

<b>Date of Meeting</b>	25 February 2015
<b>Application Number</b>	14/12030/DP3
<b>Site Address</b>	Holt Primary School, The Gravel, Holt, BA14 6RA
<b>Proposal</b>	Single storey two classroom extension with group room and servery
<b>Applicant</b>	Mr Wayne Robson
<b>Town/Parish Council</b>	HOLT
<b>Ward</b>	HOLT AND STAVERTON
<b>Grid Ref</b>	386607 162055
<b>Type of application</b>	Full Planning
<b>Case Officer</b>	Jemma Foster

### **Reason for the application being considered by Committee**

The application has been submitted by Wiltshire Council and one letter of objection has been received raising material planning considerations. As such the application is not able to be dealt with under delegated powers.

### **1. Purpose of Report**

To consider the application and recommend approval

### **2. Report Summary**

The main issues to consider are:

- Principle
- Impact upon the character and appearance of the area
- Impact upon neighbouring amenity
- Access and highways
- Other

### **3. Site Description**

Holt Primary School is located within the limits of development and adjacent to the conservation area. The school is surrounded by existing residential properties.

### **4. Planning History**

No relevant planning history to the erection of an extension.

## **5. The Proposal**

The proposal is for a single storey extension to provide two classrooms. The proposal also sees the relocation of the exterior play area and a small expansion of the existing car park. The reasoning behind the proposed extension is to accommodate the Schools legal requirement to provide the Universal Free School Meal Initiative. This will allow the library to return to its former use. Food is currently delivered to the School by an external provider in heat thermal containers which will then be served to the children via the servery and no food will be cooked on site The number of staff is to remain the same (25) because the extension will be replacing an existing temporary mobile classroom.

## **6. Planning Policy**

Wiltshire Core Strategy (WCS) Adopted 20<sup>th</sup> January 2015

CP1 – Settlement Strategy, CP2 – Delivery Strategy, CP7 – Spatial Strategy Bradford on Avon Community Area, CP41 – Sustainable construction and low-carbon energy CP51 – Landscape, CP52 – Green Infrastructure, CP57 – Ensuring High Quality Design and Place Shaping, CP58 – Ensuring the Conservation of the Historic Environment

### Other

National Planning Policy Framework 2012 (NPPF)

Planning Practice Guidance 2014 (PPG)

## **7. Consultations**

Holt Parish Council: No Objection

Wessex Water: No Objections

## **8. Publicity**

The application was advertised by a site notice and neighbour notification letters. The deadline for any correspondence was 6<sup>th</sup> February 2015. Two letters of concern were received highlighting the following (summarised)

### Principle

- What is a severy and why is the floor space not registered on the application form? Perhaps the use could be changed to a small library freeing up the current library for more expansion.
- Holt School is already over capacity and extension is proposed to accommodate an increasing demand = from where? and where do these children come from, why can't we just have smaller classes to give a better education?
- Why is the library not considered to be a classroom
- Why do we need 128 sq.m more floorspace if the demographic of Holt is older

persons? Where are the children coming from (future development?)

#### Impact upon the character and appearance of the area

- The proposed building looks well designed and will be better than currently available
- The hedgerow has only just grown up. When the hedgerow was replaced last time it was hastily planted with little regard by the workers.
- The materials are not locally sourced, they are modular and probably bought outside of our local area
- There is a perfectly good south facing roof that could accommodate solar panels, a large playing field for ground source heating system
- Trees and fencing has already started to be removed
- The planning approval should exclude any future expansion of the school

#### Impact on neighbouring amenity

- More traffic will result in increase in noise
- When will the extension be built – out of hours or else the risk to pupil safety is increased
- More pupils means more noise and more difficult to manage

#### Access and Highways

- Object to the access route via Bradley Close for construction traffic – if the mobile home is so old, surely it can be broken up on site and removed through the front gate (the official access to the school).
- More children means more traffic
- 4 more employees and only 2 parking spaces?

#### Other

- We have had no notification of the proposal
- There are concerns with the Local Authority expansion program via a future planning application for future village growth by Gladman Homes of Cheshire. We don't need more housing, it would be at the expense of local quality
- There is no Government money to invest in expansion at the moment. Perhaps the money is coming from local pending developments that have not yet been approved
- We suggest this application form is incorrectly filed and should be re-applied. We should be able to clearly see the allocated usage of the school space, who is the applicant for this proposal
- The planning applicants need a solid business and social profile to justify such tax payers spend on such a project.
- Concerns with the arrangement of the Planning Applicant and Planning Assessor being so close or intimate which prevents proper functioning
- This is wasting tax payers money, spending Wiltshire Council allocated monies outside of Wiltshire ( ie the architects and companies from Coventry and Chichester)

- We are concerned that the extension is actually promoted more by outside of the area influence than Holt Village Local needs
- No opportunity to discuss the proposal with the school

The Headmistress of the school in question, Wiltshire Council and the planning Agent have responded to the objection letter received and form part of the report below.

## **9. Planning Considerations**

### **9.1 Principle**

The site is located within the limits of development of the large village of Holt where there is a presumption in favour of sustainable development and as such the proposal is considered to be in accordance with CP1, CP2 and CP7 of the Wiltshire Core Strategy.

