

WILTSHIRE COUNCIL

STRATEGIC PLANNING COMMITTEE

Date of Meeting	16 th May 2012		
Application Number	N12/00718/FUL		
Site Address	Springfield Sports Centre, Beechfield Road, Corsham, Wiltshire, SN13 9DN		
Proposal	Extension to Leisure Centre Providing Library, Community Hall, Meeting Rooms, Cafe, Youth and Learning Disability Day Centre, Crèche, Council offices, Registrar and Neighbourhood Police Station. Refurbishment of the Leisure Centre with New Sports Facilities, Including External Changing and All Weather pitch, Including New Floodlighting. Demolition of the Corsham Community Centre and Associated Alterations to External Landscaping Including Relocated Play areas, Remodelled Car Parks and a New Entrance Square.		
Applicant	Corsham Shadow Community Operations Board, c/o Wiltshire Council		
Town/Parish Council	Corsham		
Electoral Division	Corsham Town	Unitary Member	Cllr Peter Davis
Grid Ref	386689 170318		
Type of application	Full		
Case Officer	S T Smith	01249706633	simon.smith@wiltshire.gov.uk

Reason for the application being considered by Committee

The Council's campus programme will probably touch the lives of the majority of residents in each community area. Although the Council is a key sponsor, it is working in partnership with Community Operating Boards, Parish, City and Town Councils and a range of other public facing services such as Leisure, Health and the Police throughout Wiltshire.

The campus programme is 'strategic' in nature with each campus being part of a carefully planned county wide network of community facilities which complement each other. It is therefore important that the applications which form part of that network are dealt with consistently and by a single Planning Committee with a county wide oversight, rather than on a campus by campus basis by respective Area Planning Committees.

1. Purpose of report

To consider the above application and to recommend that planning permission be GRANTED subject to conditions.

2. Report summary

The main issues in the consideration of this application are as follows:

- Principle of development
- Impact upon highway safety
- Design and appearance
- Sports facilities

- Impact upon neighbour amenity

The application has generated 4 letters of comment and concern from local residents. The Corsham Town Council support the proposal.

3. Site Description

The site is located immediately to the south of Beechfield Road, to the east of Corsham town centre. The site is currently occupied by the Springfield Leisure Centre and Corsham Community Centre, located in the northern part of the site, adjacent to Beechfield Road, with an existing Redgra sports pitch and playing fields and open land in the southern half. The site is bounded to the east and southeast by the Corsham School, to the north by Beechfield Road, to the west by Hungerford House and residential houses.

To the front of the Community Centre and to the rear of the Leisure Centre are extensive areas of surface carparking.

Two other features of note are a dominant group of mature trees at the front of the site and some significant changes of level to the rear and west side of the leisure building towards the existing Jubilee Adventure Playground.

The majority of the site is within the ownership of Wiltshire Council. Part of the site within the planning boundary to the west of the existing Leisure Centre is owned by Corsham Town Council. In the interests of achieving the most beneficial scheme for the Community, the Town Council have offered all or part of this land to be used for the campus development. An agreement is in place and any required land will be transferred into the ownership of Wiltshire Council prior to completion of the development. Wiltshire Council and the Corsham School (an Academy since April 2011) are also in the process of varying the demise so that land required to construct the proposed ATP will be in the ownership of Wiltshire Council with a legal agreement defining both school and community use.

4. Relevant Planning History		
Application Number	Proposal	Decision
10/03912/FUL	Lighting for skateboarding facility	Permission
95/01696/LA	Application under Regulation 3 for the erection of the erection of floodlights	Permission 30/10/95

5. Proposal

At a corporate level Wiltshire Council is undertaking a transformation programme to fundamentally reorganise how services are delivered to each Community Area. The Council is working with local communities to deliver “community campuses”, where all services needed by the local community could be accessed at a single location. To this end the campuses are to provide a flexible space which can be used for a variety of purposes and by a variety of people and organisations. All campuses are to provide a shared reception, community space, accessible community IT, catering facilities and personal care facilities for disabled users.

The Corsham Campus is the first such campus to be brought forward for planning permission. It is to take the form of a significant extension to the existing Springfield Leisure Centre and, within a

single building, would provide a library, community hall (replacing the existing adjoining hall building), meeting rooms, cafe, youth and learning disability centre, crèche, office space for Council staff and neighbourhood police staff. Integral to which the proposal also includes refurbishment works to the existing leisure centre, a replacement artificial turf pitch and associated floodlighting, reconfigured outside children's play area and adult gym. The proposal comes complete with remodelled entrance car parking and landscaping.

