

## COUNTY COUNCIL

## SUMMONS

**Meeting:** Extraordinary County Council  
**Place:** County Hall, Trowbridge  
**Committee Room:** Council Chamber  
**Date:** Tuesday, 11th April, 2000  
**Time:** 9.00 a.m.

Briefing Arrangements:	Date	Time	Place
	Tuesday, 4th April	9.00 a.m.	Chief Exec.'s Office

Please direct any queries on this Summons to Paul Kelly, Committee Services Unit, County Secretary & Solicitor's Department, County Hall, Trowbridge. Tel: 01225 713049.  
(Press enquiries to the Media Unit on Trowbridge (01225) 713115/713116.)

**Members are reminded of the need to consider whether they have a pecuniary or non-pecuniary interest to declare in any of the matters on this agenda.**

**PART I****Items to be considered while the meeting is open to the public**

1. **Apologies**
2. **Minutes of Previous Meeting (15<sup>th</sup> February, 2000) Circulated.**
3. **Communications by the Chairman**
4. **Questions from the Public**
5. **Applications for Planning Permission by Wiltshire County Council and White Horse Education Partnership Ltd. for Construction of Secondary Schools**

Under the provisions of the Town and Country Planning Regulations 1992 these applications must be determined by the Council and not the Environment and Transport Committee or its sub-committee.

- (1) **Wootton Bassett: Construction of Replacement Secondary School and Ancillary Works, Demolition of some Existing School Buildings, Construction of New Vehicle Access, Landscaping, Provision of Playing Fields and New Youth Centre at Wootton Bassett Comprehensive School Site, Lime Kiln (N.00.0124.CP)** A report by the Director of Environmental Services is circulated.

Notice has been given that local residents objecting to the proposed location of the new school building wish to present a petition and address the Council.

- (2) **Malmesbury/Brokenborough: Construction of Replacement Secondary School and Ancillary Works, Demolition of some Existing Buildings. Construction of New Road Junction and Vehicle Access, Landscaping and Playing Fields at Malmesbury School, Corn Gastons (N.00.0122.CP)** A report by the Director of Environmental Services is circulated.
- (3) **Chippenham/Bremhill: Construction of New Secondary School Buildings and Ancillary Works, Construction of New Vehicular Access and Road Junction, Landscaping of Site and Provision of Playing Fields on Land at Hardens Farm, Stanley Lane (N.00.0123.CP)** A report by the Director of Environmental Services is circulated.

## **PART II**

**Items during whose consideration it is recommended that the public should be excluded because of the likelihood that exempt information would be disclosed**

NONE

OLIVER HOLDER,  
County Secretary & Solicitor,  
Wiltshire County Council,  
County Hall,  
Bythesea Road,  
Trowbridge,  
Wilts. BA14 8JN

30<sup>th</sup> March, 2000



## COUNTY COUNCIL MEETING

MINUTES of a MEETING held at COUNTY HALL, TROWBRIDGE on TUESDAY 15<sup>th</sup> FEBRUARY, 2000.

**PRESENT:** Mr. R.J. Baddeley (Chairman), Mr. P.G. Allnatt, Mr. B.E. Atfield, Mrs. L.C.S. Bennett, Mrs. M. Boulton, Mrs. N.S. Bryant, Mr. R.G. Catton, Mr. P.F. Chalke, Mr. T.P. Chivers, Mr. P.C.B. Coleman, Mr. M. Connolly, Mrs. C. Crisp, Mr. P.R. Davis, Miss M.F. de Rhé-Philipe, Mr. G. Downes, Mrs. M.E. Groom, Mrs. G. Hill, Mr. C.P. Humphries, Mr. J.N.B. Irving, Mr. T.R. James, Lt.-Col. D.B.W. Jarvis, Mrs. B.M. Jay, Mr. J.P. Johnson, Mrs. V.C.S. Landell Mills, Mrs. D.J. Main, Mrs. L.P. Morris, Mr. C. Newbury, Mr. A.G. Peach, Mr. R.T. Rogers, Mrs. P. Rugg, Mrs. M.E. Salisbury, Mr. P.W.L. Sample, Mrs. J.B.P. Savage, Mrs. Jane Scott, Mrs. Jenny Scott, Mrs. J.H. Seager, Mrs. C.A. Soden, Mr. W.A. Spiers, Mr. T.R. Sturgis, Mr. J.E. Syme, Mrs. M.S.N. Taylor, Mrs. I. Throp, Mr. I.C. West, Mr. N.S.E. Westbrook, Mr. D.J. Willmott, Mrs. J.M. Wood, Mr. K.C. Wren.

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1. **Minutes of Last Meeting** On motion by Mr. Baddeley, seconded by Mr. Newbury,

*Resolved: To confirm and sign the minutes of the meeting of the Council held on 23<sup>rd</sup> November, 1999.*

2. **Communications by the Chairman**

- (1) **New Member for Melksham Without** The Chairman congratulated Mr. William Spiers on his recent election as the new member for Melksham Without and welcomed him to his first meeting.
- (2) **Mr. John Wesley** The Chairman wished him and his family well in their move to France, having resigned from his Melksham Without seat last November.
- (3) **Mr. Stephen Ryan and Mr. Jim Masters** It was with regret that the Chairman reported the deaths of former County Councillors, Mr. Stephen Ryan who represented the Shrewton electoral division from 1985-1993 and Mr. Jim Masters, who represented the Swindon Moredon electoral division from 1989-1997.
- (4) **The Millennium** The Chairman thanked staff for successfully coping with the additional work in the lead-up to the changeover and on the night itself, including our colleagues in the emergency services.

- (5) **“Think Child” Government/LGA Booklet** The Chairman informed members that they would shortly be receiving a copy of this booklet which is a councillor’s guide to responsibilities under the Government’s significant “Quality Protects” initiative.
- (6) **Prince’s Trust Volunteers** The Chairman drew the Council’s attention to the good results achieved by these volunteers who attend courses managed by the Council’s Youth & Community Services on behalf of the Prince’s Trust. These courses run for twelve weeks and involve adventure training, community work and communication skills and the Chairman encouraged members who knew young people who might benefit to obtain details from Youth & Community Services.
- (7) **Mr. Kevin Small** The Chairman reported the sudden collapse on the football field of former County Councillor, Mr. Kevin Small. He was pleased to say that Kevin was recovering well.
- (8) **Mr. Oliver Holder, County Secretary & Solicitor** The Chairman informed members that this would be Ollie’s last County Council meeting before he leaves at the end of March. The Chairman referred to his distinguished career and thanked him on behalf of the Council for his professionalism, sound legal and administrative advice and friendship over the years. Comment was made of Ollie’s great belief in the ethic of public service and the pride he took in the work of his staff, which was reflected recently in his department achieving the “Investors in People” award.

Other members then paid their own personal tributes and the Chairman concluded by wishing him a long and happy future.

3. **Questions from the Public** Ms. Barbara Ransom, Chair of the Governors of Kings Lodge Primary School, Chippenham, asked a question regarding the proposal for an extension to the school. In replying, the Chairman indicated that the matter would be covered in the proposals for the County Council’s budget 2000-01 later on the summons.

4. **Melksham Without County Electoral Division By-Election : 13<sup>th</sup> January, 2000 – Returning Officer’s Return**

Resolved: *To receive a copy of the result of the poll.*

5. **Review of Allocation of Seats on Committees to Political Groups** The Council considered a report by the Chief Executive and on motion by Mr. P.F. Chalke, seconded by Mrs. J.H. Seager,

Resolved:

- (1) *To approve the aggregate number of committee places available to members of the County Council being 68 and the number of members on each committee being as set out in the table below.*

- (2) To note the statutory entitlement for a majority group to have a majority of seats on most of the committees and sub-committees of the Council as outlined in paragraph 7(b) of the Chief Executive's report.
- (3) To meet this statutory entitlement by adding a Conservative Group member(s) to committees where it does not already naturally occur as shown by the figures in brackets in the table below which indicate the number of places to be added to satisfy the requirement.

<u>Committee</u>	<u>Total Number of Places for Elected Members</u>	<u>Conservative Places</u>	<u>Labour Places</u>	<u>Liberal Democrat Places</u>	<u>Independent Places</u>
Education	10 (+3)	5 (+3)	1	4	-
Environment & Transport	22 (+1)	11 (+1)	2	8	1
Policy & Resources	11	6	1	4	-
Social Services	10 (+1)	5 (+1)	1	4	-
WDS Managing Board	5	3	-	2	-
Appointments to Wiltshire Police Authority (Joint Committee with Swindon BC)	7	3	1	3	-
Client Access to Manual Records	3	2	-	1	-
<b>TOTALS</b>	<b>68 (+5)</b>	<b>35 (+5)</b>	<b>6</b>	<b>26</b>	<b>1</b>

(Note: There are three additional Conservative Group places shown for the Education Committee to take account of the two voting Church representatives.)

- (4) To inform the Education, Social Services, Environment & Transport and Policy & Resources Committees that the County Council supports the creation of two scrutiny sub-committees each of six members as outlined in Appendix A to these minutes.

- (5) *To add to the conventions of the Council an expectation that party groups or their leaders or nominated representatives shall not submit requests for changes of membership which would compromise the arrangements for the scrutiny sub-committees.*
- (6) *To inform the Policy & Resources Committee that the County Council supports an amalgamation of the Staffing and Insurance Sub-Committees.*
- (7) *To inform the Education Committee that the County Council supports an amalgamation of the Libraries, Heritage & Arts and Youth & Community Sub-Committees.*
- (8) *To agree any consequential changes to Standing Orders arising from the above decisions.*

(Note: The Chairman of the Committee said consideration was being given to how best to continue joint working with Salisbury District Council on the Salisbury Transportation Plan. A report would be made to members.)

**6. Appointment of Committees** On motion by the Chairman,

*Resolved: To appoint members to the standing committees of the County Council, as set out in Appendix B to these minutes, to serve until the Annual meeting of the Council in May (or until the allocation of places on committees is next reviewed under the provisions of the Local Government and Housing Act 1989).*

(Note: The names listed in Appendix B were advised to the County Secretary & Solicitor by the Group Leaders after the meeting.)

**7. Chairmen and Vice-Chairmen of Committees** On motion by Mr. P.F. Chalke and seconded by Mrs. J.H. Seager,

*Resolved: To appoint chairmen and vice-chairmen of committees as follows to serve until the Annual meeting of the Council in May (or until the allocation of places on committees is next reviewed under the provisions of the Local Government & Housing Act, 1989):-*

<u>Committee</u>	<u>Chairman</u>	<u>Vice-Chairman</u>
<i>Policy &amp; Resources</i>	<i>Mr. P.F. Chalke</i>	<i>Mrs. J.H. Seager</i>
<i>Education</i>	<i>Mrs. C.A. Soden</i>	<i>Mrs. Jane Scott</i>
<i>Environment &amp; Transport</i>	<i>Mr. J.P. Johnson</i>	<i>Miss M.F. de Rhé-Philipe</i>
<i>Social Services</i>	<i>Mrs. J.H. Seager</i>	<i>Mrs. C. Crisp</i>
<i>Wiltshire Direct Services Managing Board</i>	<i>Mr. R.G. Catton</i>	<i>Mr. C.P. Humphries</i>
<i>Client Access to Manual Records</i>	<i>Mrs. J.H. Seager</i>	<i>Mrs. J.B.P. Savage</i>

8. **Wiltshire and Swindon Fire Authority** On motion by the Chairman,

*Resolved: To appoint the following members, as indicated by the Party Group Leaders, to serve as County Council representatives on the Wiltshire and Swindon Fire Authority until the Annual meeting of the Council in May or unless in the meantime the strength of the respective political groups necessitates an earlier review:-*

Conservative (5)

Mrs. C. Crisp  
Mrs. L.P. Morris  
Mrs. P. Rugg  
Mr. T.R. Sturgis  
Mr. D.J. Willmott

Labour (1)

Mrs. M.E. Salisbury

Liberal Democrat (3)

Mr. B.E. Atfield  
Mr. P.R. Davis  
Mr. N.S.E. Westbrook

9. **Report of Policy & Resources Committee** (3<sup>rd</sup> and 14<sup>th</sup> December, 1999 and 18<sup>th</sup> January, 2000) Received.

10. **Budget and Precept 2000-2001** The Council had before it the booklet of budget reports, recommendations from the Policy & Resources Committee from its meeting on 18<sup>th</sup> January, 2000 and a report by the County Treasurer with the latest financial information.

Mr. P.F. Chalke moved and Mrs. J.H. Seager seconded an amended version of the motion set out in his name on the Summons.

Mr. P.G. Allnatt moved and Mr. N.S.E. Westbrook seconded the amendment set out in Appendix C to these minutes.

Following debate on the amendment and on being put to the meeting in separate parts relating to each of the main service areas, the amendment was lost.

Mr. M. Connolly moved and Mr. J.E. Syme seconded the following amendment:

“To reduce the Invest-to-Save Fund to £1.2m and allocate the resulting £300,000 in the following way:-

- (1) £100,000 for Community Safety CCTV projects;
- (2) £50,000 grant to the Tidworth Development Trust; and
- (3) £150,000 for Highway Maintenance.”

On being put to the meeting the amendment was lost.

Mr. P.G. Allnatt then moved and Mr. N.S.E. Westbrook seconded a further amendment as follows:-

“Now that the Conservative Group have voted down an increase in expenditure for the main service committees, it would be inappropriate to have a Council Tax rise to the level proposed in the motion of 7.9%, and taking into account the latest financial information and public view, to reduce the Invest-to-Save Fund to £1.2m with a corresponding reduction in Council Tax to 7.65%.”

On being put to the meeting, and the requisite number of members having requested a recorded vote, voting was as follows:-

For the amendment (18)

Mr. P.G. Allnatt	Mr. M. Connolly	Mr. P.W.L. Sample
Mr. B.E. Atfield	Mr. P.R. Davis	Mrs. Jenny Scott
Mrs. L.C.S. Bennett	Mrs. G. Hill	Mr. J.E. Syme
Mrs. M. Boulton	Mr. J.N.B. Irving	Mr. I.C. West
Mr. T.P. Chivers	Mr. T.R. James	Mr. N.S.E. Westbrook
Mr. P.C.B. Coleman	Mrs. V.C.S. Landell Mills	Mrs. J.M. Wood

Against the amendment (24)

Mr. R.J. Baddeley	Mr. C.P. Humphries	Mrs. Jane Scott
Mr. C.T. Blackwood	Lt.-Col. D.B.W. Jarvis	Mrs. J.H. Seager
Mrs. N.S. Bryant	Mr. J.P. Johnson	Mr. W.A. Spiers
Mr. R.G. Catton	Mrs. D.J. Main	Mrs. C.A. Soden
Mr. P.F. Chalke	Mrs. L.P. Morris	Mr. T.R. Sturgis
Mrs. C. Crisp	Mr. A.G. Peach	Mrs. I. Throp
Miss M.F. de Rhé-Philipe	Mrs. P. Rugg	Mr. D.J. Willmott
Mrs. M.E. Groom	Mrs. J.B.P. Savage	Mr. K.C. Wren

The amendment was therefore lost, whereupon Mr. Chalke's original motion was put to the meeting and was carried. It was therefore,

Resolved:

- (1) *In respect of the capital programme, to:*
  - (i) *approve the list of capital projects proposed for the capital programme within the available resources;*
  - (ii) *create a reserve list for Bishopdown Primary School, Corsham Secondary School (Phase 1) and Local Safety Schemes;*
  - (iii) *give consideration to the extension of King's Lodge, Chippenham, when the capital receipts from the Hardenhuish site materialise.*
- (2) *To support the initiative by officers to identify additional sources of external funding for priority projects.*
- (3) *To agree the rollover of projected over and under-spending from 1999-2000 to 2000-01, as set out in the County Treasurer's report to the Policy & Resources Committee.*



- (4) *To approve, within the decision in 3 (above), ring-fenced rollovers for slippage in the implementation of the schools' network and e-mail – Fat Pipe – (£217,000) and for under-spending in Libraries and Heritage (£70,000 reported in December 1999) for the stock-fund, to be reflected in Government returns for the 2000-01 Budget.*
- (5) *To reverse the decision taken by Policy & Resources Committee in December 1999 on the term maintenance contract, so that the officers' recommendations were now accepted, with the effect that there was £45,000 available for highway maintenance and the restoration of balances could be reduced by £53,000.*
- (6) *To welcome the recommendation of the Policy & Resources Committee for the education service to be funded at no less than the SSA set by Government.*
- (7) *To note with pleasure that the Education Committee had been able to exceed the three targets for schools' funding set by the Secretary of State.*
- (8) *To increase the Education Committee's budget in 2000-01 by a further £1 million for SEN (£0.5 million) and investment in IT (£0.5 million as a one-off).*
- (9) *To increase the provision for highway maintenance in 2000-01 by £200,000.*
- (10) *In respect of the fire service, to:*
  - (i) *regret that the Government had increased the Fire SSA for Wiltshire by only 2.3% compared with an increase by the Combined Fire Authority in its levy on the Council by 12.1%;*
  - (ii) *note that this had added 1.2% to the Council Tax;*
  - (iii) *maintain pressure to provide independent funding for the fire service, similar to that for police authorities, in shire areas.*
- (11) *To allocate to Social Services a further £1.201 million, of which £0.457 million will be one-off for investment in IT, with the rest providing for school/college leavers with learning disabilities (£0.381 million), client data-base running costs (£0.228 million) and adult care waiting lists (£0.135 million).*
- (12) *To welcome the support through People's Voice for an Invest-to-Save Fund but, because of the pressures for spending on front-line services now, to make a contribution in 2000-01 of £1.5 million.*
- (13) *To agree that:*
  - (i) *revenue expenditure should be £289.851 million, as set out in Appendix D to these minutes;*

- (ii) *the precept should be £103.534 million (£103.152 million for County Council spending and an additional £0.382 million for the Council Tax Benefit Limitation Scheme); and*
- (iii) *the council tax for 2000-01 should increase by 7.9%, made up as:*
  - *5.0% for County Council Services;*
  - *1.2% for the Fire Authority levy;*
  - *1.7% for the Invest-to-Save Fund*

*and the charge for County Council services for each property band would be as follows:-*

<i>Band A</i>	<i>£427.69</i>
<i>Band B</i>	<i>£498.97</i>
<i>Band C</i>	<i>£570.25</i>
<i>Band D</i>	<i>£641.53</i>
<i>Band E</i>	<i>£784.09</i>
<i>Band F</i>	<i>£926.65</i>
<i>Band G</i>	<i>£1,069.22</i>
<i>Band H</i>	<i>£1,283.06</i>

- (14) *To authorise the issue of the necessary precepts upon the Collection Funds of the District Councils in the County, and to make the sums due under such precepts payable by instalments on dates agreed by the County Treasurer with the District Council Treasurers.*
- (15) *To authorise the Policy & Resources Committee to borrow such sums and to utilise capital receipts for those capital schemes in the capital budget as the Committee may determine.*
- (16) *To authorise the County Treasurer to pay out of County Funds sums for:*
  - (i) *all accounts and debts due by the Council forming the Council's net revenue and capital expenditure, approved by the Council at its Budget meeting and such changes as are subsequently approved by the Policy & Resources Committee;*
  - (ii) *the cost of capital projects funded from developer contributions, or other earmarked resources where the project cost is less than £100,000, and projects in the approved capital programme which are funded partly by matched funding provisions;*
  - (iii) *the repayment of loans raised by the County Council which fall to be repaid;*
  - (iv) *housing advances, car loans and such other loans made by the County Council as may be approved;*

- (v) *amounts recoverable as income in accordance with approved policies; and,*
  - (vi) *all debts and liabilities of the Wiltshire Pension Fund and such Trust and other funds as are vested in the County Council.*
- (17) *To ask the Environment & Transport Committee to consider the level of grant to the Tidworth Development Trust following discussions between Mr. M. Connolly and the Leader of the Council who would raise the matter with the Regional Development Agency.*

(Note: Mr. M. Connolly declared a non-pecuniary interest as a member of the Tidworth Development Trust which was clear and substantial but spoke in accordance with paragraph 12(c) of the National Code.)

