants

- A refusal of any application for a state-funded school, or the imposition of conditions, will have to be clearly justified by the local planning authority.
- Where a local planning authority refuses planning permission for a state-funded school, the Secretary of State will consider carefully whether to recover for his own determination appeals against the refusal of planning permission.”

The National Planning Policy Framework indicates clearly at para 72 that:

“72. The Government attaches great importance to ensuring that a sufficient choice of school places is available to meet the needs of existing and new communities. Local planning authorities should take a proactive, positive and collaborative approach to meeting this requirement, and to development that will widen choice in education. They should:

- give great weight to the need to create, expand or alter schools; and
- work with schools promoters to identify and resolve key planning issues before applications are submitted.”

Saved policy PS5 of the Salisbury District Local Plan also generally supports the development of existing schools. Policy CP21 of the SWCS (and draft WCS policy CP49) also supports the enhancement and retention of local community facilities.

There is therefore a general presumption in favour of a positive approach to the provision and enhancement of school facilities in both national and local planning policies. The following paragraphs therefore assess whether or not there are other material consideration which would be significant enough to outweigh the provision of new school buildings.

9.2 Scale design and impact on amenity

The proposed extension to the technology block would be located in between existing school buildings resulting in an infill extension. The proposal would be sited adjacent to the eastern boundary with the neighbouring property however there is a distance of approximately 2m to the boundary and the proposal would be partially screened from view by existing boundary treatments consisting of close board fencing and a mature hedgerow which will ensure that the impact to the adjoining will not be to a detrimental degree. Furthermore the proposed replacement single storey extension would be of a similar scale to the existing block.

The proposed replacement art and design classrooms would see an existing single storey temporary building replacement with a 2 storey building with classrooms, office accommodation and toilet facilities along with storage. The proposal will be located directly adjacent to the proposed technology block extension and would be

sited adjacent to the boundary with No. 14 Stratford Road approximately 3.6m off the boundary. The two storey building would run across the rear boundary with No 14 Stratford Road however the proposed building would be partially screened by existing boundary treatments consisting of a mature hedgerow and 2 large conifer trees. An objection has been received from the occupiers of No 14 Stratford Road raising objections over the scale of the property and the impact on the amenity as a result of the development.

Whilst it is accepted that the proposal would result in a large two storey building to the rear of the garden area there is a significant distance to the rear elevation of the neighbouring property (approximately 60m) which when taken together with the significantly higher ground level of the neighbouring property would ensure that there would not be a loss of light to the property. Furthermore, the 2 large conifers to the rear of the garden area provide a large screen leaving only the middle section of the proposed building directly visible to from the property and surrounding garden area.

It is also accepted that the proposal would due to its heights and siting result in a limited degree of shading at certain times of the day to the western end of the garden area which currently serves as a vegetable patch and to a lesser degree to the swimming pool sited further north within the garden area. Whilst the shading would be an increase above what is currently experienced it is not considered that the degree of shading to the limited area of the large garden would be significant enough to warrant refusal of the application.

There are no windows at first floor level of the rear elevation of the proposed building with only roof lights visible from the rear garden area of the adjoining property. This would ensure that the proposal does not result in any overlooking. Amended plans have been received which continues the timber cladding at first floor level around the rear elevation softening the overall appearance and breaking up what otherwise would have been a blank brick façade.

An objection has been received from the occupiers of No. 16 Stratford Road raising concerns over the loss of a view, light and an increase in noise and overshadowing. It is not considered that the proposal would result in a loss of any direct sunlight or result in overshadowing to a detrimental degree to the rear garden of this property as the proposal is sited away from the boundary and over 60m from the rear of the property itself. Furthermore, there are adequate levels of screening which will soften the overall appearance of the proposal to a satisfactory degree. The objection regarding an increase in noise is also noted however it is not considered that the proposal would raise noise levels to a degree that would be significantly audible above any levels existing from a property this distance away.

An additional objection over the use of the land for a permanent building has also been raised. A condition was placed on the original permission for the temporary which when the building came to the end of its functional life would see the land

restored. This condition would have been placed to ensure that if the building was removed then land would have been restored to match the surrounding grassed areas as not as suggested within the objection because the land is unsuitable for a permanent building.

9.3 Highways

The Highways Officer has raised no objections to the on-site parking provisions for the development as it has been confirmed that there is to be no loss of on-site parking as a result of the proposal.

9.4 Impact on existing playing pitches and open space

The school development does not extend into or therefore affect the grassed playing pitches/areas which adjoin the school site to the immediate east. This area therefore will remain unaffected by the proposal.

The existing school site also contains a large area of hard surfaced play areas. These areas are not formally protected by policy R5. Some of this area will be lost with the provision of the new single storey building. However, smaller hardsurfaced play area will then be created within the redeveloped site to the east, adjacent to planned staff parking area.

10 Conclusion

The proposed alterations and extensions to the technology block, and new 2 storey classroom block would be of an acceptable scale and design due to the location of the proposals, would not have an adverse impact on the visual appearance and character of the surrounding area. Similarly, due to its acceptable scale and siting, it is considered that the proposal would be unlikely to have a significant impact on the amenities enjoyed by occupiers of adjacent dwellings, in particular No 14 Stratford Road and 16 Stratford Road.

The proposal would therefore accord with the aims and objectives of the development plan and other Government guidance, having particular regard to Local Plan policies G1, G2, R5, PS5 (as saved within the adopted South Wiltshire Core Strategy).

RECOMMENDATION

That planning permission be Approved subject to the following conditions:

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

REASON: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

2. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (as amended by the Town and Country Planning (General Permitted Development) (Amendment) (No.2) (England) Order 2008 (or any Order revoking or re-enacting or amending that Order with or without modification), no window, dormer window or rooflight, other than those shown on the approved plans, shall be inserted in the rear elevation or roofslope(s) of the development hereby permitted.

REASON: In the interests of residential amenity and privacy.

3. The development hereby permitted shall be carried out in accordance with the following approved plans: parking layout, site location plan, design and access statement, DRG No. design and access statement, 771-20-04, 771-20-02 received 29/1/14, 771-20-03A received on 27/3/14, 771-20-04A received on 4/4/14.

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