In totality the existing leisure and community centre equate to 3676m² of floorspace. It is proposed that 1197m² of that floorspace would be demolished (predominantly the community centre building). Proposed new extensions to the existing leisure centre building would be in the order of 3278m² floorspace, leading to a total new campus building of 5757m².

6. Planning Policy

North Wiltshire Local Plan 2011: Community Facilities Policies CF1; CF2 and general Development Control Policy C3

Wiltshire Core Strategy Pre-Submission Document: Core Policy 1 (designating Corsham as a "Market Town") and Core Policy 11 (Spatial Strategy for Corsham Community Area).

The National Planning Policy Framework (hereafter referred to as NPPF): paragraphs 69 – 78 Promoting Healthy Communities

7. Consultations

Corsham Town Council – *"Resolved to fully support the application as a major improvement to the facilities in Corsham. The Council would like to support the further bat survey which is part of the application and would like to draw attention to the fact that there is a spring underneath the existing Community Centre. In order to protect any Bats the Council would like to support the proposed soft strip demolition technique which is to be used."*

Highway Officer – *"There is no highway objection to this application. Car parking levels fall within the maximum levels permitted and take full account of the differing peak demand periods of the different uses. I am satisfied that adequate parking will be available on site."*

I note that the coach parking bay is situated opposite the fire station. Given the width of Beechfield Road at this location and the depth of the fire station forecourt I am satisfied that there will not be any conflict between the two uses."

I have looked at the proposed pedestrian crossing adjacent to Beechfield Bungalow. It is proposed that this is provided using the existing road hump. I do not see any need for this crossing as it does not appear to lie on any obvious desire line. No pedestrian flows have been provided to justify its provision. The existing road hump would have to be significantly remodelled to incorporate a crossing and the adjacent private accesses could result in vehicles reversing on to the crossing, increasing risks associated with its use. I would suggest that this crossing is omitted."

Environmental Health Officer – *"With regard to fixed plant associated with the Corsham Campus, the Noise Consultant MACH Acoustics has provided measured background noise levels and has accepted the Council's criteria for achieving -5 dB below the measured background level when assessed (worst-case) in accordance with BS4142. I would therefore recommend that the following conditions be attached to any approval :*

All new building services plant shall be so sited and designed in order to achieve a Rating Level of -5dB below the lowest measured background noise level, determined to be LA9044dB at the nearest noise sensitive receptor.

All new building services plant shall be so sited and designed in order to achieve a Rating Level of -5dB below the lowest measured background noise level, determined to be LA9027dB at the nearest noise sensitive receptor.

Measurements and assessment shall be carried out in accordance with BS4142:1997. Once the plant is selected and its location finalised a detailed assessment is required to demonstrate that the proposals can meet the Council's requirements.

Having read the report produced by Noise Consultant MACH Acoustics I have no particular concerns with this aspect of the development. However I would request that a condition be placed upon the permission restricting the Artificial Turf Pitch (ATP) to be used no later than 22.00hrs daily.

The applicant has submitted information detailing lighting levels, however the applicant needs to confirm that these readings meet the requirements for Environmental Zone E2. In the absence of this confirmation I would recommend that the following lighting condition is placed upon the permission.

The lighting scheme shall be submitted to and approved in writing by the Planning Authority prior to the commencement of development. The lighting scheme shall comply with Environmental zone E2: Low district brightness areas Rural, small village, or relatively dark urban locations. The scheme should comply with guidance issued by the Institution of Lighting Engineers.

As the applicant has proposed to not use the ATP after 22.00 hrs I would recommend that a condition is placed upon the permission restricting its use." No objections subject to conditions.

Council Land Drainage Engineer – The proposed system aims to reduce the existing runoff rates by 30%, through the use of permeable paving in the car park and cellular storage. Although this is satisfactory, ideally would have ideally liked to see a further reduction, if possible (i.e. anything over 30%, as the drainage system in this area cannot cope with much). It would be normal best practice to request attenuation to greenfield runoff rates, as the EA had suggested, but as the existing structure has been around for a long time, it may be considered an unreasonable request. In support of this, the indicative exceedence flow routes do not pose a significant flood risk to residential properties nearby in the event the system is overtopped; the topography and layout allows excess water to flow down the road towards Newlands Road and south towards Valley Road. Formal drainage details and plans should be presented to the council drainage team prior to development.