11. **Borrowing Resolution 2000-2001** On considering a report by the County Treasurer and on motion by Mr. P.F. Chalke, seconded by Mrs. J.H. Seager,

Resolved:

- (1) *To agree that for the financial year 2000-2001, the maximum which the County Council may have outstanding by way of borrowing should be £85 million.*
- (2) *To agree that the maximum amount which the County Council may have outstanding by way of short term borrowing should not exceed £25 million.*
- (3) *To agree that the amount of borrowing on which interest payable by the County Council is at a rate or rates which can be varied by the person to whom it is payable or which can vary by reference to any external factors should not exceed 25% of the total borrowings outstanding at any point in time.*

(At this point the Council adjourned for lunch.)

12. **Report of Education Committee** (17<sup>th</sup> December, 1999) Received.
13. **Questions : Education Committee** The Chairman of the Education Committee responded to questions from members asked under Standing Order 15.1 concerning the following:-

<u>Member</u>	<u>Minute No.</u>	<u>Title</u>	<u>Subject</u>
Mrs. L.P. Morris	125(3)	Performance of Schools	Report to next Education Committee on repeal of Section 28.
Mr. M. Connolly	140	New deal for schools	Mobile at Collingbourne Primary School.
Mr. M. Connolly	142	Cricklade New Library	Tidworth Library
Mr. J.E. Syme	140	New deal for schools	Toilet block at Warminster Minster Primary School
Mrs. Jane Scott	125	North Wiltshire Schools PPP/PFI Project	Update on latest position
Mr. P.C.B. Coleman	125	North Wiltshire Schools PPP/PFI Project	Name of new school for Chippenham
Mrs. L.C.S. Bennett	125	North Wiltshire Schools PPP/PFI Project	Footbridge for Malmesbury School

14. **Report of Social Services Committee** (16<sup>th</sup> December, 1999) Received.

15. **Questions : Social Services Committee** The Chairman of the Social Services Committee responded to questions from members asked under Standing Order 15.1 concerning the following:-

<u>Member</u>	<u>Minute No.</u>	<u>Title</u>	<u>Subject</u>
Mrs. V.C.S. Landell Mills	125	Performance Information	Reply to representations made to Government
Mrs. V.C.S. Landell Mills	133	Mental Health	Joint commissioning
Mr. M. Connolly	131	Grant Aid	NSPCC Ashdown Family Centre
Mr. P.C. B. Coleman	129	Revenue Budget	Recommendations of Royal Commission on Long-Term Care

16. **Report of the Environment & Transport Committee** (15<sup>th</sup> December, 1999) Received.

17. **Questions : Environment & Transport Committee** The Chairman of the Environment & Transport Committee responded to questions from members asked under Standing Order 15.1 concerning the following:-

<u>Member</u>	<u>Minute No.</u>	<u>Title</u>	<u>Subject</u>
Mr. J.N.B. Irving	150(1) (iii)	Revenue Budget	Restoration of cuts in maintenance of roads
Mr. J.E. Syme	145	Minutes	Inspection of roadside gullies
Mrs. M.E. Groom	161	M4 Junction 16 Park and Ride	Comprehensive transport assessment
Mr. J.N.B. Irving	153, 154 & 155	Neighbouring Structure Plans	Impact on Wiltshire of housing numbers

18. **Report of Wiltshire Direct Services Managing Board** (13<sup>th</sup> December, 1999) Received.

19. **Questions : Wiltshire Police Authority** None received.

20. **Questions : Wiltshire and Swindon Fire Authority** None received.

21. **Notices of Motion**

- (1) **Mr. T.P. Chivers : Winter Gritting Policy** In accordance with the Notice of Motion given by him, Mr. T.P. Chivers moved and Mr. J.E. Syme seconded:

“Due to recent public concern and criticism after the recent severe weather conditions over the Christmas and New Year period, this Council should once again examine its gritting policy as a matter of great urgency.”

The Chairman referred the motion to the Environment & Transport Committee for consideration and report.

- (2) **Mr. P.G. Allnatt : Proposed New Secondary School at Hardens Farm, Stanley Lane, Chippenham – Planning Application** In accordance with the notice of motion given by him, Mr. P.G. Allnatt moved and Mr. P.C.B. Coleman seconded:

“Council notes with concern the apparent change of Council policy, contained in the Planning and Design Statement for the new school, without reference to a member committee and requests:

- (i) the Administration to investigate this matter and report to full Council; and
- (ii) the Planning and Design Statement be corrected and the Planning Authority notified forthwith.”

The Chairman permitted the motion being debated at the meeting. A report by the Director of Environmental Services responding to the motion had been circulated. Mr. P.G. Allnatt tabled copies of the completed planning application form.

Following debate, Mr. J.P. Johnson moved and Miss M.F. de Rhé-Philippe seconded an amendment which was carried. This then became the substantive motion which was put to the meeting and carried. It was therefore.

Resolved:

- (1) *To note the report by the Director of Environmental Services on the origins of the Planning and Design Statement.*
- (2) *To confirm that the Land surrounding the school site continues to form part of the County Farms Estate.*
- (3) *To note that the Council's policy is unaffected by the Planning and Design Statement.*

(Duration of meeting : 10.30 a.m. - 12.55 p.m. and 1.45 p.m. - 2.50 p.m.)

The Officer who has produced these minutes is Paul Kelly, of the Committee Services Unit, direct line 713049.

Press enquiries to the Media Unit, direct line (01225) 713114/713115.

28/02

## **APPENDIX A**

### WILTSHIRE COUNTY COUNCIL

### SCRUTINY OF EXECUTIVE DECISIONS

#### **Recommended Constitutional Arrangements**

There shall be two Scrutiny Sub-Committees to be known as the *Education and Social Services Scrutiny Sub-Committee* and the *Policy & Resources and Environment & Transport Scrutiny Sub-Committee*.

The County Council will recommend the number of members who should serve on each of the Scrutiny Sub-Committees.

The Education and the Social Services Committees will appoint members to the Education and Social Services Scrutiny Sub-Committee in as equal proportions as can be achieved whilst keeping regard to the rules on political proportionality which must be applied.

No member who serves on the Education or the Social Services Committees shall serve on the Education and Social Services Scrutiny Sub-Committee.

The Education and Social Services Scrutiny Sub-Committee will report to the Education and the Social Services Committees.

The Policy & Resources and Environment & Transport Committees will appoint members to the Policy & Resources and Environment & Transport Scrutiny Sub-Committee in as equal proportions as can be achieved whilst keeping regard to the rules on political proportionality which must be applied.

No member who serves on the Policy & Resources Committee, the Environment & Transport Committee, or the Environmental Services Sub-Committee shall serve on the Policy & Resources and Environment & Transport Scrutiny Sub-Committee.

The Policy & Resources and Environment & Transport Scrutiny Sub-Committee will report to the Policy & Resources and Environment & Transport Committees.

The Scrutiny Sub-Committees shall elect their chairmen and vice-chairmen in accordance with standing orders.

The Scrutiny Sub-Committees will have power to examine matters delegated to the committees scrutinised.

Scrutiny Sub-Committees shall meet at least quarterly.

## **Terms of Reference of Scrutiny Sub-Committees**

To consider and enquire into the policies and practices of the committees reviewed.

To monitor service delivery.

To consider the budget plans, service plans, and any other major planning or strategic statements of the committees reviewed.

To review aspects of the committees' best value performance plans.

To comment on the performance of the committees reviewed using indicators such as:

- Best value targets
- Data generated by the District Auditor and the Audit Commission and other external agencies concerned with economy, efficiency, and effectiveness of local authorities
- Whether anticipated costs and benefits of earlier actions materialised in the way the commissioning committees hoped

To explore the general quality and effect of the decisions of the committees reviewed.

To study the impact of the work of the committees on other agencies and vice versa.

## **Method of Operation and Management of Business**

Scrutiny Sub-Committees shall not enjoy a power of "calling in" a committee decision for re-evaluation; although they may comment on the quality of decisions, the time taken to reach decisions, the method of decision-making, and the effect of decisions reached.

Half an hour may be set aside at the end of itemised business for meetings of the Scrutiny Sub-Committees during which members of the Scrutiny Sub-Committee may seek answers to general or urgent questions within the Sub-Committee's purview. Chief and senior officers may reserve the right to respond to any matters raised in this way at a later date; or may make a short and preliminary response with the proviso that fuller information will be provided later.

## **Staffing and Resourcing of Scrutiny Sub-Committees**

The Chief Executive shall present early proposals to the Management of Change Working Party of the Policy & Resources Committee concerning the support for, and budget implications of, the new scrutiny arrangements.



## APPENDIX B

### ALLOCATION OF SEATS (Names advised to the County Secretary & Solicitor by the Group Leaders after the meeting)

#### Policy & Resources Committee (11)

<u>The Conservative Group (6)</u>	<u>The Labour Party Group (1)</u>	<u>The Liberal Democrat Group (4)</u>
Mr. R.G. Catton Mr. P.F. Chalke (Chairman) Mr. J.P. Johnson Mrs. Jane Scott Mrs. J.H. Seager (Vice-Chairman) Mrs. C.A. Soden	Mr. R.T. Rogers	Mr. P.G. Allnatt Mr. B.E. Atfield Mr. P.W.L. Sample Mr. N.S.E. Westbrook

#### Education Committee (10+3)

<u>The Conservative Group (5+3)</u>	<u>The Labour Party Group (1)</u>	<u>The Liberal Democrat Group (4)</u>
Mrs. D.J. Main Mrs. L.P. Morris Mr. A.G. Peach Mrs. P. Rugg Mrs. J.B. Savage Mrs. Jane Scott (Vice-Chairman) Mrs. C.A. Soden (Chairman) Mrs. I. Throp	Mrs. M.S.N. Taylor	Mrs. L.C.S. Bennett Mr. P.C.B. Coleman Mrs. G. Hill Mrs. Jenny Scott

#### Environment & Transport Committee (22+1)

<u>The Conservative Group (11+1)</u>	<u>The Labour Party Group (2)</u>	<u>The Liberal Democrat Group (8)</u>
Mr. R.J. Baddeley Mrs. N.S. Bryant Miss M.F. de Rhé-Philipe (Vice-Chairman) Mr. G. Downes Mrs. M.E. Groom Mr. C.P. Humphries Mr. J.P. Johnson (Chairman) Mrs. D.J. Main Mrs. J.B.P. Savage Mr. W.A. Spiers Mr. T.R. Sturgis Mr. K.C. Wren	Mrs. B.M. Jay Mrs. M.S.N. Taylor  <u>Independent (1)</u> Mr. C. Newbury	Mr. B.E. Atfield Mrs. M. Boulton Mr. T.P. Chivers Mr. M. Connolly Mr. P.R. Davis Mr. J.N.B. Irving Mr. J.E. Syme Mr. I.C. West

**Social Services Committee (10+1)**

<u>The Conservative Group (5+1)</u>	<u>The Labour Party Group (1)</u>	<u>The Liberal Democrat Group (4)</u>
Mr. R.G. Catton Mrs. C. Crisp (Vice-Chairman) Lt.-Col. D.B.W. Jarvis Mr. A.G. Peach Mrs. J.H. Seager (Chairman) Mrs. I. Throp	Mrs. M.E. Salisbury	Mr. T.R. James Mrs. V.C.S. Landell Mills Mr. P.W.L. Sample Mrs. J.M. Wood

**Wiltshire Direct Services Managing Board (5)**

<u>The Conservative Group (3)</u>	<u>The Liberal Democrat Group (2)</u>
Mr. R.G. Catton (Chairman) Mrs. M.E. Groom Mr. C.P. Humphries (Vice-Chairman)	Mr. P.R. Davis Mr. T.R. James

**Client Access to Manual Records Committee (3)**

<u>The Conservative Group (2)</u>	<u>The Liberal Democrat Group (1)</u>
Mrs. J.B.P. Savage (Vice-Chairman) Mrs. J.H. Seager (Chairman)	As and when required

**Joint Committee for Appointments to the Wiltshire Police Authority (7)**

<u>The Conservative Group (3)</u>	<u>The Labour Party Group (1)</u>	<u>The Liberal Democrat Group (3)</u>
Mr. R.J. Baddeley Mr. J.P. Johnson Mrs. J.H. Seager	Mr. R.T. Rogers	Mr. B.E. Atfield Mr. P.W.L. Sample Mr. N.S.E. Westbrook

**County Council Budget - Liberal Democrat Group**

1 to 3 No change

4. Delete "to be reflected in Government returns for the 2000-01 Budget".

5 to 7 No change

8. Amend to:

(i) "To increase the Education Committee's budget in 2000-01 by a further £1.2 million for education SSA relevant spending, in order to attract specific grants to support school delegated budgets

(ii) To ask the Chief Education Officer to advise the Committee on spending priorities

(iii) To provide an additional £70,000 for the library stock-fund."

9. Amend "£0.2 million" to "£0.7 million" and add "to reduce the gap between spending and SSA and to ask the Director of Environmental Services to advise the Environment and Transport Committee on spending priorities."

10. No change.

New 11: "To allocate to the Policy and Resources Committee a further £0.1 million for Community Safety CCTV projects and £50,000 for the Tidworth Development Trust."

11. Renumber as 12 and amend to:

"To allocate to the Social Services Committee a further £1.201 million and to ask the Director of Social Services to advise the Committee on spending priorities."

12. Renumber as 13 and substitute "£1 million" for "£1.5 million".

13. Renumber as 14 and replace with:

To agree that:

(i) revenue expenditure should be £290.271 million as set out on the attached table

(ii) the precept should be £103.993 million (£103.572 million for County Council spending and an additional £0.421 million for the Council Tax Benefit Limitation Scheme)

**WILTSHIRE COUNTY COUNCIL  
PRECEPT AND COUNCIL TAX 2000-01**

Budget 1999-2000  £million		Conser- vative proposal £ million	Budget 2000-01				Line ref.
			Change £ million	Liberal Democrat proposal £ million	Increase over 1999-2000 £ million	%	
	<b>Committee spending</b>						
157.928	Education	166.697	0.270	166.967	9.039	5.7%	1
32.438	Environment & Transport	33.800	0.500	34.300	1.862	5.7%	2
22.865	Policy and Resources	24.416	0.150	24.566	1.701	7.4%	3
59.676	Social Services	63.156	0.000	63.156	3.480	5.8%	4
272.907		288.069	0.920	288.989	16.082	5.9%	5
	Invest-to-Save Fund	1.500	-0.500	1.000	1.000		6
272.907	<b>Total spending</b>	289.569	0.420	289.989	17.082	6.3%	7
-1.521	<b>Changes in balances</b>	0.282	0.000	0.282	1.803		8
271.386	<b>Expenditure to be funded</b>	289.851	0.420	290.271	18.885	7.0%	9
	<b>Funding other than precept</b>						
83.479	Revenue Support Grant	79.728	0.000	79.728		0.0%	10
93.286	National Non-Domestic Rate	106.409	0.000	106.409		0.0%	11
0.434	Collection Fund balances	0.562	0.000	0.562		0.0%	12
177.199		186.699	0.000	186.699	9.500	5.4%	13
94.187	<b>Funding from precept</b>	103.152	0.420	103.572	9.385	10.0%	14
0.159	<b>Tax-base</b>	0.161	0.000	0.161	0.003	1.8%	15
	<b>Council tax</b>						
£	Band D tax	£	£	£	£		
594.03	Basic	639.16	2.61	641.77	47.74	8.0%	16
0.28	Contribn. to Council Tax Benefit	2.37	0.24	2.61	2.33		17
594.30	Total	641.53	2.85	644.38	50.07	8.4%	18
	<b>Increase on previous year</b>						
	County Council services	30.22	6.19	36.40		6.1%	19
	Fire Authority levy	7.01	0.00	7.01		1.2%	20
	Invest-to-Save	10.01	-3.34	6.67		1.1%	21
	Total	47.23	2.85	50.08		8.4%	22
	<b>Schedule of Council Tax rates</b>						
396.20	Band A	427.69		429.59	33.39		25
462.23	Band B	498.97		501.18	38.95		26
528.27	Band C	570.25		572.78	44.52		27
594.30	Band D	641.53		644.38	50.08		28
726.37	Band E	784.09		787.58	61.21		29
858.43	Band F	926.65		930.77	72.34		30
990.50	Band G	1,069.22		1,073.97	83.47		31

