

**REPORT TO THE DEVELOPMENT CONTROL  
COMMITTEE**

Report No.

<b>Date of Meeting</b>	<b>30<sup>th</sup> July 2008</b>
<b>Application Number</b>	<b>08/01043/FUL</b>
<b>Site Address</b>	<b>Hardenhuish School, Hardenhuish Lane, Chippenham</b>
<b>Proposal</b>	<b>Single storey extensions to Science Centre and car park with landscaping</b>
<b>Applicant</b>	<b>The School Governors</b>
<b>Town/Parish Council</b>	<b>Chippenham</b>
<b>Grid Ref</b>	<b>390939E 174650N</b>
<b>Type of applications</b>	<b>Full Application</b>

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

This application has been submitted to the Committee for decision under the scheme of delegation in force after the 8<sup>th</sup> April 2002 because more than five letters of objection have been received.

**Summary of Report**

This application is for the erection of single storey extensions to the Science Centre and the formation of a car park with landscaping to be accessed off Long Ridings. The proposal has been revised following negotiations.

The key points to consider when determining this application are as follows:

- Implications on DC Core Policy C3.
- Implications on policy CF1 – education facilities.

**Officer Recommendation**

Planning Permission be GRANTED subject to conditions.

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## Proposal and Site Description

This application is for the erection of single storey extensions to the Science Centre and the formation of a car park with landscaping.

The development site the subject of this proposal lies in the north-east corner of the school grounds. The school grounds are boarded by Hardenhuish Lane to the west, residential properties to the north and east, and playing fields and Sheldon School to the south.

The design of the extensions to the Science Centre have been revised and the layout of the proposed car parking has been altered to safeguard the trees and provide additional landscaping to protect the amenities of adjoining residents.

Planning History		
Application number	Proposal	Decision
None	There is no planning history relevant to this application	None

## Consultations

**Town Council** – Welcomes the proposal.

**Thames Water** – No objections.

**Environment Agency** – No comments.

**English Heritage (original proposals)** – the proposed extensions to the Science Block will not be directly visible from the principal listed building. No objections to the principle of the extensions but concerns over the design and materials in terms of their quality and relationship to the existing building. The introduction of a new parking area close to the house would result in additional incremental erosion of the original garden setting which is undesirable.

**County Highways** – No objections subject to conditions being attached to any permission granted.

**County Ecologist** – Comments awaited.

## Representations

Twenty one (21) letters of representation have been received from local residents. The following concerns have been raised:

- Portal Close will be surrounded by car parks.
- Increased traffic and congestion.
- Pedestrian safety.
- Pollution from additional cars.
- Noise from engine, car doors banging.
- Alternative site should be considered.
- Application discussed at Town Council meeting prior to residents receiving their letters.
- Portal Close is not shown on the submitted plans.
- Impact on property value.
- Car park proposal was not mentioned at meeting school arranged for local residents in January.
- School is providing too many car parking spaces.
- Parking/traffic should all be in once localised area.
- Additional parking does not help to promote healthy lifestyles or reduce pollution/local nuisance.
- Impact on existing trees.
- Damage to surrounding properties due to heavy construction vehicles.
- Noise and dust during construction.
- Proposals contrary to Policy T1, T2 and T4 of the North Wiltshire Local Plan 2011.
- Application makes no reference to a work compound, timescale of hours of construction, delivery hours or the security of the building site.

## Planning Considerations

### Principle of the development

The proposal seeks planning permission for the erection of single storey extensions to the Science Centre and the formation of a car park with landscaping.

The plans submitted show that the extensions to the Science Centre are to sit either side of the existing rear extension. The plans have been revised to address design concerns. It was considered that the original plans submitted showed extensions which sat uncomfortably against the main building. The revised plans show extensions which are to match the design of the existing rear extension with the roof ridge set lower and with windows on the side and rear elevations.

The proposal also includes the creation of a car park with landscaping to the south of the Science Centre and accessed off Long Ridings. The plans show 27 car parking spaces together with a cycle parking area. This element of the proposal is the most controversial.

### Impact on local residents:

A number of residents in Portal Close object to the proposal on noise and pollution grounds. They are of the opinion that to locate a car park so close to their properties will have an adverse impact on their amenities due to car engines, car doors banging and exhaust fumes. This particular issue has been taken into consideration when determining the application but it is considered that with the existing high boundary wall, the proposed additional landscaping and the fact that the closest houses either don't have any windows fronting the site or are located some distance from the car parking area, the proposed 27 car parking spaces will have no significant impact on the residential amenities of those living in Portal Close.

The proposed landscaping and use of turf with mesh as the finish for the car parking area will soften the

impact of the proposal both in terms of noise and outlook.

#### Impact on highway safety:

Local residents are concerned that the proposal will have an adverse impact on vehicle and pedestrian safety. This particular issue has been taken into consideration by County Highways who raise no objections to the proposal. The existing access and visibility are considered to be acceptable and in accordance with highways standards.

Some residents favour the creation of one localised parking area for the whole school site. Planning permission was granted on 23<sup>rd</sup> June 2008 for a drop-off/pick-up area and additional parking off Hardenhuish Lane (Planning Ref. 08/01045/FUL). Traffic and congestion are also an issue on Hardenhuish Lane and it is considered that removing as many cars as possible from the public highway will help traffic congestion on the adjacent streets in the long run. To have all the car parking in one area is not considered to be feasible or recommended as it would concentrate all the vehicles onto one road. In any event, these proposals are not for consideration under this application.