Council Ecologist – *"...The proposed landscape design aims to maintain and enhance habitat features and corridors that will enable wildlife movement both around and within the site, through retention of the majority of trees and hedges within the site together with additional planting using native tree and shrub species. Only a small group of trees are to be removed within the design; these have been assessed for their value to biodiversity and will be mitigated for by the additional planting. In addition, a sensitive lighting scheme has been designed that both maintains and increases the extent of darkened habitat areas such as foraging corridors for bats and commuting corridors for birds and small mammals along tree lines and hedges at the site boundaries. I am satisfied that the proposed design will result in an overall gain for biodiversity through enhancement of natural habitats."* No objections subject to conditions.

Council Landscape Officer - *"I have no objections to the proposals from a landscape perspective. During the design development the Landscape and Design Team consulted with the applicant and the applicant's consultants to advise and feed back as appropriate. We are therefore satisfied with the design that has been presented will provide the facilities required and a much needed facelift to the area. While it is regrettable that the dedicated trees are to be removed and we welcome the acknowledgement that there will be some kind of rededication on site in the future."*

Council Arboriculturist & Landscape Officer – *"With regard to the above application, I have no objections to the proposed development. From the Preliminary Arboricultural Method Statement*

they propose to remove 12 trees which is necessary in order for the project to go ahead. They indicate that they will supply us with a detailed Arboricultural Method Statement prior to commencement of any works on site. I would like to condition the supply of this AMS and then condition the Implementation of it, just to ensure that all works which is specified in the report are carried out correctly. With regard to the proposed replanting of trees, The Landscape Design Report created by The Landmark Practice indicates that they intend to replant 125 new trees. 99 of the proposed 125 trees will be native species, which I feel is a positive addition to this development.” No objections subject to conditions.

Council Archaeologist – No objections.

Council Sports Development Officer - No objections and in general the plans have been well thought out and the proposed facilities will certainly substantially improve the services available to residents in the Corsham area. Comments relate more to the operational perspective. Keen to see this development approved and would not wish any of these comments to stand in the way of the submission. No objections to the planning application, just a few comments regarding the operational design.

Council Public Rights of Way Officer – There is an existing Right of Way across the rear car park (Corsham Path 64) as well as some temporary diversions. At present this route is undefined and as part of the proposals an application has been made to reroute it along a defined new footpath for reasons of health and safety. Proposal is to divert CP64 about 18.0m to a new route (Note: it is understood that a total of approx. 153m of the Right of Way would be rerouted) – having walked the route previously, the Rights of Way Officer believes this to be a good idea. Needs to be assured of the width, visibility and surface are suitable, but at first glance these requirements appears to be met.

Council Arts Officer – Welcome that it is proposed to develop an art plan built upon local creativity and drawing upon the skills, knowledge and experience of the community. The Arts Service is happy to assist the art working group to identify specialist advice and support the work of the group.

Environment Agency – No objections subject to conditions.

Sport England – Final comments awaited.

8. Publicity

The application was advertised by site notice, press advert and neighbour consultation.

4 letters of comment and concern received from local residents, plus 1 further letter from the Corsham Civic Society. Summary of key relevant points raised:

- Concern about window in spinning studio overlooking (Beechfield Bungalow)
- Pleased to see removal of pedestrian crossing outside Beechfield Bungalow
- Would prefer to see prohibition of school buses entering school from Beechfield Road spur (should use new lay by outside fire station)
- Floodlighting to red-gra (a.k.a. all-weather pitch) should not be operated after 22:00hrs, as car park lighting already causes concern – light pollution/attracting anti-social behaviour – therefore all external lighting should be switched off at night
- Plans do not address concern over anti-social behaviour – consideration to control of access to car park and use of CCTV
- Existing floodlight at side of swimming pool causes nuisance – currently on until 00:40hrs – request it is switched off at 22:00hrs along with all other lighting.
- Beech hedge between the “ginnel” and school is to be removed – but should be retained as helps shield noise/disturbance from school.
- Would like to see more trees planted to East of centre rather than merely a hedge.