# APPENDIX D

## WILTSHIRE COUNTY COUNCIL PRECEPT AND COUNCIL TAX 2000-01

Budget 1999-2000  £million		Budget 2000-01			Line ref.
		Budget Proposal £million	Change from 1999-2000 £million	%	
	<b>Committee spending</b>				
157.928	Education	166.697	8.769	5.6%	1
32.438	Environment & Transport	33.800	1.362	4.2%	2
22.865	Policy & Resources	24.416	1.551	6.8%	3
59.676	Social Services	63.156	3.480	5.8%	4
272.907		288.069	15.162	5.6%	5
	Invest to Save Fund	1.500	1.500		6
272.907	<b>Total spending</b>	289.569	16.662	6.1%	7
-1.521	<b>Changes in balances</b>	0.282	1.803		8
271.386	Expenditure to be funded	289.851	18.465	6.8%	9
	<b>Funding other than precept</b>				
83.479	Revenue Support Grant	79.728	-3.751	-4.5%	10
93.286	National Non-Domestic Rate	106.409	13.123	14.1%	11
0.434	Collection Fund balances	0.562	0.128	29.6%	12
177.199		186.699	9.500	5.4%	13
94.187	<b>Funding from precept</b>	103.152	8.964	9.5%	14
0.159	<b>Tax-base</b>	0.161	0.003	1.8%	15
	<b>Council tax</b>				
	Band D tax	£	£		
594.03	Basic	639.16	45.13	7.6%	16
0.28	Contribn. to Council Tax Benefit	2.37	2.09		17
594.30	Total	641.53	47.23	7.9%	18
	Increase on previous year				
	County Council services		30.22	5.1%	19
	Fire Authority levy		7.01	1.2%	20
	Invest-to-Save		10.01	1.7%	21
	Total		47.23	7.9%	22
	<b>Schedule of Council Tax rates</b>				
396.20	Band A	£	427.69	31.49	25
462.23	Band B	£	498.97	36.73	26
528.27	Band C	£	570.25	41.98	27
594.30	Band D	£	641.53	47.23	28
726.37	Band E	£	784.09	57.73	29
858.43	Band F	£	926.65	68.22	30
990.50	Band G	£	1,069.22	78.72	31
1,188.60	Band H	£	1,283.06	94.46	32

EXTRAORDINARY COUNTY COUNCIL  
11<sup>th</sup> APRIL 2000

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**WOOTTON BASSETT: CONSTRUCTION OF REPLACEMENT  
SECONDARY SCHOOL AND ANCILLARY WORKS,  
DEMOLITION OF SOME EXISTING SCHOOL BUILDINGS,  
CONSTRUCTION OF NEW VEHICLE ACCESS,  
LANDSCAPING, PROVISION OF PLAYING FIELDS AND  
NEW YOUTH CENTRE  
(Application No. N.00.0124.CP)**

**Purpose of Report**

1. To comment on the application, and to recommend that planning permission be granted subject to conditions.

**The Application**

2. The application has been submitted as a joint development proposal by the County Council and White Horse Education Partnership (WHEP) under Regulation 3 of the Town and Country Planning General Regulations 1992. It seeks full planning permission to construct a new secondary school, a new vehicle access, landscaping and provision of playing fields, and the demolition of some existing school buildings as shown on Drawings which will be displayed at Committee.
3. A site plan is attached at **Appendix 1**.
4. A planning and design statement prepared by Scott Wilson, Architects for WHEP, describes the proposal as follows:-

**"Site layout**

The new school building complex is located to the north of the existing Sports Centre on land currently used for playing fields.

This location provides a level, easily accessible site discrete from the existing school complex. It provides a relatively unconstrained building site that can be accessed and secured independently from the existing school.

The Sports Centre is retained with improved access and parking areas. A new Youth Centre building is proposed to the north of the Sports Centre.

**Site Access**

Access into the school site is proposed from a southern entry junction in Showfield, to the north-east of the Sports Centre, and a northern exit junction, also in Showfield, towards the end of the current playing field boundary. A loop road linking the two junctions extends into the site and runs parallel to Showfield but some 50 metres to the west.

The loop road provides the main vehicular access into the school site to the north of the small group of seven bungalows at the northern end of Lime Kiln.

The loop road gives one-way access to the school, bus setting-down points, service areas, car parking and fire access points, providing a straightforward and much simplified circulation network for vehicles.

Consistent with Green Transport objectives, pedestrian and cycle routes into the site are planned to be retained and improved. Pedestrian routes along Lime Kiln and Showfield will be enhanced and extended into the school site. Links through the housing development, to the east from Bath Road, will be retained and a traffic-calmed crossing provided across Showfield, with a direct link into the school site towards the main entrance.

The existing pedestrian route from Springfield Crescent is retained and re-routed through land to the south of the proposed school site to link-up with the Lime Kiln path system. Access from the footpath on the western site boundary is provided by means of a hard surface link between sports fields to the school building complex.

### School Access

Vehicular access from the local highway network is from Lime Kiln and Showfield, via the loop road. Car parking areas are to the east of the loop road.

There is a bus/coach set-down lay-by to the west of the loop road which has the capacity to handle at least 12 large buses/coaches at one point in time, with additional stacking length for other vehicles. This arrangement allows free movement by students from the set-down/pick-up points directly into a traffic-free pedestrianised area leading up to the school.

There are four gallery access points, in addition to the main entrance into the school, for staff and students, with the potential to provide additional access points on the western side if required.

Cycle stands for 150 bicycles are provided to the south of the complex in a prominent position

### Car Parking

The main car park is to the east of the loop road served by two access points. It has the capacity for 155 vehicles. It is separated from the main circulation areas and bus set-down points and has its own formal circulation system. The car park is screened from residential development on Showfield and Lime Kiln by the partial retention of the existing hedgerow, supplemented by additional tree and shrub planting.

Service access is provided to the south of the school complex to service the kitchen.

The improved car park to serve the Sports Centre and Youth Centre has the capacity for 25 vehicles. Additional parking for these activities could be provided in the main school car park.

Further car parking for special events such as parents' evenings etc. could be accommodated within the hard surfaced recreational areas to the east of the school building.

### Building Layout and Form

The Wootton Bassett School building layout takes advantage of the site to the north of the Sports Centre to provide a building complex in a level unobstructed location with the scope for expansion.

The school design comprises a circulation spine/Gallery on a north to south axis with three blocks of teaching space and support service areas. The double height Gallery passes between each of the blocks. The façade of the school complex faces east, set back some 75 metres from the existing residential development on the east side of Showfield.

The retention of the existing landscape with additional screen planting will provide a sense of enclosure for school activities and will minimise the visual impact of the school on adjacent residential development. In respect of the seven bungalows on the west side of Showfield, intensive screen planting is proposed on the north and western sides of the development.

The buildings are two storeys in height with sloping/pitched roofs. The Gallery façades between the teaching and support service blocks are glazed and the Youth Centre is a single storey building.

The aspect to the west is over playing fields and unobstructed rural land. As this development is on the edge of Wootton Bassett, it is proposed to intensify the trees and shrubs adjacent to the path on the western edge of the existing site.

Expansion of the school complex can take place in two ways. Firstly, it will be possible to extend the Gallery northwards to provide additional faculty or support service blocks, should they be required. Also, an alternative expansion can take place by extending the blocks westwards by adding additional structural bays.

The layout of the main functions of the school is as follows:-

<b>Central Block</b>	<b>Northern Block</b>	<b>Southern Block</b>
Main Entrance	English faculty	Hall
Central Resources	Languages faculty	Gymnasium
Administration	Mathematics faculty	Canteen/kitchen
Sixth Form		Humanities faculty
IT/Business Studies		Art and Design
Learning Support		Performing Arts
Staff facilities		Changing rooms



## Landscape

The school will be positioned on the edge of the urban area to the west of Wootton Bassett. Long views and vistas from the north-west from the M4 motorway, rural roads, bridleways and pathways extend across the escarpment to Wootton Bassett which appears as though on a hill top. Although the topography is not exaggerated, or extreme, the prominent position of the settlement and its juxtaposition in the rural landscape will not be jeopardised by the location of the new school which will blend into the built fabric of the settlement.

In order to strengthen the rural character of the area to the west of the new school, the hedgerows will be reinforced with tree and shrub planting.

To the east, screen planting is proposed to reinforce the existing hedgerow that acts as a visual barrier between the housing facing onto Showfield.

Tree and shrub planting is also proposed to provide screening to the cluster of bungalows on the west side of Lime Kiln.

Planting within the school site is predominantly limited to the periphery, with structure planting in key locations to offset the hard building form.

Shade-producing trees are proposed in the car park. Informal meeting areas are sited on the periphery of the sports field.

The greenhouse and potential cultivated area are proposed to the south-west corner of the site.

## Sports Fields

The proposals include an area of new sports fields, approximately 9.0 hectares in extent, located to the west of the existing playing fields, beyond the footpath that currently defines the edge of the site.

The addition of this land to the existing school playing fields will increase provision to meet the needs of the enlarged Wootton Bassett School.

The preparation of the level surfaces for the new playing fields will take account of the sloping topography to minimise excessive cut and fill wherever possible to achieve a balanced solution. Exposed cut surfaces and embankments will be grassed and landscaped to minimise adverse visual impacts.

A site for a potential synthetic floodlit pitch is proposed to the west of the southern block in proximity to the Sports Centre and changing rooms in the school.

Hard surfaced courts are sited to the north and west of the site with the existing floodlit tennis courts adjacent to the Sports Centre retained.

Sports fields and hard courts include:-

Football Pitch	4
Rugby Pitch	3
Hockey Pitch	3
Tennis/Netball Court	5

Two running tracks and three cricket squares can be accommodated over the pitches during the Summer months.

#### Existing Sports Centre

The existing Sports Centre remains a key element in the school campus continuing to provide sports facilities and swimming pool. The access to the Centre is from a junction onto Lime Kiln with an improved parking area for 25 cars.

The southern block of the school houses the gymnasium and school changing facilities. The distance between this block and the Sports Centre is less than 60 metres."

#### **Background**

5. The Chief Education Officer has submitted the following statement in support of the application:-

"Wootton Bassett School is one of the largest 11-18 comprehensive schools in Wiltshire and has grown in parallel with the development of the town. Further growth from a major residential development in the town will increase pressure on the school raising demand to 1,600 places by 2006 – existing capacity is 1,361. Almost 400 of these places are currently in more than 20 temporary classrooms."

#### **Consultations**

6. **North Wiltshire District Council** – objects to the proposal because:-
- (i) The application, despite being a full submission, lacks the normally required specific details in respect of external materials and landscaping.
  - (ii) The submitted revised drawings show no car parking for the existing Sports Centre and apparently proposed Youth Centre, although it is understood that a total of 60 spaces will be provided. This level of car parking is considered to represent a bare minimum to service the Sports and Youth Centre.
  - (iii) The external design is utilitarian and this is compounded by the use of brickwork and cladding to external walls and profiled metal cladding to the roof, and the very prominent external staircases. The design and external appearance take little reference from its context and can be best described as disappointing for such a large new "public" building.

- (iv) The location of the coach and car park could be detrimental to the residential amenity of the small number of dwellings located to the west of the frontage highway.
  - (v) Wishes the existing footpath link from the existing school site to Springfield Crescent/Coxstalls to be retained.
7. **Wootton Bassett Town Council** – raises no objections to the proposal but:-
- (i) Wishes to encourage the County Council to consider a land swap for the elderly persons' bungalows that will be surrounded by the new school.
  - (ii) Expresses concern over the location of the additional playing fields at the escarpment bottom because of drainage problems, vehicular access and visibility in the countryside.
  - (iii) Suggests provision of an Astro Turf playing field would solve some of the playing field problems.
  - (iv) Asks have the traffic implications of the development been addressed?
8. **Environment Agency** – no objection subject to conditions being imposed on any planning permission to secure satisfactory surface water drainage of the site and the protection and conservation of its water environment.
9. **Southern Electric** – no objection.
10. **Wessex Water** – no objection in principle subject to:-
- (i) An agreed connection point between the developer and Wessex Water (WW) to WW's foul water system.
  - (ii) The County Council being satisfied with the provisions regarding surface water drainage.
  - (iii) Agreement by the developer with WW, prior to commencement of any works, and connection into WW infrastructure where applicable.
11. **Sport England** – no objection provided:-
- (i) Replacement playing fields are up to standard.
  - (ii) Replacement playing fields are provided prior to school use.
  - (iii) New playing fields available for community use by way of a formal agreement.
  - (iv) A floodlit synthetic turf pitch close to the sports centre available for an already identified community use.

12. **Thames Water** – no objection on water supply grounds, subject to the Company's normal financial terms and bye-law requirements.
13. **Serco Gulf Engineering** – no objection.
14. **Energis** – no objection.
15. **Street Works Act Management Point (British Telecom)** – no response received.
16. **National Grid Company Plc** – no response received.
17. **Germans (Esso Pipelines)** – no objection.
18. **Simon Aviation Group** – no response received.
19. **Cable and Wireless** – no objection.
20. **County Highways** – comments as follows:-

Details of junction types, traffic calming and pedestrian crossing points are still under discussion. Concern continues to be expressed (both internally and externally) regarding details of parking (quantum) and the picking-up and setting-down facilities for parents and coaches. These details on the application plans are limited. Submission of such details should be the subject of conditions attached to any planning permission.

21. Copies of the consultation replies referred to above are available for inspection in the **Members' Room**.

### **Publicity**

22. The application has been advertised on site, in the local press and a neighbour notification exercise has also been carried out. The representations received as a result are referred to below.

### **Representations**

23. Eight letters of representation have been received, including one petition with 103 signatures appended, together with ten comment forms. The letters and comment forms refer to the following matters:-
  - (i) The proposed development will result in a loss of residential amenity for properties in Lime Kiln, Showfield and Withey Close.
  - (ii) Wish the new buildings to be located further back into the school site. This would reduce overlooking of surrounding properties.
  - (iii) The new access and vehicular parking will exacerbate existing problems of noise, pollution and disturbance.
  - (iv) Loss of views for some residents across currently open playing fields because of the new buildings and/or possible landscaping proposals.

- (v) A wish was expressed that the County Council discuss the project with a Tenants' Association.
- (vi) Six OAP's bungalows fronting the western side of Lime Kiln Road would become "an island" surrounded by the school. Could there be a land exchange so that the residents could be relocated in a purpose-built residence by John Watson House?
- (vii) Noise, dust and disturbance during construction of the new school.
- (viii) Concern over the proposal's possible effect on Footpath 66 (Row de Dow).

### **Relevant Planning Policy Guidance**

- 24. Section 54 of the Town and Country Planning Act 1990 requires Planning Authorities first and foremost to consider the Development Plan position and to determine applications in accordance with the Plan unless material considerations exist which justify a departure from the Plan.
- 25. The Adopted North Wiltshire Local Plan contains Policies LF1, B1, C2 and C12 which are considered relevant to this proposal. These Policies cover respectively educational facilities in settlements, design standards in settlements, development in the Rural Buffer, and development within the landscape setting of Wootton Bassett. The core content of these Policies is replicated in the North Wiltshire Local Plan Review as Policies RLF1, RB2, RC2 AND RC6. Both sets of Policies are set out in the attached **Appendix 2**.

### **Planning Considerations**

- 26. Wootton Bassett School is one of Wiltshire's largest comprehensive schools. There are currently 1,360 pupils and the new school will cater for 1,600 by 2006. No other site in or around Wootton Bassett is available for this scale of establishment and none has the locational advantages of this site with its established educational use.
- 27. The new buildings of the replacement school will be located within the existing school curtilage. Because the new building will utilise a part of the existing school playing fields, additional playing field provision will be made to meet this loss and to cater for a predicted increase in pupil numbers.
- 28. The new playing fields are located at the foot of the escarpment which is immediately adjacent to the school's existing western boundary on what is currently agricultural land and which is also within the designated landscape setting of Wootton Bassett and the Rural Buffer. However, these new facilities should not adversely affect the visual and rural amenities of the area as they and the engineering operations associated with their provision will be generously landscaped. With maturity, the landscaping scheme should effectively integrate the playing fields with, and also enhance, the surrounding environment. The new boundaries of the replacement school are indicated on **Appendix 1**.

29. Given the pupil numbers involved, educational, functional and technical considerations ensure that the school buildings will be of considerable size. In order to minimise any possible effects such development might have on the interests inherent in Policies C2 and C12, the built structures have been located away from the escarpment that forms such an important feature of Wootton Bassett's landscape setting, especially when viewed from the lower ground to the west of the settlement. In this position the buildings are also on the eastern extremity of the Rural Buffer and are visually and physically related to the built-up area of the town. However, by virtue of the intervening internal access roads, parking areas and boundary landscaping, the buildings are far enough away not to produce an inhibiting presence on the adjacent residential areas.
30. The new school is of a conventional appearance being a three-block, two-storey structure of brick with some first floor elevations in other appropriate types of cladding under a shallow pitched roof of profiled metal cladding. The new structures will be over 75 metres from properties fronting Showfield. Between these properties and the school building there will be an extensive parking area and tree planting. The new school, when completed and with the demolition of the existing, should provide a more attractive and coherent built form than the miscellany of existing school building styles that have accumulated on this site over the last 40 years or so. The County Council's Highways Development Control Section is satisfied that adequate parking facilities within the new school will be available for both the Youth and Sports Centres.
31. A condition attached to any planning permission for the project will require the submission of samples of external building materials for agreement in writing by the County Planning Authority before any development begins on site in order to comply with the criteria of the aforementioned relevant planning Policies. Such a condition will address the comments concerning the deficiency of current details.
32. The landscaping provisions are intended to both provide a sense of enclosure for the school and to minimise the visual impact of the school on adjacent residential development, particularly that on the eastern boundary of the school. The seven bungalows on the west side of Showfield will benefit from an intensive planting screen to their north and western side boundaries.
33. A condition will be attached to any permission given for this proposal requiring the submission of a comprehensive landscaping scheme to be agreed in writing with Officers of the County Council.
34. With respect to the traffic implications of the proposal, Lime Kiln and Showfield provide ready access to the school's internal road and parking facilities which will be served by two quite widely separated access points from and to the existing road system. Overall, the redevelopment of the school should have little effect on the distribution or level of school trip generation. It is now proposed that the new school's southernmost access will be to the north of the elderly persons' bungalows rather than to their south and west as originally envisaged. This should substantially reduce their perceived "traffic island" situation.

