

REPORT TO THE WESTERN AREA PLANNING COMMITTEE

Date of Meeting	23.06.2010		
Application Number	W/10/01209/REG3		
Site Address	St Georges Primary School Pound Lane Semington Wiltshire BA14 6LP		
Proposal	Provision of new hall with ancillary accommodation, two new classrooms and removal of two mobile classrooms		
Applicant	Wiltshire Council		
Town/Parish Council	Semington		
Electoral Division	Summerham And Seend	Unitary Member:	Jonathon Seed
Grid Ref	389569 160509		
Type of application	Reg 3 Application		
Case Officer	Miss Jennifer Fivash	01225 770344 Ext 5297 jennifer.fivash@wiltshire.gov.uk	

Reason for the application being considered by Committee

(THE LIST BELOW ARE OPTIONS SO DELETE THIS LINE AND ALL THAT ARE NOT RELEVANT)

Councillor Seed has requested that this item be determined by Committee due to:

- * Relationship to adjoining properties
- * Environmental/highway impact

1. Purpose of Report

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

2. Main Issues

The main issues to consider are:

- Impact on Residential Amenity
- Impact on street scene
- Impact on highways

3. Site Description

The application site contains school buildings, two mobile classrooms and space around providing a play ground, sports field and car parking. The school buildings are single storey in a linear form with a flat roof over.

The school is located within a residential estate off a residential road with footpaths leading into the school.

4. Relevant Planning History

08/09006/WCC – Siting of a single storey mobile classroom with toilets and a single mobile classroom with store plus demolition of existing mobile – Wiltshire County Council Permission 12.03.2008
06/02362/FUL – Replacement of existing timber windows with UPVC equivalent – Permission 28.09.2006
05/01229/FUL – New adventure play park – Permission 09.09.2005

5. Proposal

The application seeks permission to erect two extensions to provide 2 classrooms to replace the existing mobile classrooms and a school hall. The two extensions would be located at either end of the existing building. The proposed school hall would be located on the existing playground. A new playground would be provided where the existing mobile classrooms are sited. Both extensions would have a pitched roof over presenting gables to Pound Lane.

The proposed hall would be 12.6 metres by 19.2 metres with a height of 6.7 metres to the ridge.

The proposed classroom extension would be 8.6 metres by 22.1 metres with a height of 4.8 metres to the ridge

6. Planning Policy

West Wiltshire District Plan First Alteration 2004
C31A Design
C32 Landscaping
C38 Nuisance
R2 Protection of Recreational Space
R3 Dual Use of Education Land
R16 Indoor Facilities
T10 Car Parking
CF1 General

Leisure and Recreation Development Plan Document January 2009
LP2 Proposals that involve the loss of open space or sport and recreation provision
IS1 Indoor Leisure Centres
SC1 Dual use of school facilities

7. Consultations

Town/ Parish council

Semington Parish Council – Support subject to conditions. Comment received 21 May 2010

Highway Authority

Highway Authority – No highway objection. Comments received 13 May 2010

Wessex Water

Wessex Water – No objection. Comments received. Comments received 4 May 2010.

Sport England

Sport England – No objection. Comments received 6 May 2010

Tree and Landscape Officer

Tree and Landscape Officer – No objection subject to conditions. Comments received 26 May 2010

District Ecologist

District Ecologist – No objection subject to conditions. Comments received 19 May 2010

Strategic Landscape

Strategic Landscape – Concerns over amenity to surrounding neighbours and requests a condition to replace the existing trees. Comments received 1 June 2010

8. Publicity

The application was advertised by site notice/press notice /neighbour notification.

Expiry date: 26 May 2010

Summary of points raised:

No representations received to date of recommendation.

9. Planning Considerations

9.1 Residential Amenity

The proposed extensions would not have a detrimental impact on the amenities of the surrounding neighbours due to the position of the extensions on the main building. The proposed hall will be 3 metres from the boundary with 6 Pound Lane. The design of the hall, with a pitched roof, would ensure that the dwelling and garden of 6 Pound Lane will not be dominated by this extension and its position to the east of Pound Lane should ensure no significant loss of natural light. There will be no overlooking and with a building replacing a playground there should be less disturbance from the site. Other nearby properties on the opposite side of Pound Lane and to the west of the school are far enough away not to be affected.

9.2 Street scene

The proposed extensions to the school will enhance the character and appearance of the school and the area. The introduction of pitched roofs on the extensions, which will be clearly visible from the public highway, will give the school a much more positive presence within the village. The removal of the existing mobile classrooms on site would be an improvement to the area.

9.3 Highways

The proposal would provide 2 additional parking spaces on site and considering that once the work is completed the existing mobile classrooms would be removed the highway authority consider the proposal would not harm highway safety.

9.4 Landscaping

The proposal would result in the loss of some of the existing trees on site. As part of this recommendation a condition has been attached to secure a landscaping scheme and its full implementation including the provision of replacement trees on site. It is therefore considered that the proposed is acceptable.

9.5 Design

The design of the hall and classroom extension would present gables to the road Pound Lane. The extensions would be sympathetic to the existing building improving the appearance of the school, and would provide much improved facilities for the school on site. The proposal would be constructed from materials to match the existing school building which is considered to be acceptable.

9.6 The proposal complies with policy and planning permission should be granted subject to conditions.

Recommendation: Permission

For the following reason(s):

The proposed development conforms to the Development Plan and there are no objections to it on planning grounds.

Subject to the following condition(s):

- 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 The materials to be used in the construction of the external surfaces of the development hereby permitted shall match in material, colour and texture those used in the existing building.