- Would like an explanation why part of the ginnel RoW is being suspended and how long for – and will this lead to removal of part of hedge? Leaves back of garden exposed (Nos.1 and 1a Erneston Crescent)
- Shame to divert away from centre of Corsham
- ATP plan is inaccurate – Nos. 12 Providence Lane and 1a Ernestone Crescent are bungalows and not two-storey buildings as depicted.
- What plans are in place to minimise noise during construction?

9. Planning Considerations

Principle of development

The proposal development would be a hybrid of different, yet complimentary, uses. It would comprise elements of sports and leisure floorspace and playing field, office and commercial space as well as community facilities – a mixture of the A, B and D use classes, and therefore *sui generis* in status.

The combined Springfield Leisure Centre and community centre site is an established community facility and is located close to, if not exactly inside of, the recognized centre of Corsham town. Whilst no local planning policy is specific in advising on how to treat proposals such as this, it is considered reasonable to regard the existing site as suitable, in principle, for an extension to and expansion of activities of the nature being proposed.

Guiding principles set out in paragraph 69 of the NPPF sets out a broad policy context within which to determine this application:

“The planning system can play an important role in facilitating social interaction and creating health inclusive communities...Planning Policies and decisions, in turn, should aim to achieve places which promote...opportunities for meetings between members of the community who might not otherwise come into contact with each other, including through mixed use developments, strong neighbourhood centres and active street frontages which bring together those who work, live and play in the vicinity...”

In conjunction with the local community, Wiltshire Council at a corporate level intend the “Corsham Campus” project to improve the delivery and deliverability of a range of services to the local community. In these general terms, planning policy (and Wiltshire Council as the Local Planning Authority) seeks to promote and enable such development to take place, subject to there being no material considerations that render the proposal unacceptable at a detailed level.

The remainder of this report sets out those substantive material considerations and provides commentary and conclusions upon which the Committee may base their decision.

Impact upon highway safety

The planning application has been informed by a submitted Transport Assessment and comes complete with Travel Plan providing a commitment to sustainable access to the site into the future.

In practical terms, the proposed development would arrive complete with a reorganised car park, bus lay-by and drop off facility for school children accessing the new facilities. Arranged in two sections, some 157 car parking spaces would be provided (compared to the combined 139 existing spaces associated with the leisure centre and community centre). Perhaps a realistic assessment of the likely car-borne traffic the enhanced facilities will attract.

The commitments contained within the submitted Travel Plan (a document intended to be “live” and iterative in nature) so to improve accessibility to the campus development in the future, are also considered realistic and achievable.

Prior to submission as a formal planning application, the proposed development was the subject of discussion and negotiation with the Council as the Highway Authority. This is reflected in the general satisfaction of the Highway Officer. In particular, the potential for a conflict in vehicle movements caused by the proximity of the bus lay-by to the fire station entrance has been discounted by the Highway Officer, and in the absence of evidence to the contrary, there is no reason to disagree with this conclusion.

Concerns raised locally over the location of the second pedestrian crossing immediately adjacent "Beechfield Bungalow" have been echoed by the Highway Officer, who questions its necessity. To this end revised plans have now removed this pedestrian crossing.

The phasing of works will allow for existing car parking on the site to be retained during the substantive construction phases.

Design, appearance and operation of campus

Breaking down into basic component parts, the resulting new building would consist of a refurbishment of the existing leisure centre and significant extension to the existing building to replace the demolished community centre building. With an understandable objective to retain the operational consistency, the phasing of works will allow for the continued availability of the existing community centre up until the new "campus" is available for first use. The application has been submitted complete with details of the design's compliance with the Council's energy efficiency and sustainability objectives. The campus is expected to achieve a BREEAM 2011 "very good" rating.

The existing leisure centre building could be described as functional in appearance with little to commend it in architectural terms – typical of its vintage, with reconstituted stone walls and profile sheet roof. The applicant has pointed out that the building does require substantial investment to raise its standards of usability and at present suffers from high maintenance costs. Remodelling of the existing building is largely internal to allow for enhanced sports facilities, but would also involve the demolition of existing single storey extensions across the front elevation together with two new first floor extensions of limited size over the current main entrance and changing rooms.