35. The proposed design of the school incorporates features which conform to the ideals of a School Travel Plan (STP):-
- A network of safe, visible and convenient footpaths throughout the school site and extending outside the school with pedestrian/cycle crossing facilities on Lime Kiln.
  - The use of a pinch point on the main through road in the school site which allows safe and easy access to the school buildings. This will promote the use of walking and cycling.
  - Bus drop-off and pick-up points located such that alighters do not have to cross a road to enter the school.
  - Bicycle stands close to the front of the school building which will increase security and present a positive image of the school.
36. A framework for an STP has been devised which aims to promote safety, the use of sustainable modes of transport and improvements to facilities for those pupils who currently walk or cycle.
37. A more comprehensive and locally focused set of measures to be introduced as part of an STP would be devised after a full travel survey had been undertaken.
38. Regular monitoring by the school is essential to ensure that the STP objectives are being worked towards, and to allow links with the national curriculum.
39. With regard to the issues raised by the letters of representation:-
- The location of the buildings within the site represents the optimum position after technical, educational and the surrounding playing field provisions have been taken into account.
  - As explained above, the new school should have little effect on traffic generation and therefore produce few side effects regarding noise and pollution.
  - The potential loss of views from certain dwellings is not a material planning consideration.
  - With respect to the concern expressed over Footpath 66, these development proposals should have no effect on the continued public use of this footpath.
40. Concerning the communication points raised in representations (v) and (vi), Senior Officers of the County Council attended a meeting at Wootton Bassett on 14<sup>th</sup> February 2000 where it was agreed that a further meeting with Westlea Housing Association would be held. The amended access arrangements referred to in paragraph 34 above are believed to have substantially addressed point (vi).

41. With regard to Sport England's comments, it will not be possible to provide the replacement playing fields at Wootton Bassett prior to the development of the existing school playing fields. The school is required by September 2001 and the build programme must therefore commence in April/May 2000. The new playing fields will be constructed at the same time as the main construction of the school buildings. WHEP is contractually required to provide adequate arrangements for pupils to undertake outdoor activities during this time.
42. Regarding the floodlit synthetic turf pitch, WHEP is currently undertaking feasibility studies and costings to see if this proposal is viable.
43. The County Council, in its design brief, highlighted the importance of the new facilities to the wider community. It stated that there should be extensive participation in the school by the local community and that the school facilities should be actively shared with the community. WHEP believes that the new facilities will substantially increase the opportunities for attracting community use and is committed to working with the appropriate bodies to maximise this potential. Formal agreements will be entered into as appropriate.
44. The design statement refers only to a potential site for a synthetic floodlit pitch in the proximity of the sports centre. Any such project will probably require a separate planning application to be submitted to the County Planning Authority for determination.

### **Conclusions**

45. The urgent need for the educational facilities represented by this proposal has been explained in the Chief Education Officer's statement of support.
46. Whilst some consultees have expressed reservations over the nature and level of detail of certain aspects of this proposal, it is felt that these matters can be addressed by suitable conditions attached to any planning consent requiring subsequent submission of these details prior to on-site works.
47. Residents' concerns about the potential adverse impacts of the new school are acknowledged. However, the new school is unlikely to increase the level of impacts but rather redistribute the existing impacts to new locations. This is unavoidable, given that the proposed position of buildings, car parking and playing fields is the optimum having regard to technical, educational and landscape considerations. On balance, it is considered that the weight that can be attached to these amenity concerns is not sufficient to warrant a redesign of the proposed layout, nor are there any overriding planning objections to the proposed development.



## **Recommendation**

48. That planning permission be granted subject to the following conditions:-

1. Unless otherwise agreed in writing by the County Planning Authority or required by conditions attached to this permission, the development hereby permitted shall be carried out in accordance with the submitted planning application N.00.0124.CP and Drawing Numbers W.SU.01.PP, W.SS.01.PP, W.LA.002.PP, W.LO.01.PP RevB, W.LO.02.PP RevB, W.LO.03.PP RevB, W.LO.04.PP RevB, W.LO.05.PP RevA, W.SL.01.PP and HDASA.W.001A.
2. No development shall take place until samples and colours of the materials for walls, roofs, rainwater goods, fenestration, doors and handrails etc. to be used in the construction of the development hereby permitted have been submitted to and agreed in writing by the County Planning Authority. Development shall be carried out in accordance with the agreed details.
3. No development shall take place until a scheme of hard and soft landscaping has been submitted to and agreed in writing by the County Planning Authority. Such a scheme shall include details of:-
  - Positions, species and size of all existing trees, shrubs and hedgerows to be retained.
  - The positions, species, density and initial size of all new trees, shrubs and hedges.
  - Any earthmoulding proposed.
  - The programme of implementation of the scheme.
  - The arrangements for subsequent maintenance.
4. The approved scheme of landscaping shall be carried out in accordance with the programme of implementation approved in Condition 3 and shall be so maintained thereafter. Within five years of planting, any trees, shrubs or other plants that die, become diseased, are removed or damaged shall be replaced in the first available planting season with others of a similar size and species in accordance with the details of the approved scheme, unless the County Planning Authority gives written approval to any variation.
5. Prior to the commencement of development, detailed drawings shall be submitted to and agreed by the County Planning Authority indicating:-
  - Means of vehicular, pedestrian and service vehicle access to the school from Lime Kiln and Showfield.

- Any proposed pedestrian and/or cycle crossings of Lime Kiln and Showfield into the school site, their type and method of operation, together with the associated safety and traffic calming measures.
- Any other vehicular, pedestrian or service vehicle access to any part of the school site.
- Areas for car and coach parking (at a level to be agreed) incorporating adequate manoeuvring and picking-up/setting-down facilities. These areas will need to make specific provision to ensure the safety of pedestrians.

The agreed details shall be implemented prior to the school being first brought into use.

6. Prior to development commencing, details of any external lighting and security equipment provisions shall be agreed in writing by the County Planning Authority and the works shall be carried out in accordance with the details thus agreed.
7. No development approved by this permission shall be commenced until a scheme for the provision of surface water drainage works has been submitted to and agreed in writing by the County Planning Authority. The drainage works shall be completed in accordance with the details and timetable agreed.
8. Any facilities for the storage of oils, fuels or chemicals shall be sited on impervious bases and surrounded by impervious bund walls, details of which shall be submitted to the County Planning Authority for approval. The volume of the bunded compound should be at least equivalent to the capacity of the tank plus 10%. If there is multiple tankage, the compound should be at least equivalent to the capacity of the largest tank, or the combined capacity of interconnected tanks plus 10%, or 25% of the total volume which could be stored at any one time, whichever is the greater. All filling points, vents, gauges and sight glasses must be located within the bund. The drainage system of the bund shall be sealed with no discharge to any watercourse, land or underground strata. Associated pipework should be located above ground where possible and protected from accidental damage. All filling points and tank overflow pipe outlets should be detailed to discharge downwards into the bund.
9. Prior to being discharged into any watercourse, surface water sewer or soakaway system, all surface water drainage from impermeable parking areas and hardstandings for vehicles shall be passed through an oil interceptor designed and constructed to have a capacity and details compatible with the site being drained. Roof water shall not pass through the interceptor.
10. The installation of all-weather playing/sports pitches and/or floodlighting facilities will require the submission of a specific planning application for this development to the County Planning Authority for determination prior to any such installation.

11. Prior to the school being brought into use, the applicant shall have submitted to, and have received the written agreement of, the County Planning Authority for a Green Transport Plan (embodying a School Travel Plan) for the school.
12. All buildings forming part of the existing Wootton Bassett Comprehensive School on this site shall be demolished and cleared from the site on the occupation of the new Secondary School the subject of this application.

### **Note to Applicant**

So that the applicant is aware of the environmental legislation which may affect the proposed development and for the purposes of general information, comments from the Environment Agency are set out below:-

To prevent pollution of the water environment.

The District Council Technical Services Officer should be consulted to ensure that the proposal does not affect the Council's flood defence responsibilities (see Circular 30/92 (WO 68/92), Section 13).

The Agency would support the use of Best Management Practice for dealing with surface water at this site. This could include:-

- (i) Subject to suitable ground conditions, soakaways could be utilised to dispose of the relatively clean run-off from roofed areas.
- (ii) Alternatively, a valuable educational resource could be incorporated into the surface water run-off design by attenuating flows and creating a wildlife amenity pond.
- (iii) The use of permeable paving in parking areas may make it possible to dispense with the need for petrol/oil interceptors.
- (iv) Attenuation of flows may also be achieved by the use of grass swales, detention basins etc.

If you would like to discuss this matter further, please contact Alison Jones, Development Control Engineer, on 01278 484603, quoting reference NW/2000/004179/001.

Any culverting of a watercourse requires the prior written approval of the Agency under the terms of the Land Drainage Act 1991 or Water Resources Act 1991. The Agency resists culverting on conservation and other grounds, and consent for such works will not normally be granted except for access crossings.

If off-site waste disposal is utilised it must be in accordance with the Duty of Care and the Waste Management Licensing Regulations 1994.

The applicant's attention is drawn to letters concerning this development from Sport England dated 1<sup>st</sup> February 2000 and Wessex Water dated 10<sup>th</sup> February 2000, and a memorandum dated 11<sup>th</sup> February 2000 from the County Council's Urban Estates Team that identifies certain landscaping elements and details to be included in the landscaping scheme required by Condition 3 above.

**RICHARD J. LANDER**

Director of Environmental Services

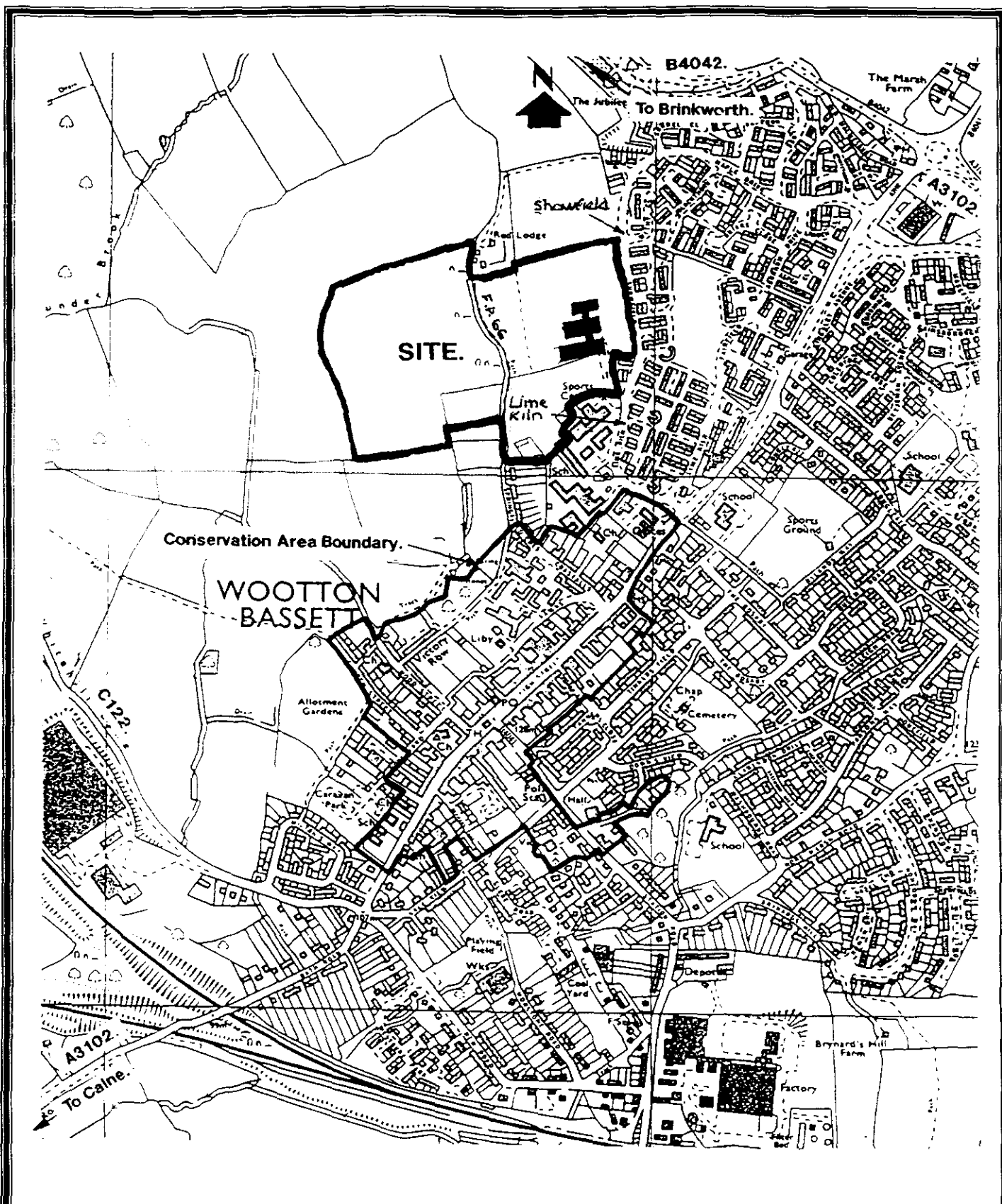
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**The following unpublished documents have been relied on in the preparation of this Report:**

Consultation replies and correspondence

**Environmental Impact of the Recommendations contained in this Report:**

See paragraphs 29-38 of this Report.



COUNTY COUNCIL:

DATE: 11th April 2000

PLANNING APPLICATION: N.00.0124.CP

SITE LOCATION: WOOTTON BASSETT

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**WILTSHIRE COUNTY COUNCIL**  
Director of Environmental Services  
County Hall  
Trowbridge  
Wiltshire BA14 8JD

SCALE: 1:10,000

**RELEVANT PLANNING POLICIES OF THE  
ADOPTED NORTH WILTSHIRE LOCAL PLAN 1993**

- LF1    WITHIN THE TOWNS AND VILLAGES, THE PROVISION OF LOCAL COMMUNITY, EDUCATION AND RECREATIONAL FACILITIES WILL NORMALLY BE PERMITTED, PROVIDING:
1.     THE PROPOSALS DO NOT DETRACT FROM THE CHARACTER AND ENVIRONMENT OF THE LOCALITY;
  2.     ACCESS, HIGHWAYS AND PARKING FACILITIES ARE ACCEPTABLE; AND
  3.     THE PROPOSALS ARE IN ACCORDANCE WITH OTHER APPROPRIATE POLICIES IN THE PLAN.
- B1    NEW DEVELOPMENT AND ADVERTISEMENTS WILL BE REQUIRED TO ENHANCE THE APPEARANCE AND CHARACTER OF SETTLEMENTS BY A HIGH STANDARD OF DESIGN AND BY ENSURING THAT THEY ARE IN SCALE AND HARMONY WITH THEIR SURROUNDINGS.
- C2    IN THE RURAL BUFFER, AS DEFINED ON THE PROPOSALS MAP, APPROVAL WILL NOT NORMALLY BE GIVEN FOR THE CONSTRUCTION OF NEW BUILDINGS, OTHER THAN FOR AGRICULTURE, FORESTRY, MINERAL EXTRACTION, OR OTHER USES APPROPRIATE TO A RURAL AREA.
- C12   PROPOSALS FOR DEVELOPMENT WILL NOT NORMALLY BE PERMITTED, IF BY REASON OF THEIR SCALE, SITING OR DESIGN, THEY WOULD ADVERSELY AFFECT THE APPEARANCE OF IMPORTANT PHYSICAL FEATURES WHICH ARE A PART OF THE CHARACTER AND LANDSCAPE SETTING OF WOOTTON BASSETT.

**NORTH WILTSHIRE LOCAL PLAN REVIEW 1995**  
**PROPOSED RELEVANT PLANNING POLICIES AS AT JULY 1999**

RLF1 WITHIN OR ADJOINING THE FRAMEWORK BOUNDARIES OF TOWNS AND VILLAGES AS DEFINED ON THE PROPOSALS MAP, THE PROVISION OF LOCAL COMMUNITY, EDUCATION AND RECREATIONAL FACILITIES WILL BE PERMITTED, SUBJECT TO:

1. THERE BEING NO HARM TO THE AMENITIES OF THE OPEN COUNTRYSIDE:
2. NO DEMONSTRABLE HARM ON THE ENVIRONMENT; AND
3. THE PROPOSAL BEING IN SCALE AND HARMONY WITH ADJACENT DEVELOPMENT AND THE CHARACTER, APPEARANCE AND ENVIRONMENT OF THE AREA;
4. THE PROPOSALS FOR ACCESS AND PARKING, TOGETHER WITH THE EFFECT ON ANY HIGHWAYS, BEING ACCEPTABLE.

[Amends adopted Local Plan Policy LF1]

RB2 NEW DEVELOPMENTS AND ADVERTISEMENTS WILL BE REQUIRED TO MAINTAIN OR ENHANCE THE APPEARANCE AND CHARACTER OF SETTLEMENTS. NEW DEVELOPMENT SHOULD EXHIBIT A GOOD STANDARD OF DESIGN, AND BE IN SCALE AND HARMONY WITH ITS SURROUNDINGS.

[Amends adopted Local Plan Policy B1]

RC2 IN THE RURAL BUFFER, AS DEFINED ON THE PROPOSALS MAP, NEW DEVELOPMENT WILL BE STRICTLY CONTROLLED. APPROVAL WILL NOT BE GIVEN FOR THE CONSTRUCTION OF NEW BUILDING WHICH, INDIVIDUALLY OR CUMULATIVELY, WOULD LEAD TO THE COALESCENCE OF SETTLEMENTS OR SERIOUSLY UNDERMINE THE OPENNESS OF THE RURAL LANDSCAPE. SUBJECT TO THAT PROVISIO, NEW BUILDINGS FOR THE PURPOSES OF AGRICULTURE, FORESTRY, OR OTHER USES APPROPRIATE TO A RURAL AREA WILL BE PERMITTED.