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

West Wiltshire District Plan 1st Alteration 2004 - POLICY: C31a.

- 3 The development shall be carried out as specified in the pre development Tree Condition and Arboricultural Impact Assessment, and shall be supervised by an arboricultural consultant.

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

POLICY: West Wiltshire District Plan First Alteration 2004 Policy C32

- 4 The hall hereby permitted shall only be used between the hours of 8am and 6pm from Mondays to Fridays and between 9am and 6pm on Saturdays. The use shall not take place at any time on Sundays and Bank or Public Holidays.

REASON: To ensure the creation/retention of an environment free from intrusive levels of noise and activity in the interests of the amenity of the area.

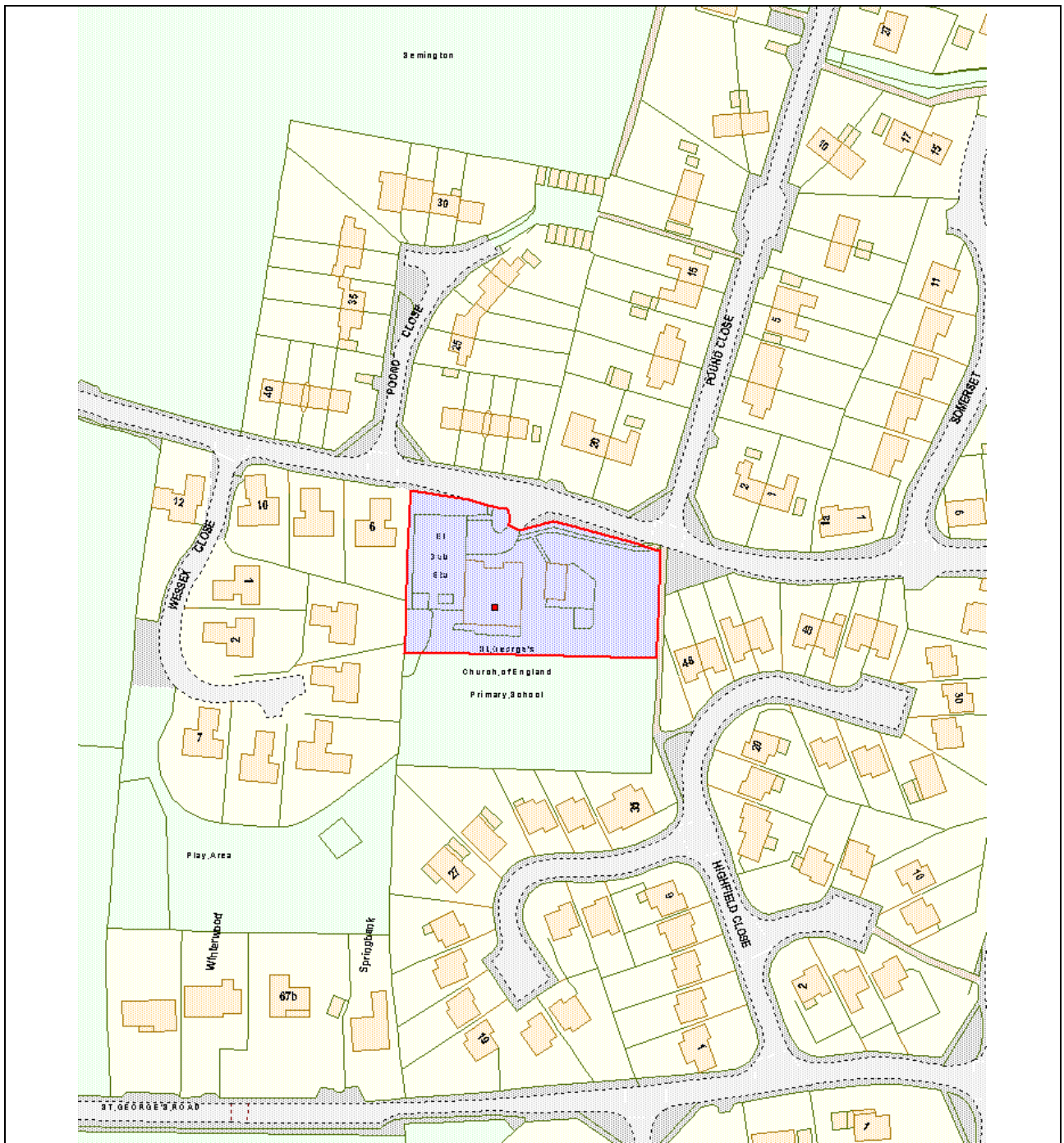
West Wiltshire District Plan 1st Alteration 2004 - POLICY: C38
Planning Policy Guidance 24: Planning and Noise

Informative(s):

- 1 The developer/applicant is advised to take into account the contents of the Wessex Water letter dated 30 April 2010.

Appendices:	
--------------------	--

**Background Documents
Used in the Preparation of
this Report:**



Reproduced from the Ordnance Survey mapping with the permission of the Controller of Her Majesty's Stationery Office © Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings. Tel: 01225 770344 Fax: 01225 770314 Development Control West Wiltshire Council Bradley Road Trowbridge Wiltshire BA14 0RD www.wiltshire.gov.uk

MSA: 100022961

RELEVANT APPLICATION PLANS

Drawing : SITE LOCATION PLAN received on 23.04.2010

Drawing : 0933-02 REV A received on 20.04.2010

Drawing : 0933-03 received on 20.04.2010

Drawing : 0933-04 received on 20.04.2010

Drawing : 0933-12 received on 20.04.2010

Drawing : 0933-11 received on 20.04.2010