The main new extension to the western end of the existing leisure centre building would principally accommodate the community space and facilities, although the entire building would be integrated and benefit from a singular entrance and central circulation space. The bulk of the new community facilities (library, offices, cafe and two double height multi-purpose spaces) would "wrap" around the existing building with activities spilling out onto a newly created north-western facing terrace (crèche, play area, cafe and "performance area").

Taken together the entire new building would be predominantly two-storey, but with elements of single-storey retained from the existing leisure centre building together with transitional portions. Heights to ridge and eaves generally range from 3.8m to 4.5m at single storey and up to 4.0. to 9.0m across the two-storey elements, respectively. An architectural climax is reached at the main entrance with the provision of a glazed tower, reaching a maximum height of some 15.0m. Materials are to be a contemporary mix of contrastingly laid terracotta cladding on the walls, substantial areas of glazing and zinc standing seam roof.

Taking an angular form with highly articulated and projected roof profile, the appearance of the resulting new building defies a succinct description or easy categorisation. Nevertheless, it is considered that the difficult task of incorporating an existing leisure centre building, a retention of the community hall facility until substantive completion and an accommodation of a diverse set of activities, each with their own requirements and limitations, has been achieved with a good degree of architectural flair. Indeed, the necessary objective of creating a building and facility that is welcoming, legible and easily identifiable as a community facility has been achieved and without detriment to distance views or the local vicinity (although outside the Corsham Conservation Area, it is visible from the boundary at the bottom of Beechfield Road to the East).

In common with the existing leisure and community centre, the new building is to be arranged as a pavilion; a centrally positioned building with associated facilities and car parking positioned to the sides, front and rear. Arrival at the campus is punctuated with a landscaped "plaza" and bus lay-by fronting Beechfield Road. In terms of its influence upon the public realm, a massive improvement upon the existing situation.

Sports facilities

The campus is to provide a significant improvement to sporting facilities at the site. In addition to enhanced inside facilities within the leisure centre, the proposal includes enhanced outside children's play area, a new outside adult gym and, most significantly, a repositioned artificial turf pitch to the rear of the campus. In contrast to the existing, this new pitch would now be provided with floodlighting and be available for community use (as opposed to it being purely a facility used by the adjoining secondary school), thus significantly improving its value to the local community as a sports facility.

Although the overall level of sports provision at the site will be significantly improved, the proposal will involve the loss of a small proportion of school playing field (to accommodate additional parking provision) together with the loss of two of the four tennis courts to the West of the campus site. As such the views of Sport England as a statutory consultee are critical.

In respect of the internal operation of the sports centre, the Council's Sports Development Officer has provided comment. Those comments do not affect the acceptability of the planning application, though they may impact upon the internal configuration of the sports centre element.

Impact upon neighbour amenity

The campus site is positioned in close proximity to several residential properties. However as an established site where sporting and community facilities/activities are already present, the effect and impact of the proposal upon residential amenity must be considered within the existing context. Letters received from local residents do appear to reflect this situation and are largely supportive of the proposals in general. Issues set out below also include those recurring themes discerned in neighbour letters received.

- Floodlighting and noise from artificial turf pitch

At some 80.0m distant, the proximity of the proposed new floodlighting to the artificial turf pitch to the nearest residential properties (70.0m or so to their gardens) has understandably caused some concern. Although clearly street lighting (and indeed, an element of floodlighting to the skate park at the adjoining playing field) is pervasive in Corsham, care must be taken to ensure that the 6 no. floodlighting columns are correctly designed and configured so as to avoid unacceptable levels of light spillage into rear gardens and houses (particularly, but not exclusively, Alster House, Beechfield Bungalow, and properties backing onto "the ginnet" at Erneston Crescent). To assist, the application has been submitted complete with technical information regarding the performance of the floodlighting and the extent of light spillage that would be expected. Based upon this information, the Council's Environmental Health Officer is satisfied that the amenities of the nearest neighbours would be secured. The imposition of planning conditions would ensure the lights are installed and operated in accordance with the supplied details and good practice generally. Critically, it would also be possible to impose a condition that would ensure the cessation of the use of the floodlighting (and all-weather pitch in general) after a reasonable time in the evening.

Planning conditions placing a prohibition of use of the all-weather pitch after 22:00hrs in the evening have been specified by the Council's Environmental Health Officer have been agreed as reasonable with the applicant. Further conditions relating to the noise specification of fixed plant on the building and the construction phase would largely accord with details contained within the submitted external noise survey.