[Amends adopted Local Plan Policy C2]

RC6 DEVELOPMENT WILL NOT BE PERMITTED WITHIN THE DEFINED LANDSCAPE SETTING OF WOOTTON BASSETT AS SHOWN ON THE PROPOSALS MAP, WHERE SUCH PROPOSALS ARE LIKELY TO CAUSE DEMONSTRABLE HARM TO THE AMENITIES AND OPEN LANDSCAPE OF THE AREA.

ATTRACTIVE VIEWS AND VISTAS FROM PUBLIC RIGHTS OF WAY AND PUBLIC OPEN SPACES WITHIN THE DEFINED AREA WILL BE PROTECTED FROM DEMONSTRABLE HARM CAUSED BY DEVELOPMENT.

[Replaces adopted Local Plan Policy C12)



EXTRAORDINARY COUNTY COUNCIL  
11<sup>th</sup> APRIL 2000

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**MALMESBURY AND BROKENBOROUGH:**  
**CONSTRUCTION OF REPLACEMENT SECONDARY SCHOOL**  
**AND ANCILLARY WORKS, DEMOLITION OF SOME EXISTING**  
**BUILDINGS, CONSTRUCTION OF NEW ROAD JUNCTION**  
**AND VEHICLE ACCESS, LANDSCAPING AND PLAYING FIELDS**  
**AT MALMESBURY SCHOOL, CORN GASTONS**  
**(Application No. N.00.0122.CP)**

**Purpose of Report**

1. To comment on the application, and to recommend that planning permission be granted subject to conditions.

**The Application**

2. The application has been submitted as a joint development proposal by the County Council and White Horse Education Partnership (WHEP) under Regulation 3 of the Town and Country Planning General Regulations 1992. It seeks full planning permission to construct a new secondary school, new road junction and vehicle access, landscaping and playing fields and the demolition of some existing buildings, as shown on Drawings which will be displayed at Committee.
3. A site location plan is attached at **Appendix 1**.
4. A planning and design statement prepared by Scott Wilson, Architects for WHEP, describes the proposal as follows:-

**"Site Layout**

The strategic design concept for the Malmesbury School is to provide a new school building to the west of the existing school on level ground, currently forming part of the school playing field.

The new building complex is on a north/south axis with its principal east/west aspects over open land to the west and the proposed playing field/artificial pitch to the east.

The proposed building complex accommodates all school functions with the exception of the Design Technology Department which remains in its present location to the north-east of the site. The existing single storey building will be expanded to meet the requirements of the new school. The reason for retaining the existing single storey building is that it is in reasonable condition and, with modification and expansion, can provide an affordable and acceptable solution.

### Site Access

The proposals are based on a new point of access into the site close to the Sherston Road/Corn Gastons junction.

The new access is via a mini roundabout junction on the Sherston Road (B4040)/Corn Gastons Road with another mini roundabout from Corn Gastons Road into the school site. A footbridge crossing is proposed to the south of the B4040 roundabout to provide access from the school site to the proposed playing fields to the west.

### School Access

The proposal follows the Government's Green Transport initiative and makes provision for a potential change in modal split with greater emphasis on public transport, pedestrian and cycle use.

Pedestrian access to the school is from Corn Gastons, Sherston Road and the residential areas to the east, using the existing public footpath network into the school site.

Access by vehicle to the new school complex extends from the mini roundabout junctions and follows a loop road network that extends across the western façade of the school building. The purpose of this loop is to enable school buses to park adjacent to the school building to off-load students directly onto the pedestrian area, thus avoiding the need to cross roads at busy times.

Service access is provided to the south of the loop to service the kitchen.

Cycle stands for 150 bicycles are provided to the north of the school building in a prominent position.

### Car Parking

Access to teacher and student car parking, which is contained within the loop road network, is directly from the loop road. A stacking lane for buses is proposed on the western side of the return loop road for buses waiting to drive around to the loading area. It is not envisaged that students would load on to buses waiting in this area. It will be possible to park six large buses nose-to-tail, with manoeuvring space between, in the set-down area adjacent to the school building at any one time during peak periods.

The capacity of the main car park is 102 spaces, with an additional car park accessible from the loop road to the north of the site with a capacity of 40 spaces. This gives overall capacity of 142 spaces for cars and 12 large bus bays, of which six are adjacent to the school building.

Further car parking for special events can be accommodated within the hard surfaced recreational areas to the east of the school building.

### Building Layout and Form

The building layout, form and position on the site optimises the dimensions of the unbuilt part of the site by presenting the shortest faces of the building to the northerly and southerly residential areas. This will minimise the visual impact of the school as far as possible on the adjacent residential areas. The school complex comprises a double height circulation spine/Gallery with three blocks of teaching accommodation and support service areas. The Gallery bisects each of the three blocks and is the circulation core of the school. The school buildings are two storeys in height with sloping/pitched roofs. The distance from the edge of the school façades to the residential development to the north is 75 metres. The distance from the school building façade to the residential development to the south is 50 metres.

The layout of the main functions of the school is as follows:-

<b>Central Block</b>	<b>Southern Block</b>	<b>Northern Block</b>
Main entrance	English faculty	Hall
Central resources	Languages faculty	Gymnasium
Administration	Mathematics faculty	Canteen/kitchen
Sixth Form		Drama
Learning support		Humanities faculty
Staff facilities		Performing Arts
Science faculty		Changing rooms

### Landscape

In order to provide a visual buffer between the residential areas and the school building, screen planting is proposed adjacent to the rear fence of the gardens to the north and south. Screen planting will comprise trees and shrubs to reinforce and enhance the weak landscape quality of the site. Additional planting is proposed to enhance the visual impact of the building, with structure planting in key locations throughout the site. Shade-producing trees are proposed in the parking areas and in the informal gathering areas around the site.

### Sports Fields

The school proposals include an area of new sports fields approximately 9.2 hectares in size located on the west side of Sherston Road.

On-site sports fields and hard surfaced courts to the east of the new school complex will be completed following demolition of the existing school. The main sports field could be a floodlit artificial surfaced pitch for school use and for use by the local community. It lies close to the existing sports centre.

Sports facilities and hard court areas include:-

Football Pitch	2
Rugby Pitch	3
Hockey Pitch	4
Tennis/Netball Court	4

Two running tracks and three cricket squares can be accommodated over the pitches during the Summer months.

#### Existing Sports Centre

Access to the existing sports centre and associated parking area will be from the current school access in Bremilham Road.

A site for a future swimming pool, between the existing sports centre and the southern part of the school complex, has been retained.

School changing rooms and the gymnasium are located in the south-eastern school block, close to the existing sports centre and playing field. *(There is a discrepancy in this description. Plans show the gymnasium is located in the north-eastern block. The plans prevail in this case).*

#### Background

5. The Chief Education Officer has submitted the following statement in support of the application:-

"Malmesbury School is an existing 11-18 comprehensive school serving the town and surrounding villages. Currently proposed residential development will increase likely demand to 1,200 places by 2004 – the existing capacity is 1,067 with many places provided in temporary accommodation. The school suffers from its present location on three sites and this development will bring all school buildings onto one site at Corn Gastons. Playing fields are to be provided on adjoining land."

#### Consultations

6. **North Wiltshire District Council** – expressed concern on planning grounds regarding the following:-
- (i) The design and external appearance of the buildings do not seek to reflect the special character of Malmesbury.

- (ii) The general layout of the site, the new roundabout and the minimum provision of footpath links does not comply with the Draft PPG13 (Transport) to provide Safer Routes to Schools and improved road safety. Little, if anything, appears to be proposed to encourage alternatives to the use of the private car. This is referred to in more detail in the memo dated 8<sup>th</sup> February 2000 from the Principal and Sustainable Transport Planners.
- (iii) The change of use of the agricultural land for playing fields will need to be carried out concurrently with the implementation of an appropriate substantial planting scheme to satisfactorily integrate the new use into the Area of Outstanding Natural Beauty.
- (iv) An appropriate pedestrian footbridge should be provided over the B4040 rather than the surface level crossing in the interests of highway safety.
- (v) The lack of detail in respect of external lighting which could have a specific adverse effect in relation to residential and rural amenity.
- (vi) The potential impact on highway safety and residential amenity of construction traffic. No vehicles should be permitted to access the site via Gloucester Road, The Triangle and Bristol Street.
- (vii) On the amended access arrangements showing, inter alia, a footbridge crossing the B4040, North Wiltshire District Council comments that the footbridge is not included in the original planning application, and believes it should be. The District Council also expresses concern over the narrowness in the vicinity of the proposed footbridge when compared with the likely numbers of pupils that will use this facility.

7. **Malmesbury Town Council** – comments "Malmesbury Town Council is delighted that at long last a new school is to be built on the Corn Gastons site. We are pleased with many of the proposed ideas for the new school. However, we have no alternative but to object to the plans as presented. Our reasons are as follows:-

Playing Field Site

- **Pedestrian crossing – school/playing field** – The Council's greatest concern is the lack of a substantial footbridge from the school site to the playing field site. We feel a 'Pelican Crossing' is totally unacceptable and would not safeguard the lives of children crossing this already busy area.
- **Store** – We are anxious that the proposed store for sports equipment should be built on a lower level on the playing field site.
- **Possibility of further building** – We would be against further building on the playing field site and request a covenant to be put on this extensive area to protect the whole area from any industrial/housing development at any time in the future.
- **Service vehicle access** – We are concerned that no provision has been made on the application for service vehicles to enter the playing field site.

- **Layout** – Suggest further consultation with the Head Teacher as to the layout of the playing field site.
- **Power cables/footpath** – Members would like to point out the overhead power cables crossing the playing field site and also the public footpath that must be re-sited.

#### School Site

- **Earth mounds** – Would like further clarification of the reasons for the mounds proposed along the south side of the proposed new school site. Is this a barrier between the school/houses or rather a method of depositing unwanted earth?
- **Wild flower areas** – Members felt that the wild flower areas were possibly inappropriate. Planners need further consultation with the Head Teacher.
- **Pick-up point for parents** – We applaud the provision being made for coaches carrying pupils to drop and pick-up on site. However, because of the busy entrance and the roundabout, we emphasise the need for parents to park their vehicles away from the school in either Corn Gastons or Avon Road.
- **Stage facilities** – Concern was expressed by some Council Members at the omission of a conventional stage in the proposed assembly hall. Members of local organisations voiced fears that the town of Malmesbury would miss a conventional stage for local productions such as pantomime.
- **Detailed plans** – Request to see more description of colour and building materials. Would appreciate coloured illustrations of the proposed building.
- **Inaccurate drawings** – We feel we must point out that we are concerned that some of the buildings are not drawn to scale.

Please note that the above comments are not intended to damage this very worthwhile project."

#### 8. **Brokenborough Parish Council** –

- (i) Expresses concern over the traffic flow calculations for this scheme.
- (ii) How will the scheme accommodate these flows?
- (iii) What is the future of a footpath between the rear of the houses and the present playing fields, as it does not appear on the plans?

#### 9. **Southern Electric** – no objection.

#### 10. **Environment Agency** – no objection subject to the imposition of conditions on any planning permission to secure satisfactory surface water drainage and the protection and conservation of its water environment.

#### 11. **Countryside Agency** – no response received.

12. **Wessex Water** – no objection subject to the satisfactory agreement between the developer and Wessex Water over satisfactory connection points to foul and surface water systems.
13. **Sport England** – no objection provided that the replacement playing fields are:-
  - Of a suitable standard
  - Provided before the school is operational
  - Made available for community use by formal agreement
14. **County Archaeologist** – no objection.
15. **Transco** – no response received.
16. **Street Works Act Management Point (Telecom)** – no response received.
17. **National Grid Company Plc** – no objections.
18. **Energis** – no objection.
19. **Simon Aviation Hallam Group** – no objection.
20. **Serco** – no objection.
21. **Cable and Wireless** – no objection.
22. **Germans (Esso Pipeline)** – no objection.
23. **County Highways** – comments as follows:-

There is great concern regarding the safety of students having to cross the Sherston Road. Recent discussions are likely to result in the replacement of the large roundabout with two minis, and the inclusion of a footbridge. Concern continues to be expressed (both internally and externally) regarding details of parking (quantum) and picking-up and setting-down facilities for parents and coaches. The details on the application plans are somewhat limited. The submission of such details should be the subject of conditions attached to any planning permission.
24. Copies of the consultation replies referred to above are available for inspection in the **Members' Room**.

### **Publicity**

25. The application has been advertised on site, in the local press and a neighbour notification exercise has been carried out. This has resulted in the receipt of twelve letters of representation.

## **Representations**

26. The letters of representation have raised the following concerns:-

- (i) This proposal has not been shown on any Local Plan and is therefore premature.
- (ii) Filands would have been a better location. At Filands there is space for the school, adjoining land for playing fields and all served by good roads. The site adjoins residential development and would thus reduce cross-town pupil commuting. It would obviate taking land from the Area of Outstanding Natural Beauty (AONB). To build houses at Filands will lead to more school commuting.
- (iii) There would be danger to pupils accessing the playing field across the busy B4040 by the signalised crossing. There should be a bridge.
- (iv) The Corn Gastons proposal will increase traffic flows through narrow residential roads and town streets.
- (v) Residents in the bungalows fronting the Bristol Road will suffer amenity loss due to noise, disturbance and vandalism from playing field users across the road.
- (vi) Land taken from Hyam Farm for playing fields will lead to loss of farm amenity and adversely affect the access to and from the farm complex.
- (vii) There appears to be a lack of facilities for community drama use at the school.
- (viii) Conditions should be imposed preventing the erection of any structures on the playing fields within the AONB not essential for school use and requiring a high standard of design and materials to safeguard the environmental quality of the site.
- (ix) There are discrepancies between the position of the gymnasium as shown on the plans and as described in the Design Statement.
- (x) Properties fronting Bremilham Road and Pool Gastons Road which back onto the proposed pitch facilities will suffer from possible trespass for the retrieval of lost balls from games played here. Also, community use of pitches could lead to noise and disturbance after school hours. This problem could be exacerbated by after school hours use of potential all-weather floodlit pitches if these facilities are provided.
- (xi) Properties fronting Bremilham Road and Pool Gastons Road should have the protection of a "ball catching" fence and landscaping between their rear gardens and the school.
- (xii) There is concern over the proximity of the proposed sports field to the designated River Valleys Area shown in the adopted North Wiltshire Local Plan.



(xiii) The amended access arrangements of the Sherston (B4040) Corn Gastons junction have given rise to two further letters of representation concerning:-

- Problems of access restriction to Nos. 1 and 2 Corn Gastons from vehicles setting down and collecting children and increased traffic volumes.
- A loss of car parking for the roundabout construction.
- The use of Corn Gastons as a short-cut by school-related traffic and amenity loss.

### **Relevant Planning Policy Guidance**

27. Section 54 of the Town and Country Planning Act 1990 requires Planning Authorities first and foremost to consider the Development Plan position and to determine applications in accordance with the Plan unless material considerations exist which justify a departure from the Plan.
28. The adopted North Wiltshire Local Plan contains Policies LF1, B1, B8 and C3 which are considered relevant to this proposal. These Policies cover respectively educational facilities in settlements, design standards in settlements, the protection of archaeological sites and developments in AONBs. The core content of these Policies is replicated in the North Wiltshire Local Plan Review as Policies RLF1, RB2, RB21 and RC7. Both sets of Policies are set out in the attached **Appendix 2**.

### **Planning Considerations**

29. The new buildings of the replacement school will be located within the existing school curtilage at Corn Gastons. Because the new buildings will utilise a part of the existing school playing fields, additional playing field provision will be provided to meet this loss and to accommodate the pupils of the Filands school who are to relocate to this new school.
30. The new playing fields are located just to the west of the existing school across the B4040 (Malmesbury to Sherston road) on what is currently agricultural land located within the Cotswold AONB. The entire school is within an Area of Special Archaeological Significance as designated in the adopted North Wiltshire Local Plan.
31. Because the new built structures are on the existing school's curtilage within the Malmesbury settlement framework, the project conforms with the basic tenets of Policies LF1 and RLF1.
32. The location of some of the sports facilities within a designated AONB complies with relevant Policies as being appropriate to the educational and social needs of this community school, does not cause demonstrable harm to any natural features and is located conveniently close to and in association with the school. The public use of Footpath No. 2 which crosses the new playing field will remain unaffected in practical terms and it is not considered necessary to divert this footpath at this time. Vehicular access for maintenance vehicles is to be provided.

33. The County Archaeologist has indicated that there are no known archaeological constraints on this site, nor is there any record of any footpath between the rear gardens of properties fronting Corn Gastons and the existing school playing fields.
34. Reflecting the criteria of the relevant planning policies, the applicant's Planning and Design Statement indicates that thought has been given to the configuration and orientation of the school buildings in order to minimise the visual impact on surrounding residential areas. The miscellany of 20<sup>th</sup> century development surrounding the site is not felt to represent the essence of Malmesbury's special character derived from its built heritage. The new school and its landscaping are believed to represent a positive contribution to the character of this particular area.
35. The buildings themselves will offer a less austere appearance than the existing structures which are to be demolished. They are of a conventional appearance, being a three-block, two-storey structure under a shallow pitched roof. External walls are brickwork with other appropriate external finishes on some first floor elevations and the roof is of profiled metal cladding.
36. All materials will be selected to be as sympathetic with their surroundings as possible. A condition attached to any permission for this development will require submission of samples of external materials for agreement in writing by the County Planning Authority before any development takes place, to ensure compliance with the aforementioned relevant Policies.
37. With respect to the traffic implications of this proposal, a new access via a mini roundabout from the B4040 and another from the Corn Gastons Road is envisaged for vehicular and pedestrian access. This facility should reduce vehicular volumes attributable to the school in Pool Gastons and associated feeder routes. A condition attached to any planning permission will seek further elaboration of the more detailed aspects of the highway elements of the overall scheme. Gloucester Road, Bristol Road and The Triangle are signposted in and around Malmesbury as part of a through route avoiding the town centre for all categories of traffic. Imposing planning conditions to prevent construction traffic from this route would therefore be invalid in this instance. The points raised by North Wiltshire District Council regarding the amended access and footbridge arrangements will be included in the ongoing discussions between this Council's Highways Development Control Section and the applicant.
38. A landscaping scheme will provide additional planting that will enhance the buildings, bring structural landscaping features to a site currently inadequately served with such attributes, and provide a visual buffer between residential areas and the school buildings. The scheme will provide more details of, inter alia, the purposes and scales of earth mounding features.
39. A redesign of the sports pitch facilities between the proposed school buildings and the rear of properties fronting Avon, Pool Gastons and Bremilham Roads ensures a generous 16 metres space between the pitches and the property boundaries for a "ball catching" fence and further boundary planting opportunities which should overcome the problem of footballs and tennis balls etc. falling into the rear gardens of these properties.