Residents are of the opinion that the creation of additional parking goes against the school's objectives of promoting healthy lifestyles and reducing pollution/local nuisance. The school's catchment area covers a large number of villages located some distance away from Chippenham and for some students, who do not have access to public transport or the school bus, the car is the only available mode of transport. The school has already produced a Travel Plan.

#### Impact on the landscape of the site:

The original plans submitted showed the retention of an existing Indian bean tree and car parking close to the existing oak tree. Following a joint site visit with the Landscape Planning Officer and the agent, it was agreed that car parking spaces 1 to 8 should be moved away from the Oak tree and that the Indian Beam Tree could be felled. It was considered more favourable to safeguard the ancient oak rather than trying to retain both trees. The existing twin stemmed Scots Pine is to be retained.

The plans also show the planting of 11 new trees (a mixture of Silver Birch and Hawthorn) together with high shrubs to help screen the development from Portal Close and the school grounds. A landscaping condition will be attached to any permission granted in order to control species and number to be planted.

The finish for the car parking area is to be Netlon Advanced Turf which is a specially prepared rootzone into which is blended thousands of small interlocking mesh elements. As the grass roots develop, they penetrate through the mesh to form a deep anchored root system and a very stable root zone. The result is a free draining natural grass surface with no visible structures but with high load bearing capabilities.

## **Conclusion**

The proposal, by virtue of its siting, scale and design, will not be harmful to the character and appearance of the area, will have no significant adverse impact on the amenities of surrounding residents, and will provide improved education facilities. On this basis, the proposal accords with Policy C3 and Policy CF1 of the North Wiltshire Local Plan 2011.

## **Recommendations and Proposed Conditions / Informatives**

Permission be GRANTED 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 Section 91 of the Town and Country Planning Act 1990.

2. The development hereby permitted shall be carried out strictly in accordance with the approved plans subject to such minor amendments to the development as may be approved in writing under this condition by the Local Planning Authority.

Reason: To ensure that the development is implemented in accordance with this decision in the interests of public amenity, but also to allow for the approval of minor variations which do not materially affect the permission.

3. The materials to be used externally for the roof and walls on the proposed development shall match that of the existing building in terms of type, colour, size and finish unless otherwise agreed in writing by the Local Planning Authority prior to works commencing.

Reason: In order to ensure the satisfactory appearance of the completed development and to comply with Policy C3 of the North Wiltshire Local Plan 2011.

4. The area allocated for parking on the submitted plan shall be kept clear of obstruction and shall not be used other than for the parking of vehicles in connection with the development hereby permitted.

Reason: In the interests of amenity and road safety and to comply with Policy C3 of the North Wiltshire Local Plan 2011.

5. The development hereby permitted shall not be commenced until details of the landscaping of the site have been submitted to, and approved in writing by, the Local Planning Authority. Details shall include:

- (a) details of the existing trees and hedgerows to be retained as well as those to be felled, including existing and proposed soil levels at the base of each tree/hedgerow and proposals for their protection during and following construction works;
- (b) details of all proposed tree and shrub planting, including species, number, sizes and positions, together with seeded/turfed areas;
- (c) details of any hard-surfaced areas such as footpaths, pedestrian areas, steps, play-spaces etc.

The approved landscaping scheme shall be implemented within one year of either the first occupation or use of the development, whether in whole or in part, or its substantial completion, whichever is the sooner, and shall be maintained thereafter for a period of not less than five years. The maintenance shall include the replacement of any tree or shrub which is removed, destroyed or dies by a tree or shrub of the same size and species as that which it replaces, unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of the visual amenity of the area and to ensure the creation of a pleasant environment for the development and to comply with Policy C3 of the North Wiltshire Local Plan 2011.

### **Informatives:**

1. This decision relates to documents/plans submitted with the application, listed below. No variation from the approved documents should be made without the prior approval of this Council. Amendments may require the submission of a further application. Failure to comply with this advice may lead to enforcement action which may require alterations and/or demolition of any unauthorised buildings or structures and may also lead to prosecution.

- Drawing No. 2770/SU-01 date stamped 23<sup>rd</sup> June 2008.
- Drawing No. A1/06/20/(SCI)01, A1/06/20/(SCI)02 and A1/06/20/(SCI)03 date stamped 28<sup>th</sup> April 2008.

- Drawing No. A1/06/20/(SCI)11/B, A1/06/20/(SCI)12/B, A1/06/20/(SCI)13/C, A1/06/20/(SCI)15/B date stamped 23<sup>rd</sup> June 2008.
- Drawing No. A1/06/21/Car Park/C date stamped 25<sup>th</sup> June 2008.

2. The following policies of the Development Plan are relevant to this decision:-

North Wiltshire Local Plan 2011:- C3

### Reason for Decision

The proposal, by virtue of its siting, scale and design, will not be harmful to the character and appearance of the area and will have no significant adverse impact on the amenities of surrounding residents. On this basis, the proposal accords with Policy C3 of the North Wiltshire Local Plan (2011) and PPS22.

<b>Appendices:</b>	<ul style="list-style-type: none"> <li>• <b>None</b></li> </ul>
<b>Background Documents Used in the Preparation of this Report:</b>	<ul style="list-style-type: none"> <li>• <b>1.20</b></li> <li>• <b>2.02</b></li> <li>• <b>2.32</b></li> <li>• <b>4.02</b></li> <li>• <b>4.03</b></li> <li>• <b>4.04</b></li> <li>• <b>4.07</b></li> </ul>