- Overlooking

Understandable concern has been expressed over the possible effect of the new first floor extensions to the leisure centre upon the amenities of the nearest residential properties Beechfield Bungalow and Alster House. Although introducing an additional floor above the existing ground floor changing rooms, the resulting accommodation would not be provided with windows that would directly face the two properties, thus eliminating any additional overlooking, and neither would it extend any closer to those two residential properties across the intervening school access road.

- The Ginnel

Locally known as “the ginnel”, a pedestrian walkway passes between the school/leisure centre access road, to the rear of the properties fronting Erneston Crescent, and the Southern cul-de-sac end of Paul Street. Concern has been raised that this pedestrian access would be stopped up or re-routed as a result of the construction phase of the project. Confirmation has been received that the proposal would have no effect upon the ginnel (either at the construction or operational phase) and there are no proposals to remove any of the planting along its route.

- Anti-social behaviour

It is understood that the grounds of the leisure centre and wider playing field (including skate park and recreation shelter close to Valley Road) have been a source of anti-social behaviour and disturbance to the nearest neighbours late at night. This is not surprising and certainly unlikely to be different to similar facilities across the County or Country. Nevertheless, it is an existing situation and one that would not significantly alter as a result of the proposals (indeed it is possible that the extended use of the all weather pitch into the evening, a 24hr Police presence of the at the Campus and proposals to install an extensive CCTV system) may actually reduce such anti-social behaviour). Because of this unchanging situation, such matters are rightly dealt with by legislation operated by the Police and other competencies within Wiltshire Council, rather than via the planning system.

- Relationship with Spring Tining care home and properties on Beechfield Road

The design of the campus makes extensive use of activities within the building spilling out onto a ground floor terrace extending the length of the Western elevation. Such uses are potentially noise making (arts, cafe, crèche etc.) and therefore of possible disturbance to the care home (albeit currently closed) and other residential properties some 40.0m - 50.0m to the West. However, in the context of the existing tennis courts, children’s play area and through road, in this particular instance, the separation distances and nature of uses being proposed are not thought likely to cause an unacceptable level of noise and disturbance to residents.

10. Conclusion

Though hardly a paradigm shift in the approach to such matters, broad policy guidance within the recently published NPPF certainly regards the promotion of “*healthy communities*” as critical and the role of the planning system in helping to achieve such, as important.

This planning application for the creation of the Corsham campus is unmistakably a tangible and practical example of support for the health of a local community and as such the Council (in its role as the Local Planning Authority considering the principles of such an application) rightly should, from the outset, adopt an enabling and supportive posture.

Consideration of the application against more generalised development control criteria based policy in the adopted North Wiltshire Local Plan 2011, reveals that the proposal would not have a detrimental impact upon, *inter alia*, the amenities of surrounding residents, highway safety, sports provision or the feel and visual character of the locality.

In both intent and execution, the proposed creation of the Corsham Campus is to be applauded and, in the context of the above, it is recommended that planning permission should be granted subject to the imposition of relevant and necessary planning conditions.

11. Recommendation

Planning Permission be GRANTED for the following reason:

The proposed development is considered to be an acceptable redevelopment of an existing leisure and community centre site for similar extended and enhanced purposes. Subject to the imposition of relevant and necessary planning conditions, the development would not have an unacceptable impact upon the amenities of local residents or highway safety and would have the effect of enhancing sports, leisure and community facilities to the local community as well as improving the appearance of the site and wider public realm. The proposal is considered to comply with the provisions of the National Planning Policy Framework as well as Policies C3, CF1 and CF2 of the adopted North Wiltshire Local Plan 2012.

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. No development shall commence on site until details and samples of the materials to be used for the external walls and roofs have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

REASON: In the interests of visual amenity and the character and appearance of the area.

3. At no time shall any further windows be inserted into the Eastern elevation of the extended leisure centre building (that elevation facing the access road into the adjoining school and car park) unless otherwise agreed with the Local Planning Authority in the form of a new and separate planning permission in that regard.

REASON: In the interests of neighbour amenity.

4. In complete accordance with the submitted details, there shall be no diversion of, or removal of planting along the route of, the public right of way (known as The Ginnel) linking Beechfield Road to Paul Street to the rear of properties fronting Erneston Crescent.

REASON: For the avoidance of doubt and so as to ensure the longer term amenities of local residents.