40. With regard to Sport England's comments, it will not be possible to provide the replacement playing fields at Malmesbury prior to the development of the existing school playing fields. The school is required by September 2001 and the build programme must therefore commence in April/May 2000. The new playing fields will be constructed at the same time as the main construction of the school buildings. WHEP is contractually required to provide adequate arrangements for pupils to undertake outdoor activities during this time.
41. The County Council, in its design brief, highlighted the importance of the new facilities to the wider community. It stated that there should be extensive participation in the school by the local community and that the school facilities should be actively shared with the community. WHEP believes that the new facilities will substantially increase the opportunities for attracting community use and is committed to working with the appropriate bodies to maximise this potential. Formal agreements will be entered into as appropriate.
42. Whilst the design statement makes reference only to a potential floodlit artificial surfaced pitch for the school, a condition requiring a separate planning application for such a proposal, to be determined by the County Planning Authority, will be attached to any planning permission for this application.
43. An analysis of current and future pupil movements to this school, carried out by the design architects, shows that:-
- Bus is the main access mode for travel to Malmesbury School, with walking accounting for almost one-quarter of trips to school. This is confirmed by the preliminary results of a County Council travel survey carried out in Summer 1999 and by data supplied by the school.
  - The redevelopment will not change the level of generation associated with the school, but the distribution of traffic on the local road network will change substantially.
  - An assessment of junction operation indicates that the roundabout will operate well within acceptable parameters, with the inclusion of background traffic and school traffic.
  - A framework for a School Travel Plan (STP) has been devised which aims to promote safety, the use of sustainable modes of transport and improvements to facilities for those pupils who currently walk or cycle.
  - A more comprehensive and locally focused set of measures to be introduced as part of an STP would be devised after a full travel survey has been undertaken.
  - Regular monitoring by the school is essential to ensure that the STP objectives are being worked towards and to allow links with the national curriculum.

- The proposed design of the school incorporates features which conform to the ideals of an STP:-
  - (i) A network of safe, visible and convenient footpaths throughout the school site.
  - (ii) Safe and easy access to the school buildings for pedestrians. This will promote the use of walking and cycling.
  - (iii) Bus drop-off and pick-up points located such that alighters do not have to cross a road to enter the school.
  - (iv) Bicycle stands close to the front of the school building which will increase security and present a positive image of the school.
  - (v) Relief to the current access routes of Corn Gastons, Pool Gastons and Bremilham Roads which will benefit pedestrians using these routes, as well as the wider community.

44. With regard to the issues raised by the letters of representation:-

- (i) The largest element of this scheme is located on land already in educational use. The playing fields located in the AONB are not considered contrary to policy.
- (ii) Filands does not form part of this application and is therefore not a material consideration.
- (iii) and (iv) The applicant considers the existing roads and proposed access improvements will prove adequate to the demands of the proposal.
- (v) It is not considered likely that the residents fronting Bristol Road will suffer undue noise, disturbance or vandalism as a result of the new playing fields.
- (vi) During the negotiations with the landowner of Hyam Farm, an alternative access road has been offered, as has a restrictive covenant preventing the County Council erecting floodlights on this additional land. An effort has, therefore, already been made to address point (vi) of the representations.
- (vii) Whilst no stage is envisaged, other facilities for drama productions are planned.
- (viii) To control development on the playing field facilities in the AONB, a suitable condition will be attached to any planning permission.
- (ix) The discrepancy over the position of the gymnasium has been acknowledged.
- (x) There is no provision in this application for all-weather floodlit sports pitches. Any future developments of this nature would need another planning application to be determined by the County Planning Authority.

- (xi) A "ball catching" fence is proposed between the school pitches and properties fronting Bremilham Road and Pool Gastons Road.
- (xii) The proposed playing fields should have no adverse effects on the designated Malmesbury River Valley Area or the County Wildlife Site as they are located outside of the boundaries of these special areas.
- (xiii) In response to the two letters of representation relating to the amended access arrangement, the setting-down and collecting of school children will take place entirely within the curtilage of the new school. The loss of the small car parking area should have only minimal effect elsewhere and this amended scheme should generate no extra traffic or amenity reduction over and above that of the original submission.

### **Conclusions**

- 45. The urgent need for the educational facilities represented by this proposal and the reason for centralising Malmesbury's secondary education facilities on this one site have been explained in the Chief Education Officer's statement of support.
- 46. Whilst some consultees have expressed reservations over the nature and level of detail of certain aspects of this proposal, it is felt that these matters can be addressed by suitable conditions attached to any planning permission requiring subsequent submission of such details prior to on-site works commencing. In general terms, it is considered that this application for full planning permission is in conformity with the criteria contained in the relevant planning policies referred to above.

### **Recommendation**

- 47. That planning permission be granted subject to the following conditions:-
  - 1. Unless otherwise agreed in writing by the County Planning Authority or required by conditions attached to this permission, the development hereby permitted shall be carried out in accordance with the submitted planning application N.00.0122.CP and Drawing Numbers M.SU.01.PP RevA, M.LA.001.PP, M.SS.01.PP, M.LO.05.PP RevB, M.LO.06.PP RevB, M.LO.07.PP RevA, M.LO.08.PP RevA, M.LO.09.PP RevA, M.SL.01.PP and HDASA/M/003.
  - 2. No development shall take place until samples and colours of the materials for walls, roofs, rainwater goods, fenestration, doors and handrails etc. to be used in the construction of the development hereby permitted have been submitted to and agreed in writing by the County Planning Authority. Development shall be carried out in accordance with the agreed details.
  - 3. No development shall take place until a scheme of hard and soft landscaping has been submitted to and agreed in writing by the County Planning Authority. Such a scheme shall include details of:-
    - Positions, species and size of all existing trees, shrubs and hedgerows to be retained.

- The positions, species, density and initial size of all new trees, shrubs and hedges.
  - Any earthmoulding proposed.
  - The programme of implementation of the scheme.
  - The arrangements for subsequent maintenance.
4. The approved scheme of landscaping shall be carried out in accordance with the programme of implementation approved in Condition 3 and shall be so maintained thereafter. Within five years of planting, any trees, shrubs or other plants that die, become diseased, are removed or damaged shall be replaced in the first available planting season with others of a similar size and species in accordance with the details of the approved scheme, unless the County Planning Authority gives written approval to any variation.
5. Prior to development commencing, detailed drawings shall be submitted to and agreed in writing by the County Planning Authority showing the location and details of the following:-
- Access facilities from the B4040 to the school and the new playing fields for pedestrians, vehicles and service vehicles.
  - Details of any other access points to the school for vehicles, pedestrians and service vehicles.
  - Pedestrian crossing points for pupils between the school and the new playing fields over the B4040 and the type and operation of such crossing points.
  - Areas for car and coach parking (at a level to be agreed) incorporating adequate manoeuvring and picking-up/setting-down facilities. These areas will need to make specific provision to ensure the safety of pedestrians.

The agreed details shall be implemented prior to the school being first brought into use.

6. Prior to development commencing, details of any external lighting and security equipment provisions shall be agreed in writing by the County Planning Authority and the works shall be carried out in accordance with the details thus agreed.
7. No development approved by this permission shall be commenced until a scheme for the provision of surface water drainage works has been submitted to and agreed in writing by the County Planning Authority. The drainage works shall be completed in accordance with the details and timetable agreed.

8. Any facilities for the storage of oils, fuels or chemicals shall be sited on impervious bases and surrounded by impervious bund walls, details of which shall be submitted to the County Planning Authority for approval. The volume of the bunded compound should be at least equivalent to the capacity of the tank plus 10%. If there is multiple tankage, the compound should be at least equivalent to the capacity of the largest tank, or the combined capacity of interconnected tanks plus 10%, or 25% of the total volume which could be stored at any one time, whichever is the greater. All filling points, vents, gauges and sight glasses must be located within the bund. The drainage system of the bund shall be sealed with no discharge to any watercourse, land or underground strata. Associated pipework should be located above ground where possible and protected from accidental damage. All filling points and tank overflow pipe outlets should be detailed to discharge downwards into the bund.
9. Prior to being discharged into any watercourse, surface water sewer or soakaway system, all surface water drainage from impermeable parking areas and hardstandings for vehicles shall be passed through an oil interceptor designed and constructed to have a capacity and details compatible with the site being drained. Roof water shall not pass through the interceptor.
10. The installation of all-weather playing/sports pitches and/or floodlighting facilities will require the submission of a planning application for this development to the County Planning Authority for determination prior to any such installation.
11. Notwithstanding the provisions of the Town and Country Planning Act (General Permitted Development) Order 1995 (or any Order amending, revoking or re-enacting that Order), no development shall be undertaken without the prior written agreement of the County Planning Authority in those parts of the school's playing fields and sports facilities which are located within the Cotswold AONB.
12. Prior to the school being brought into use, the applicant shall have submitted to, and have received the written agreement of, the County Planning Authority for a Green Transport Plan (embodying a School Travel Plan) for the school.

#### **Note to Applicant**

So that the applicant is aware of the environmental legislation which may affect the proposed development and for the purposes of general information, comments from the Environment Agency are set out below:-

To prevent pollution of the water environment.

The District Council Technical Services Officer should be consulted to ensure that the proposal does not affect the Council's flood defence responsibilities (see Circular 30/92 (WO 68/92), Section 13).

The Agency would support the use of Best Management Practice for dealing with surface water at this site. This could include:-

- (i) Subject to suitable ground conditions, soakaways could be utilised to dispose of the relatively clean run-off from roofed areas.
- (ii) Alternatively, a valuable educational resource could be incorporated into the surface water run-off design by attenuating flows and creating a wildlife amenity pond.
- (iii) The use of permeable paving in parking areas may make it possible to dispense with the need for petrol/oil interceptors.
- (iv) Attenuation of flows may also be achieved by the use of grass swales, detention basins etc.

If you would like to discuss this matter further, please contact Alison Jones, Development Control Engineer, on 01278 484603, quoting reference NW/2000/004180/001.

Any culverting of a watercourse requires the prior written approval of the Agency under the terms of the Land Drainage Act 1991 or Water Resources Act 1991. The Agency resists culverting on conservation and other grounds, and consent for such works will not normally be granted except for access crossings.

If off-site waste disposal is utilised it must be in accordance with the Duty of Care and the Waste Management Licensing Regulations 1994.

The applicant's attention is drawn to letters concerning this development from Sport England dated 1<sup>st</sup> February 2000 and Wessex Water dated 10<sup>th</sup> February 2000, and a memorandum dated 11<sup>th</sup> February 2000 from the County Council's Urban Estates Team that identifies certain landscaping elements and details to be included in the landscaping scheme required by Condition 3 above.

**RICHARD J. LANDER**

Director of Environmental Services

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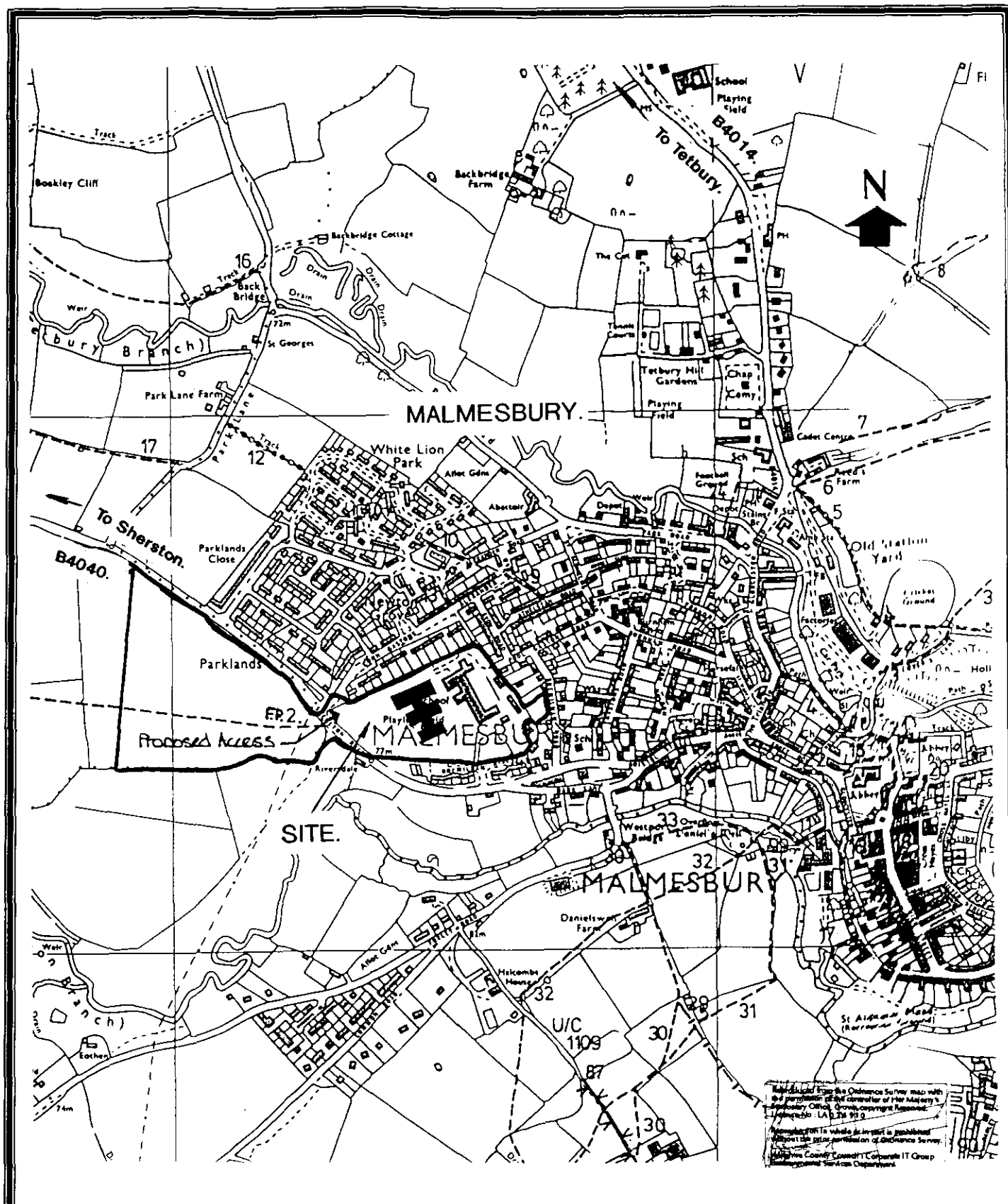
**The following unpublished documents have been relied on in the preparation of this Report:-**

Consultation replies and correspondence

**Environmental impact of the recommendations contained in this Report:-**

See paragraphs 31-38 of the Report





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Wiltshire County Council IT Group

COUNTY COUNCIL:

DATE: 11th April 2000

PLANNING APPLICATION: N.00.0122.CP

SITE LOCATION: MALMESBURY

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**WILTSHIRE COUNTY COUNCIL**  
 Director of Environmental Services  
 County Hall  
 Trowbridge  
 Wiltshire BA14 8JD

SCALE: 1:10,000

**ADOPTED NORTH WILTSHIRE LOCAL PLAN 1993**  
**RELEVANT PLANNING POLICIES**

- LF1    WITHIN THE TOWNS AND VILLAGES, THE PROVISION OF LOCAL COMMUNITY, EDUCATION AND RECREATIONAL FACILITIES WILL NORMALLY BE PERMITTED, PROVIDING:
1.     THE PROPOSALS DO NOT DETRACT FROM THE CHARACTER AND ENVIRONMENT OF THE LOCALITY;
  2.     ACCESS, HIGHWAYS AND PARKING FACILITIES ARE ACCEPTABLE; AND
  3.     THE PROPOSALS ARE IN ACCORDANCE WITH OTHER APPROPRIATE POLICIES IN THE PLAN.
- B1    NEW DEVELOPMENT AND ADVERTISEMENTS WILL BE REQUIRED TO ENHANCE THE APPEARANCE AND CHARACTER OF SETTLEMENTS BY A HIGH STANDARD OF DESIGN AND BY ENSURING THAT THEY ARE IN SCALE AND HARMONY WITH THEIR SURROUNDINGS.
- B8    IMPORTANT ARCHAEOLOGICAL SITES WILL BE PROTECTED FROM DEVELOPMENTS AS FAR AS POSSIBLE.
- C3    IN AREAS OF OUTSTANDING NATURAL BEAUTY, PRIORITY WILL BE GIVEN TO THE CONSERVATION OF THE CHARACTER AND SCENIC QUALITY OF THE LANDSCAPE BY RESTRICTING DEVELOPMENT TO THE CHANGE OF USE OF EXISTING BUILDINGS, OR TO THAT ESSENTIAL TO THE RURAL ECONOMY, OR DESIRABLE FOR THE ENJOYMENT OF ITS AMENITIES. OTHER PROPOSALS WILL NOT NORMALLY BE PERMITTED UNLESS PROVEN TO BE IN THE NATIONAL INTEREST AND INCAPABLE OF BEING ACCOMMODATED OUTSIDE AN AREA OF OUTSTANDING NATURAL BEAUTY, WHERE PROPOSALS ARE ACCEPTABLE IN PRINCIPLE, DETAILS WILL NEED TO ENSURE THAT:
1.     THE SITING AND SCALE OF DEVELOPMENT ARE SYMPATHETIC WITH THE LANDSCAPE;
  2.     THERE ARE HIGH STANDARDS OF LANDSCAPING AND DESIGN USING MATERIALS THAT ARE APPROPRIATE TO THE LOCALITY AND REFLECT THE CHARACTER OF THE AREA; AND
  3.     ACCESS AND HIGHWAY CONSIDERATIONS ARE ACCEPTABLE.