Issues raised in the objection letter received highlight an increase in School numbers which there will not be as the proposal is to replace existing temporary accommodation. A question was also raised asking why the library is not capable of being used as a classroom. The Headmistress has confirmed that this is due to small numbers of children attending and using the library throughout the day.

### **9.2 Impact upon the character and appearance of the area**

The single storey extension is to be located on an existing hard play surface which is to be relocated further to the west which is considered to be appropriate.

The proposed extension is single storey with a pitched roof. A single storey flat roof element is also proposed above the server which connects the existing School to the proposed extension. The extension is to be built with larch timber cladding, white render, aluminium roof and frames. The proposal is considered to be appropriate in terms of its design, height, size and materials and as such is considered to comply with CP57.

The School site lies adjacent to the Conservation Area but the extension is on the western side of the School which is away from the boundary with the Conservation Area and therefore views in and out of this area will be protected. The proposal is therefore considered to comply with Policy CP58.

The plans show solar panels on the southern elevation which are considered to be appropriate and comply with the principles of Policy CP41. However a condition will need to be added to ensure the extension complies with BREEAM Very Good status.

A conifer tree is to be removed to make way for the proposed extension, but as the tree is not protected and is not located within a conservation area, permission is not required to remove the tree. Additional and replacement planting are proposed on

the boundaries which are considered to be appropriate.

The proposed extension is to replace existing temporary accommodation which will be removed from the School site and it would therefore be appropriate to condition its removal. The School are hoping that the extension will be in place for the new School term in September 2015 and therefore the existing mobile classroom will need to be removed in a different School holiday period. It has been agreed with the School to condition that the existing mobile classroom shall be removed within 8 months of the extension being occupied which would allow the mobile to be removed by the Easter holiday. Some other ideas for locations of solar panels, ground source heat pumps etc were suggested in the public consultation period, however these are not what the application is requesting and therefore cannot be taken into consideration.

### **9.3 Impact upon neighbouring amenity**

There are existing residential properties surrounding the existing School site but it is considered that due to the proposed extension being single storey and located approximately 20 metres from the nearest residential boundary, the proposal would not have an adverse impact upon neighbouring amenity in terms of overlooking, overshadowing and would not be overbearing. The proposal is therefore considered to comply with CP57.

A concern was raised regarding the increase in noise from more staff and children associated with this proposal. There would be no further noise issues as there would not be an increase in staff or children as the proposed extension is to replace existing temporary mobile classrooms. A condition can also be attached to ensure that any works are undertaken at sociable hours so not to impact upon the immediate neighbours. It is also not possible to prevent the School from applying for any further extensions as every application is decided on its own merits.

### **9.4 Highway Impact**

Access to the school will remain the same and two extra parking spaces are proposed to help with current insufficient parking levels which is considered to be appropriate. It is therefore considered that the proposal would not have an adverse impact upon highway safety.

A concern has been raised regarding the location and access for the construction traffic Any construction access will be temporary and therefore is not a reason to refuse this application. I have been informed that the School and Wiltshire Council are in discussion with the concerned neighbour to reduce any impact upon their property.

### **9.5 Other**

The majority of the objection letter received discusses a future residential application

which is currently being assessed by the Local Planning Authority (14/12109/OUT – Land off Melksham Road, Holt - Outline application for the erection of 98 dwellings with associated landscaping and open space). This application is not a material planning consideration when making a recommendation as every application is to be considered on its own merits.

There are several other issues highlighted in the 'Other' section of Section 8 of this report which are not material planning considerations that can be taken into consideration when making a recommendation on this application.

## **10. Conclusion**

The proposal complies with the relevant policies of the Core Strategy and as such is recommended for Approval.

- 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 extension hereby approved shall be carried out in accordance with the materials detailed on the planning application form validated by the Local Planning Authority on 6th January 2015

REASON: In the interest of the character and appearance of the area

- 3 The mobile classroom to be removed as shown on drawing number 16975 G0 S1 1001 A received by the Local Planning Authority on 5th January 2015 shall be removed within 8 months of occupation of the extension hereby approved.

REASON: To improve the quality of the area

- 4 The extension hereby approved shall achieve BREAAAM 'Very Good' standards and shall not be occupied until a post construction stage certificate has been issued for it certifying that the 'Very Good' standard has been achieved.

REASON: To ensure that the objectives of sustainable development set out policy CP41 of the Wiltshire Core Strategy are achieved.

- 5 Demolition or construction works shall only take place between 08:00 hours to 18:00 hours Mondays to Fridays and between 08:30 hours to 13:00 hours on Saturdays and no works shall be undertaken at any time on Sundays or Bank Holidays.

REASON: In the interest of neighbouring amenity

- 6 The construction works shall be carried out in accordance with Drawing Number 16975 G0 SI 1002 received by the Local Planning Authority on 16<sup>th</sup> February 2015. Once the extension has been completed, the construction works access shall be

stopped up, the hedge shall be replanted and the area highlighted in Green on Drawing Number 16975 G0 SI 1002 received by the Local Planning Authority on 16<sup>th</sup> February 2015 shall be made good.

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REASON: In the interest of neighbouring amenity and impact upon the character and appearance of the area.

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

1697-G0-S1-: 1000, 1001-A received on 5th January 2015

LG1666-D-: 001,002,003 received on 5th January 2015

1697-G2-GA-: 100-A, 101-A, 200, 201-A received on 5th January 2015

16975 G0 SI 1002 received on 16<sup>th</sup> February 2015.

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