5. The construction phase of development shall be carried out in complete accordance with the submitted "Construction Noise Minimisation" document (prepared by Alec French Architects, 27/04/12) unless otherwise agreed with the Local Planning Authority in the form of a new and separate planning permission in that regard.

REASON: For the avoidance of doubt and in the interests of neighbour amenity during the construction process.

6. Prior to its first installation, full details of all fixed plant (including all ventilation and extraction equipment) within the site shall have been submitted to and approved in writing by the Local Planning Authority. The ventilation/extraction equipment shall be installed prior to the building/extension hereby approved is first occupied and shall thereafter be maintained in accordance with the approved details.

REASON: In the interests of the amenities of the area.

7. In complete accordance with the submitted details, use of the all weather pitch, including operation of the associated floodlighting, shall cease at 22:00hrs each day and shall not resume use and operation until the following day at 08:30hrs, unless otherwise agreed with the Local Planning Authority in the form of a new and separate planning permission in that regard.

REASON: So as to avoid unnecessary and unacceptable noise and disturbance from the use and operation of the all-weather pitch.

8. The flooding to be installed at the new all-weather pitch shall be installed and operated in complete accordance with the submitted details, and in particular the specification and performance summary contained within the details supplied by Musco Green Generation Lighting (dated 10/02/12) and drawing number E-SK400 (dated Jan'12).

REASON: For the avoidance of doubt and so as to avoid the unnecessary and unacceptable spillage of light to the detriment of residential amenity.

9. No demolition, site clearance or development shall commence on site until an Arboricultural Method Statement (AMS) prepared by an arboricultural consultant providing comprehensive details of construction works in relation to trees shall be submitted to, and approved in writing by, the Local Planning Authority. All works shall subsequently be carried out in strict accordance with the approved details. In particular, the method statement must provide the following: -

- A specification for protective fencing to trees during both demolition and construction phases which complies with BS5837:2012 and a plan indicating the alignment of the protective fencing;
- A specification for scaffolding and ground protection within tree protection zones in accordance with BS5837:2012
- A schedule of tree works conforming to BS3998.
- Details of general arboricultural matters such as the area for storage of materials, concrete mixing and use of fires;
- Plans and particulars showing the siting of the service and piping infrastructure;
- A full specification for the construction of any arboriculturally sensitive structures and sections through them, including the installation of boundary treatment works, the method of construction of the access driveway including details of the no-dig specification and extent of the areas of the driveway to be constructed using a no-dig specification;
- Details of the works requiring arboricultural supervision to be carried out by the developer's arboricultural consultant, including details of the frequency of supervisory visits and procedure for notifying the Local Planning Authority of the findings of the supervisory visits; and
- Details of all other activities, which have implications for trees on or adjacent to the site.

REASON: In order that the Local Planning Authority may be satisfied that the trees to be retained on and adjacent to the site will not be damaged during the construction works and to ensure that as far as possible the work is carried out in accordance with current best practice and section 197 of the Town & Country Planning Act 1990.

10. The development shall be carried out as specified in the approved Arboricultural Method Statement (AMS), and shall be supervised by an arboricultural consultant.

REASON: To prevent trees on site from being damaged during construction works.

11. No retained tree shall be cut down, uprooted or destroyed, nor shall any retained tree be topped or lopped other than in accordance with the approved plans and particulars, without the prior written approval of the Local Planning Authority. Any topping or lopping approved shall be carried out in accordance with British Standard 3998 (Tree Work).

If any retained tree is removed, uprooted or destroyed or dies, another tree shall be planted at the same place and that tree shall be of such size and species and shall be planted at such time, as may be specified in writing by the Local Planning Authority.

No equipment, machinery or materials shall be brought on to the site for the purpose of the development, until a scheme showing the exact position of protective fencing to enclose all retained trees beyond the outer edge of the overhang of their branches in accordance with British Standard 5837 (2005): Trees in Relation to Construction, has been submitted to and approved in writing by the Local Planning Authority, and; the protective fencing has been erected in accordance with the approved details. This fencing shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed in any area fenced in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavation be made, without the prior written consent of the Local Planning Authority.

In this condition "retained tree" means an existing tree which is to be retained in accordance with the approved plans and particulars; and paragraphs (a) and (b) above shall have effect until the expiration of five years from the first occupation or the completion of the development, whichever is the later.