**NORTH WILTSHIRE LOCAL PLAN REVIEW 1995**  
**PROPOSED RELEVANT PLANNING POLICIES AS AT JULY 1999**

RLF1 WITHIN OR ADJOINING THE FRAMEWORK BOUNDARIES OF TOWNS AND VILLAGES AS DEFINED ON THE PROPOSALS MAP. THE PROVISION OF LOCAL COMMUNITY, EDUCATION AND RECREATIONAL FACILITIES WILL BE PERMITTED, SUBJECT TO:

1. THERE BEING NO HARM TO THE AMENITIES OF THE OPEN COUNTRYSIDE;
2. NO DEMONSTRABLE HARM ON THE ENVIRONMENT; AND
3. THE PROPOSAL BEING IN SCALE AND HARMONY WITH ADJACENT DEVELOPMENT AND THE CHARACTER, APPEARANCE AND ENVIRONMENT OF THE AREA;
4. THE PROPOSALS FOR ACCESS AND PARKING, TOGETHER WITH THE EFFECT ON ANY HIGHWAYS, BEING ACCEPTABLE.

[Amends adopted Local Plan Policy LF1]

RB2 NEW DEVELOPMENTS AND ADVERTISEMENTS WILL BE REQUIRED TO MAINTAIN OR ENHANCE THE APPEARANCE AND CHARACTER OF SETTLEMENTS. NEW DEVELOPMENT SHOULD EXHIBIT A GOOD STANDARD OF DESIGN, AND BE IN SCALE AND HARMONY WITH ITS SURROUNDINGS.

[Amends adopted Local Plan Policy B1]

RB21 DEVELOPMENT IN DEFINED AREAS OF SPECIAL ARCHAEOLOGICAL SIGNIFICANCE, OR IN OTHER LOCALLY IMPORTANT ARCHAEOLOGICAL SITES, WILL ONLY BE PERMITTED WHERE:

1. ANY ARCHAEOLOGICAL REMAINS WOULD BE UNAFFECTED BY THE PROPOSALS; OR
2. SATISFACTORY MEASURES ARE TAKEN TO ENSURE THE PHYSICAL PRESERVATION OF ANY ARCHAEOLOGICAL REMAINS IN SITU; OR
3. IN CASES WHERE THE SIGNIFICANCE OF ANY ARCHAEOLOGICAL REMAINS IS OUTWEIGHED BY THE NEED FOR AND BENEFIT OF THE DEVELOPMENT, SATISFACTORY MEASURES ARE TAKEN TO EXCAVATE AND RECORD THE SITE AND ITS REMAINS.

[Amends adopted Local Plan Policy B8]

RC7 IN AREAS OF OUTSTANDING NATURAL BEAUTY, PRIORITY WILL BE GIVEN TO THE CONSERVATION OF THE NATURAL BEAUTY OF THE LANDSCAPE. DEVELOPMENT WILL BE RESTRICTED TO:

- (A) THE CHANGE OF USE OF EXISTING BUILDINGS; AND/OR
- (B) THAT WHICH IS APPROPRIATE TO THE ECONOMIC AND SOCIAL WELL-BEING OF THE AREA; AND/OR
- (C) THAT WHICH IS DESIRABLE FOR THE UNDERSTANDING AND ENJOYMENT OF ITS AMENITIES:

AND PROVIDED THE PROPOSAL:

1. DOES NOT CAUSE DEMONSTRABLE HARM TO THE NATURAL BEAUTY OF THE LANDSCAPE, INCLUDING ITS OPEN RURAL CHARACTER, AND ANY RIVERSIDE OR WATER FEATURES, WILDLIFE SITES, TREES OR WOODLAND;
2. IS SO SITED AS TO MINIMISE ITS IMPACT ON THE NATURAL BEAUTY OF THE AREA, AND WHERE POSSIBLE, IS LOCATED CLOSE TO AND IN ASSOCIATION WITH EXISTING BUILDINGS; AND
3. USES APPROPRIATE BUILDING MATERIALS AND LANDSCAPING.

OTHER PROPOSALS, INCLUDING MAJOR INDUSTRIAL AND COMMERCIAL DEVELOPMENT, WILL NOT BE PERMITTED UNLESS THEY ARE IN THE PROVEN NATIONAL INTEREST, AND CANNOT BE ACCOMMODATED OUTSIDE THE AONB.

EXTRAORDINARY COUNTY COUNCIL  
11TH APRIL 2000

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**MALMESBURY AND BROKENBOROUGH:**  
**CONSTRUCTION OF REPLACEMENT SECONDARY SCHOOL AND**  
**ANCILLARY WORKS, DEMOLITION OF SOME EXISTING BUILDINGS,**  
**CONSTRUCTION OF NEW ROAD JUNCTION AND VEHICLE ACCESS,**  
**LANDSCAPING AND PLAYING FIELDS AT MALMESBURY SCHOOL, CORN**  
**GASTONS**  
**(Application No. N.00.0122.CP)**

**SUPPLEMENTARY REPORT**

The comments below have been received as a result of a very recent consultation exercise relating to Drawing No. HDASA/M/003, showing proposed amendments to the vehicular access to the schools and an indication of a proposed footbridge for pupil use between the school and the proposed new playing fields.

**Malmesbury Town Council**

*This Council have considered the amended drawing No. HDASA/M/003 entitled "Highway Access to Sherston Road with Footbridge (option 3), and wish to make the following comments.*

- 1. Our comments have been documented reference **Pick Up Point for Parents**. However, this Council have raised concerns over the temptation for parents to make convenient use of the Bristol Road as the pick-up and drop off point – as they will not be allowed admittance into the school grounds. If this were to be so, it would cause much danger to pedestrians and drivers on this already busy main road.*

*Therefore could consideration please be given to introducing parking restrictions (double yellow lines) along both sides of the Bristol Road the full length of the proposed new school.*

- 2. Our comments are also documented reference the **inclusion of a footbridge**. We note on the plan it is written in as 'indicative position of future footbridge'.*

*For the safety of the pupils, we wish to see the Footbridge become a permanent feature.*

**W.K and T.I. Smith, 18 Corn Gastons, Malmesbury**

*I wish to object to the proposed alterations on the planning of Corn Gastons site for the new comprehensive school.*

*The alterations have not taken into account the effect of the loss of the car park, now resulting in increased cars parked on the roadside thus causing additional traffic problems in Corn Gastons.*

*The plans do not take into account a service access to the rear of the properties adjoining the Corn Gastons boundaries.*

*The plans put forward show you wish to build the proposed new school on part of this land which shows up on the deeds of our property 18 CORN GASTONS and its not something we would not like to loose.*

**RICHARD J. LANDER**

Director of Environmental Services

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EXTRAORDINARY COUNTY COUNCIL  
11<sup>th</sup> APRIL 2000

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**CHIPPENHAM/BREMILL: CONSTRUCTION OF  
NEW SECONDARY SCHOOL BUILDINGS AND  
ANCILLARY WORKS, CONSTRUCTION OF NEW  
VEHICULAR ACCESS AND ROAD JUNCTION,  
LANDSCAPING OF SITE AND PROVISION OF PLAYING FIELDS  
ON LAND AT HARDENS FARM, STANLEY LANE, CHIPPENHAM  
(Application No. N.00.0123.CP)**

**Purpose of Report**

1. To comment on the application, and to recommend that planning permission be granted subject to conditions.

**The Application**

2. The application has been submitted as a joint development proposal by the County Council and White Horse Education Partnership (WHEP) under Regulation 3 of the Town and Country Planning General Regulations 1992. It seeks full planning permission to construct a new secondary school, vehicular access, playing fields and landscaping scheme, as shown on Drawings which will be displayed at Committee.
3. A site location plan is attached at **Appendix 1**.
4. A planning design statement prepared by Scott Wilson, Architects for WHEP, describes the proposal as follows:-

**"Site layout**

The Chippenham School site configuration follows traditional field patterns and WCC land ownership. The site extends from Stanley Lane to the north-west and west straddling the road to Hardens Farm which is to be retained as a right of access.

The new school building complex is sited some 100 metres back from Stanley Lane. The concept is based on a covered circulation spine with two blocks of teaching accommodation and support service facilities. The axis of the circulation spine/Gallery is north-west to south-east following the general configuration of the site and its relationship with Stanley Lane.

Playing fields are sited to the north-west and west of the site optimising the land available. The road to Hardens Farm bisects the site with playing fields on both sides.

The location of the school building complex provides opportunities for phasing and expansion at a later date. This can take place either by extending the circulation spine, or extending the teaching blocks, or by a combination of both.

### Site access

The main vehicular access to the Chippenham School will be from the C365 London Road and Stanley Lane via an improved road junction and the widening and improvement of Stanley Lane with an associated footpath/cycleway up to the access point into the school.

North Wiltshire District Council has an ongoing programme to improve existing, and create new footpaths and cycleways in Chippenham. As a consequence it is anticipated that the footpath network could be extended to serve the new school.

Public footpath No. 38 is proposed to be diverted to the south of the school, passing between the school boundary and the rear gardens of Hardens Mead, crossing the track to Hardens Farm due east and re-following the school boundary as far as Stanley Lane. It is envisaged that there will be a footpath/cycleway facility alongside Hardens Farm Lane from its junction with the C365 to the school's southern boundary.

### School access

Vehicular access into the site from Stanley Lane is on to a loop road network that extends across the eastern façade of the school building complex and extends around the main parking area.

There is a bus/coach set down lay-by adjacent to the loop road fronting on to the school buildings, with a capacity to handle at least six large buses/coaches at one point in time. Additional bus stacking areas are also provided.

Students can move freely between the bus/coach lay-by and the school entrances in a pedestrianised area.

The extension to the proposed pedestrian/cycleway follows the site boundary from the Hardens Farm Lane entering into the site at the south-western tip of the northern block. Cycle stands for 150 bicycles are provided to the west of the school building complex in a prominent position.

### Car parking

The main and overflow car parks are accessed from the loop road at four points with the loop extending around the parking area.

The main car park has a capacity for 100 vehicles. There is space for additional car parking provision should any future expansion of the school necessitate it.

Further car parking for special events such as parents' evenings etc. could be accommodated within the hard surfaced recreational areas adjacent to the school building.



### Building layout and form

The Chippenham School building layout follows a consistent design concept with blocks of teaching accommodation and support service areas at each end of a double height circulation spine/Gallery. The buildings are two storeys in height with sloping/pitched roofs.

The Chippenham School will initially occupy an edge-of-town site set in a semi-rural context. Over time it is understood that residential development will take place around the school creating a local community.

The north-eastern façade of the school overlooks the entrance area, car park and rural landscape beyond. The south-western façade looks over open farmland and the school playground.

The layout of the main functions of the school is as follows:-

<b>Southern Block</b>	<b>Northern Block</b>
Main entrance	Hall
Central resources	Gymnasium
Administration	Canteen/kitchen
IT/Business studies	Performing arts faculty
English faculty	Art and design department
Languages faculty	Changing rooms
Mathematics faculty	Science
Humanities	Technology

### Landscape

The existing character of the Chippenham School site and its immediate environment is expected to change as a result of development taking place following construction of the school.

The landscape scheme retains the existing hedgerows to the site boundaries wherever possible. In the vicinity of the school complex the hedgerows are supplemented by trees to define the edge of the site and to give visual enclosure. The objective is to enhance the school site through screen and structure planting.

Within the site, shade-producing trees are proposed within the car park with shrub and tree planted borders between the school and the car park.

Structure planting is proposed to the north-west of the school complex to define the edge of the recreational and sports parts of the site. This will also contribute towards the screening of fencing to courts.

Ornamental tree and shrub planting is proposed at the entrance into the site from Stanley Lane to offset the hard built form.

The creation of informal meeting areas is proposed by partial, but not complete, enclosure by trees and shrubs.

### Sports fields

Land for sports fields lies to the north-west and west of the main school complex. Hard courts are provided adjacent to the northern block of the complex.

The topography of the land at Chippenham will require cut and fill to create level playing fields. Where possible, in the interests of economy and reducing environmental impacts, excessive changes in level will be minimised.

Sports field and hard court facilities include:-

Football pitch	3
Rugby pitch	0
Hockey pitch	3
Tennis/netball court	3

A running track and two cricket squares can be accommodated over the pitches during the Summer months. The proposal directly corresponds with the County Council's plans submitted in support of the outline planning application. Should there be a requirement for rugby, it is assumed that the pitches provided will be sufficiently flexible in their design to allow for this."

### **Background**

5. The Chief Education Officer has submitted the following statement in support of the application:-

"Chippenham is currently served by two 11-18 secondary schools but a further 900 additional places will be required by 2004 to meet the area's educational needs. Expansion of the two existing schools has been considered but, due to their location and layout, they are unable to sustain such development. In addition, recent and planned expansion of the town has led to a real and urgent need for a new school to be located on the eastern side of town.

The development will provide sufficient space for curricular and meeting purposes, a sports hall, playing fields and parking areas. All of these should provide opportunities for community usage."

## **Consultations**

6. **North Wiltshire District Council** – comments as follows:-

"Whilst the principle of a school is acceptable, this Authority objects to this proposal on the following grounds:-

- (i) The siting of the proposed school, away from the London road frontage, would have a harmful effect on the amenities of the open countryside.
- (ii) The design and external appearance of the proposed building would be detrimental to the character, appearance and environment of the area.
- (ii) The proposal does not incorporate pedestrian and cycle links to the school, and as such is contrary to the draft PPG13 (Transport) which seeks to encourage alternatives to the use of the private car.
- (iv) The potential for housing on land fronting the A4 is proposed."

7. **Chippenham Town Council** – no objection but is disappointed over the industrial image of the school buildings, the perceived lack of cycle parking facilities and an inquiry over cyclists' changing facilities in wet weather.

8. **Bremhill Parish Council** – no objection.

9. **Environment Agency** – no objection in principle subject to conditions being imposed on any planning permission to secure satisfactory surface water drainage of the site and the protection and conservation of its water environment.

10. **Southern Electric** – no objection.

11. **Wessex Water** – no objection in principle subject to:-

- (i) An agreed connection point between the developer and Wessex Water (WW) to WW's foul water system.
- (ii) The County Council being satisfied with the provisions regarding surface water drainage.
- (iii) Access to, the protection of, and possible diversion of the WW water main crossing this site at the developer's cost.
- (iv) Agreement by the developer with WW, prior to commencement of any works, and connection onto WW infrastructure where applicable.

12. **Sport England** – no objection but would welcome inclusion of a community use agreement relating to the sports hall and pitches as part of any planning consent.

13. **Transco** – no objection.

14. **Serco** – no objection.

15. **Energis** – no objection.
16. **Street Works Act Management Point** – no response received.
17. **National Grid Company plc** – no objection.
18. **Germans (Esso Pipelines)** – no objection.
19. **Simon Aviation Group** – no response received.
20. **Cable and Wireless** – no objection.
21. **County Highways** – Discussions are still ongoing re safe and convenient student, pedestrian and cycle access to the school along (not over) Hardens Farm Lane. Concerns continue to be expressed (both externally and internally) regarding details of parking (quantum) and picking-up and setting-down facilities for parents and coaches. The details on the application plans are limited. Submission of such details should be the subject of conditions attached to any planning permission.
22. Copies of the consultation replies referred to above are available for inspection in the **Members' Room**.

### **Publicity**

23. The application has been advertised on site and in the local press and a neighbour notification exercise has also been carried out. The representations received as a result of this publicity are referred to below.

### **Representations**

24. Seven letters of representation have been received which refer to:-
  - (i) Domestic and agricultural traffic from properties accessed by Hardens Farm Lane passing through the school grounds posing a danger to pupils and school security.
  - (ii) The safety and capacity of the Stanley Lane and London Road junction for vehicular access to the school.
  - (iii) The proximity of the school entrance to the Gate Farm entrance, both off Stanley Lane, and the proximity of a 'blind' bend just beyond the school entrance on the same road.
  - (iv) The wish expressed for the reopening by the County Council of discussions for a new access to Hardens Farm from Stanley Lane.
  - (v) Concern over the use in a rural area of steel cladding for the walls and roof of the new school. The use of more sympathetic materials is requested.
  - (vi) The wish for landscaping to be carried out before the school is built in order to 'hide' the school from surrounding properties.

- (vii) The planning application description of the land use as 'educational' is challenged as it is still in agricultural use.
- (viii) The footpath proposed at the rear of properties in Hardens Mead will pose security problems and lead to litter problems with the large number of pupils envisaged.
- (ix) A request that this Council moves a Stanley Lane farm entrance to a safer and more secure position.

### **Relevant Planning Policy Guidance**

- 25. Section 54 of the Town and Country Planning Act 1990 requires Planning Authorities first and foremost to consider the Development Plan position and to determine applications in accordance with the Plan unless material considerations exist which justify a departure from the Plan.
- 26. The adopted North Wiltshire Local Plan contains Policies C7 and B1 which are considered relevant to this proposal. These Policies cover respectively the effects of new development on the character and environment of greenfield locations and the design standards for new development. These concerns are generally replicated in the North Wiltshire Local Plan Review as Policies RLF1 and RB2. Both sets of Policies are set out in the attached **Appendix 2**.

### **Planning Considerations**

- 27. The location is outside of the Chippenham Development Plan Area but the principle of the educational use of the land was established when an outline planning application (N.98.1832.CP) for the erection of a secondary school by the County Council was referred to the Secretary of State for the Environment, Transport and the Regions in November 1998, as a departure from the Development Plan. The Secretary of State decided not to intervene in the determination of this application and consequently the County Council granted itself outline planning permission for the development in December 1998. Discussions therefore of alternative sites for this school in this vicinity are outside the remit relevant to this application, as is the issue of the possible land uses of the surrounding areas.
- 28. Whilst the locational implications of Policy C7 for development in the countryside have been resolved by the above permission, the remaining elements concerning environmental, design and traffic matters remain relevant concerns, together with the similar focus shown by Policies B1, RLF1 and RB2.
- 29. The applicant's Planning and Design Statement under the sub-heading "Landscape" intends, via a judicious balance of new structural and screen planting and by enhancing retained hedgerows, to achieve the dual aims of a sense of enclosure for the school and the integration of the school campus into the surrounding countryside. The substantial planting required to achieve these aims will not only aesthetically improve the locality but should have beneficial effects on the natural environment and habitat of this currently sparsely wooded area and form a visual screen between the school and existing residential development in the vicinity; all of which should address positively the concerns expressed about the school's impact on the character and appearance of the area.