REASON: To enable the local planning authority to ensure the retention of trees on the site in the interests of visual amenity.

12. No development shall commence until a surface water drainage masterplan has been submitted to, and agreed in writing by, the Local Planning Authority. The masterplan shall be in accordance with the Flood Risk Assessment (prepared by Integral Engineering Design and dated January 2012) and include details of the phasing of surface water drainage infrastructure including source control measures where achievable. The development shall be implemented in accordance with the approved scheme.

REASON: To ensure that flood risk is not increased elsewhere in accordance with the National Planning Policy Framework paragraph 103.

13. No development shall take place on each plot, phase of parcel of land until the detailed drainage design has been submitted to, and approved by the Local Planning Authority. The details shall be in accordance with the approved FRA (prepared by Integral Engineering Design and dated January 2012) and incorporate sustainable drainage principles where achievable. The scheme shall subsequently be implemented in accordance with the approved details before the development on each plot, phase or parcel of land is completed.

REASON: To ensure that flood risk is not increased elsewhere in accordance with the National Planning Policy Framework paragraph 103.

14. Prior to the commencement of development, a construction method statement shall have been submitted and agreed in writing by the Local Planning Authority. The construction method statement shall address the following issues:

- Appropriate location of a bunded works compound for storage of materials, equipment and fuels to avoid pollution of habitats or danger to wildlife individuals
- Protection of trees to be retained in line with BS5837:2005 - Trees in relation to construction

- Timing constraints with respect to nesting birds in relation to removal of existing vegetation including hedges and removal or significant trimming of trees
- Suitable processes for removing existing roofing or other materials to enable the adjoining building extensions, such that roosting birds, bats or other wildlife individuals will not be harmed.
- Appropriate night time lighting of the site during construction that will be directed away from natural habitat features
- An appropriate process to be followed for the demolition of the existing community centre buildings to include further assessment of bat activity and methods of working designed to protect bats, such as soft stripping of roof materials and cladding.

REASON: So as to ensure the construction works are completed without unnecessary and unacceptable impact upon the ecology of the locality

15. The development hereby permitted shall be implemented in accordance with the submitted plans and documents listed below. No variation from the approved plans should be made without the prior approval of the local planning authority. Amendments may require the submission of a further application.

Plans

Campus Site Plan 1000 rev.C
 Site Plan Proposed 1100 rev.J (date stamped 03/05/12)
 Demolition Plan 1060 rev.B
 Phasing Plan 1070 rev.A
 Footpath Diversion 2338_101
 GA Plan Level 00 1400 rev.H (date stamped 03/05/12)
 GA Plan Level 01 1401 rev.F
 GA Plan Level 02 1402 rev.C
 Site Sections 1150 rev.A
 GA Elevations 1250 rev.A
 Part Elevation – North facade 1350
 Part Elevation – West facade 1351
 Straight Elevations 5-8 1600
 Straight Elevations 9-12 1601
 Landscape general Arrangement 2338_100
 Landscape Masterplan North 2338_102a
 Landscape Masterplan South 2338_102b
 ATP Plan 2338_103
 Planting Plan 2338_200
 Elevational Sections 2338_300
 Elevational Sections 2338_301
 Design and Access Statement (Alec French Architects March 2012)
 Landscape Design Report (The Landmark Practice March 2012)
 Site Investigation No.Z1116 – Factual and Interpretive Report (CJ Associates March 2012)
 Flood Risk Assessment (Integral Engineering Design January 2012)
 Corsham Campus Travel Plan (Corsham Shadow Community Operations Board January 2012)
 Transport Statement (KTC February 2012)
 Arboricultural Implications Assessment (Hillside Trees Ltd February 2012)
 Preliminary Ecological Appraisal (The Landmark Practice November 2011)
 Building Inspection for Bat Roosts (The Landmark Practice January 2012)
 Artificial Turf Pitch: Impact Noise Assessment (Mach Acoustics 30/01/2012)
 Musco Green Generation Lighting floodlighting project Summary (10-Feb-2012)
 External Lighting Layout and Lux Plot for Planning Stage D ESK400
 Construction Noise Minimisation statement (Alec French Architects 27/04/12) (Date stamped 3rd May 2012)

All drawings and documents date stamped 14th March 2012, unless otherwise indicated.

REASON: To ensure that the development is implemented as approved.