30. A condition will be attached to any permission given to this proposal requiring the submission of a comprehensive landscaping scheme to be agreed in writing with officers of the County Council. Appropriate statutory procedures are currently underway for the diversion of Footpath 38, referred to above, to facilitate the construction of the school buildings.
31. The new buildings are of a conventional appearance, being two storey structures under a shallow pitched roof, and at 100 metres are well set back from the Stanley Lane access road.
32. The external walls are brickwork with other appropriate external finishes on some first floor elevations and a roof covering of profiled metal cladding.
33. All materials will be selected to be sympathetic with their surroundings according to the application. A condition attached to any permission for this development will require submission of samples of external materials for agreement in writing by the County Planning Authority before any development takes place to ensure compliance with the aforementioned relevant planning Policies. Such a condition should substantially address the concerns expressed regarding the external appearance of the school buildings.
34. With respect to the traffic implications of this proposal, an analysis by the scheme's Architects shows that the proposed improvements both to Stanley Lane and its junction with the London Road will achieve a satisfactory and safe operation during peak hours of school operation. Also, it is now proposed that there will be a separate footpath/cycleway facility alongside Hardens Farm Lane from its junction with the C365 and the new school's southern boundary. Such provision should both encourage and enhance the environmentally desirable aim of safer pedestrian and cyclist modes of access to the school.
35. The proposed design of the school incorporates features which conform to the ideals of a School Travel Plan (STP):-
  - A network of safe, visible and convenient footpaths throughout the school site.
  - Safe and easy access to the school buildings for pedestrians. This will promote the use of walking and cycling.
  - Bus drop-off and pick-up points located such that alighters do not have to cross a road to enter the school.
  - Bicycle stands close to the front of the school building which will increase security and present a positive image of the school.
  - Cycle and pedestrian facilities which cross the farm track leading to Hardens Farm.

36. A full STP to maximise the utility of these facilities will evolve as school numbers increase. The initial recommendation by the Architects is to establish a regular programme of travel surveys of Chippenham School, run by the school, to determine the potential for encouraging the use of other sustainable modes. A full travel survey should obtain the following information which will allow the STP to fully assess the potential for changes in access mode:-
- Age and sex;
  - Mode of travel;
  - Journey origin;
  - Routes used by children;
  - Danger points on the routes;
  - Details of accidents or 'near misses';
  - Difficulties in making the journey on foot or by cycle;
  - Problems with buses;
  - What would encourage pupils to use more sustainable modes of transport;
  - Bicycle ownership;
  - How children would like to travel, given the choice.
37. The key aims of an STP for Chippenham School will be to:-
- Reduce car dependency for school trips;
  - Promote more sustainable modes of travel to school;
  - Safety.
38. It is well understood that the objectives can only be met by personal commitment and a significant change in habits and attitudes throughout the whole school community. It is also recognised that it will take time for a change in travel habits to permeate through the school. Hence, an early start on the STP would be beneficial. The full support of pupils, parents and teachers will be important.
39. With regard to the issues raised by the letters of representation:-
- Referring to representations over potential vehicle/pedestrian conflict in Hardens Farm Lane, point (i) above, the specification to the Private Finance Initiative bidders stipulates that they must take appropriate steps to ensure the safety and security of the users of the site. Each bidder had the opportunity to propose the construction of a new farm track as part of its scheme but none did. It is WHEP's belief that the measures they propose for Hardens Farm Lane, including those in paragraph 34 above, are appropriate.
  - Points (ii) and (iii) concerning the safety and capacity of Stanley Lane are considered to be addressed by paragraph 34 above.
  - With respect to point (iv), the County Council's land agent confirms that any discussions concerning an alternative route for the farm track were purely exploratory and on a 'without prejudice' basis.

- Points (v) and (vi) concerning materials used in the construction of the school will be addressed by conditions attached to any planning consent to ensure suitable colours and finishes to the built structures and the provision of a comprehensive landscaping scheme. It is not now intended to use metal cladding for the walls of the building.
- The planning position vis-à-vis point (vii) regarding the continued agricultural use of the land is explained in paragraphs 27 and 28 above. The land is untenanted and is therefore not in agricultural use.
- There is already a designated footpath at the rear of properties fronting Hardens Mead. It is difficult, therefore, to see why extra security problems should ensue. The litter issue is a matter of maintenance by the appropriate authority and of education of the pupils by parents and the school.
- With respect to point (ix), the Council is unable to accommodate this request as there are no valid highway or safety reasons arising as a result of this proposal to warrant such an undertaking.

40. In reply to Sport England's comments concerning community use of the new school's facilities, the County Council, in its design brief, highlighted the importance of the new facilities to the wider community. It stated that there should be extensive participation in the school by the local community and that the school facilities should be actively shared with the community. WHEP believe that the new facilities will substantially increase the opportunities for attracting community use and they are committed to working with the appropriate bodies to maximise this potential. Formal agreements will be entered into as appropriate.

### **Conclusions**

41. The urgent need for the educational facilities represented by this proposal and the reason for the location selected have been explained in the Chief Education Officer's statement of support.
42. Whilst some consultees have expressed reservations over the nature and level of detail of certain aspects of this proposal, it is felt that these matters can be addressed by suitable conditions attached to any planning consent requiring the subsequent submission of details on these particular aspects prior to on-site works commencing.
43. Planning permission for outline planning application N.99.1832.CP, given in December 1998, established the principle of the educational use of this site and in general terms it is considered that this application for full planning permission is in conformity with the criteria contained in the relevant planning policies referred to above.



## **Recommendation**

44. That planning permission be granted subject to the following conditions:-

1. Unless otherwise agreed in writing by the County Planning Authority or required by conditions attached to this permission, the development hereby permitted shall be carried out in accordance with the submitted planning application N.00.0123.CP and Drawing Numbers C.SU.01PP RevA, C.SU.02PP RevA, C.SS.01PP, C.LO.03PP RevB, C.LO.04PP RevB, C.LO.05PP, C.LO.06PP, C.SL.01PP, C.SK.04.PP RevA and HDASA.C.001.
2. No development shall take place until samples and colours of the materials for walls, roofs, rainwater goods, fenestration, doors and handrails etc. to be used in the construction of the development hereby permitted have been submitted to and agreed in writing by the County Planning Authority. Development shall be carried out in accordance with the agreed details.
3. No development shall take place until a scheme of hard and soft landscaping has been submitted to and agreed in writing by the County Planning Authority. Such a scheme shall include details of:-
  - Positions, species and size of all existing trees, shrubs and hedgerows to be retained.
  - The positions, species, density and initial size of all new trees, shrubs and hedges.
  - Any earthmoulding proposed.
  - The programme of implementation of the scheme.
  - The arrangements for subsequent maintenance.
4. The approved scheme of landscaping shall be carried out in accordance with the programme of implementation approved in Condition 3 and shall be so maintained thereafter. Within five years of planting, any trees, shrubs or other plants that die, become diseased, are removed or damaged shall be replaced in the first available planting season with others of a similar size and species in accordance with the details of the approved scheme, unless the County Planning Authority gives written approval to any variation.
5. There shall be no vehicular access to the site other than from Stanley Lane.
6. Prior to the commencement of development, detailed drawings shall be submitted to and agreed by the County Planning Authority indicating:-
  - Alterations to Stanley Lane to provide a minimum carriageway width of 6.7 metres, together with 3 metre minimum width footway/cycleway on the western side of the Lane;

- Alterations to the junction of Stanley Lane and London Road to provide for the proper turning needs of coaches and lorries, and pedestrian crossing facilities. The drawings shall provide for visibility splays in accordance with the recommended standards in PPG13, together with necessary lining, signing, lighting and drainage;
- A scheme demonstrating how students will be safely accommodated along the farm track. Such a scheme will require the provision of a properly surfaced, lit and segregated path; and
- Plans showing areas for car and coach parking (at a level to be agreed) incorporating adequate manoeuvring and picking-up/setting-down facilities. These areas will need to make specific provision to ensure the safety of pedestrians.

The agreed details shall be implemented prior to the school being first brought into use.

7. Prior to development commencing, details of any external lighting and security equipment provisions shall be agreed in writing by the County Planning Authority and the works shall be carried out in accordance with the details thus agreed.
8. No development approved by this permission shall be commenced until a scheme for the provision of surface water drainage works has been submitted to and agreed in writing by the County Planning Authority. The drainage works shall be completed in accordance with the details and timetable agreed.
9. Any facilities for the storage of oils, fuels or chemicals shall be sited on impervious bases and surrounded by impervious bund walls, details of which shall be submitted to the County Planning Authority for approval. The volume of the bunded compound should be at least equivalent to the capacity of the tank plus 10%. If there is multiple tankage, the compound should be at least equivalent to the capacity of the largest tank, or the combined capacity of interconnected tanks plus 10%, or 25% of the total volume which could be stored at any one time, whichever is the greater. All filling points, vents, gauges and sight glasses must be located within the bund. The drainage system of the bund shall be sealed with no discharge to any watercourse, land or underground strata. Associated pipework should be located above ground where possible and protected from accidental damage. All filling points and tank overflow pipe outlets should be detailed to discharge downwards into the bund.
10. Prior to being discharged into any watercourse, surface water sewer or soakaway system, all surface water drainage from impermeable parking areas and hardstandings for vehicles shall be passed through an oil interceptor designed and constructed to have a capacity and details compatible with the site being drained. Roof water shall not pass through the interceptor.

11. The installation of all-weather playing/sports pitches and/or floodlighting facilities will require the submission of a specific planning application for this development to the County Planning Authority for determination prior to any such installation.
12. Prior to the school being brought into use, the applicant shall have submitted to, and have received the written agreement of, the County Planning Authority for a Green Transport Plan (embodying a School Travel Plan) for the school.

### **Note to Applicant**

So that the applicant is aware of the environmental legislation which may affect the proposed development and for the purposes of general information, comments from the Environment Agency are set out below:-

To prevent pollution of the water environment.

The District Council Technical Services Officer should be consulted to ensure that the proposal does not affect the Council's flood defence responsibilities (see Circular 30/92 (WO 68/92), Section 13).

The Agency would support the use of Best Management Practice for dealing with surface water at this site. This could include:-

- (i) Subject to suitable ground conditions, soakaways could be utilised to dispose of the relatively clean run-off from roofed areas.
- (ii) Alternatively, a valuable educational resource could be incorporated into the surface water run-off design by attenuating flows and creating a wildlife amenity pond.
- (iii) The use of permeable paving in parking areas may make it possible to dispense with the need for petrol/oil interceptors.
- (iv) Attenuation of flows may also be achieved by the use of grass swales, detention basins etc.

If you would like to discuss this matter further, please contact Alison Jones, Development Control Engineer, on 01278 484603, quoting reference NW/2000/004181/001.

Any culverting of a watercourse requires the prior written approval of the Agency under the terms of the Land Drainage Act 1991 or Water Resources Act 1991. The Agency resists culverting on conservation and other grounds, and consent for such works will not normally be granted except for access crossings.

If off-site waste disposal is utilised it must be in accordance with the Duty of Care and the Waste Management Licensing Regulations 1994.

The applicant's attention is drawn to letters concerning this development from Sport England dated 1<sup>st</sup> February 2000 and Wessex Water dated 10<sup>th</sup> February 2000, and a memorandum dated 11<sup>th</sup> February 2000 from the County Council's Urban Estates Team that identifies certain landscaping elements and details to be included in the landscaping scheme required by Condition 3 above.

**RICHARD J. LANDER**

Director of Environmental Services

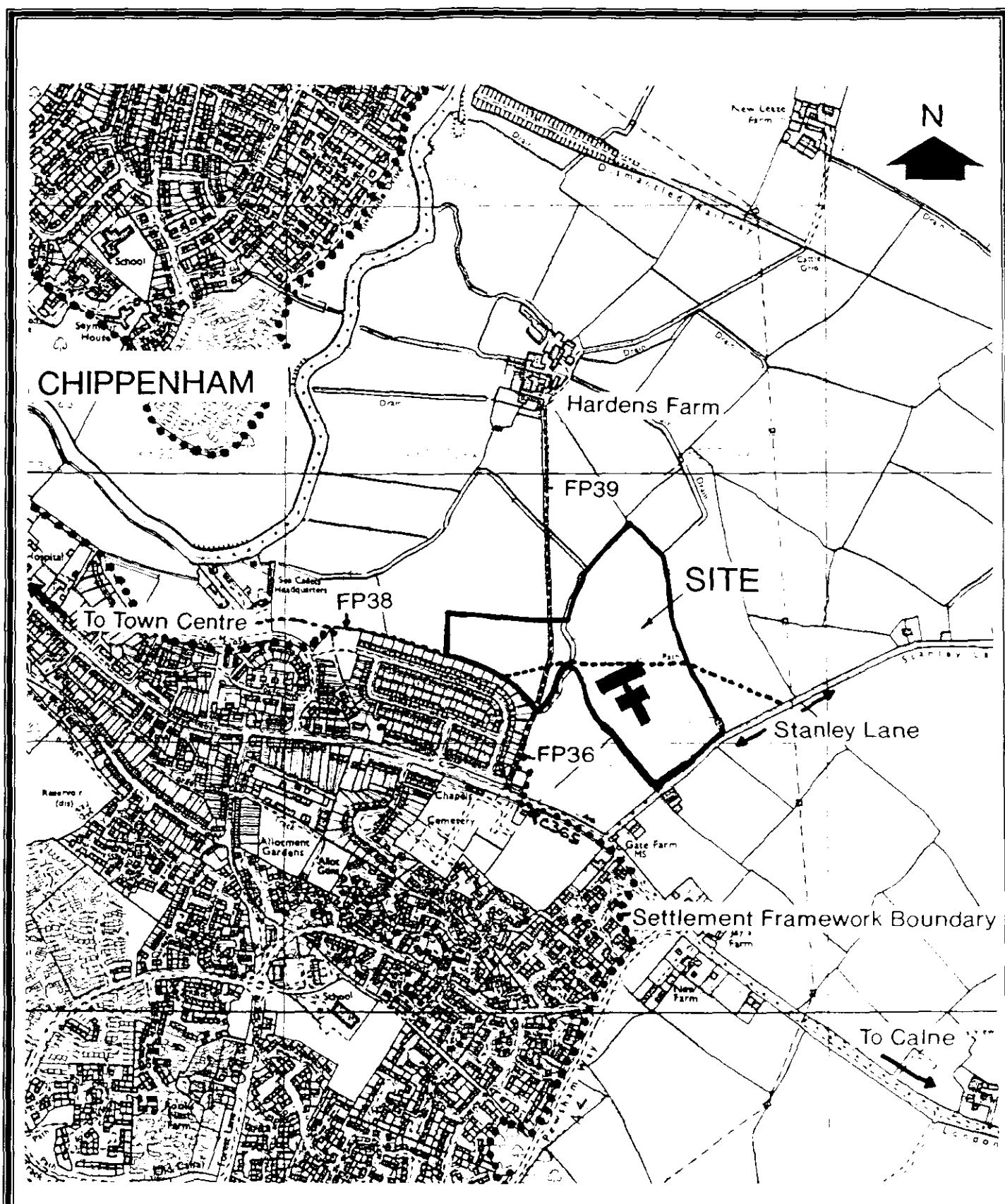
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**The following unpublished documents have been relied on in the preparation of this Report:**

Consultation replies and correspondence

**Environmental Impact of the Recommendations contained in this Report:**

See paragraphs 29-34 of this Report.



COUNTY COUNCIL:

DATE: 11th April 2000

PLANNING APPLICATION: N.00.0123.CP

SITE LOCATION: CHIPPENHAM

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**WILTSHIRE COUNTY COUNCIL**  
Director of Environmental Services  
County Hall  
Trowbridge  
Wiltshire BA14 8JD

SCALE: 1:10,000

**RELEVANT PLANNING POLICIES OF THE  
ADOPTED NORTH WILTSHIRE LOCAL PLAN 1993**

- C7 IN THE COUNTRYSIDE INAPPROPRIATE DEVELOPMENT WILL NOT NORMALLY BE PERMITTED.

IN CONSIDERING PROPOSALS FOR AGRICULTURAL BUILDINGS REQUIRING PLANNING PERMISSION AND ANY OTHER DEVELOPMENT PROPOSALS WHICH ARE NORMALLY CONSIDERED AS APPROPRIATE IN THE COUNTRYSIDE, DUE REGARD WILL BE PAID, ESPECIALLY IN THE AREAS OF OUTSTANDING NATURAL BEAUTY AND IN THE SPECIAL LANDSCAPE AREAS, TO THE FOLLOWING:

1. THAT ANY PROPOSED DEVELOPMENT SHOULD NOT ADVERSELY AFFECT THE AMENITIES AND RURAL CHARACTER OF THE AREA, INCLUDING WATER FEATURES AND RIVERSIDE CHARACTER;
  2. THE PROTECTION AND CONSERVATION OF THE NATURAL ENVIRONMENT AND HABITAT AND ANY WOODLAND IN THE AREA;
  3. ANY NEW DEVELOPMENT OR BUILDINGS BEING DESIGNED AND SITED SO AS TO MINIMISE THE IMPACT ON THE OPEN LANDSCAPE OF THE AREA AND, WHERE POSSIBLE, BEING LOCATED CLOSE TO, AND IN ASSOCIATION WITH, EXISTING BUILDINGS AND FACILITIES;
  4. THE PROPOSED DEVELOPMENT NOT GIVING RISE TO A TRAFFIC HAZARD AND TO THE ROADS BEING ABLE TO ACCOMMODATE THE VEHICLES GENERATED; AND
  5. THE USE OF APPROPRIATE BUILDING MATERIALS AND LANDSCAPE TREATMENT.
- B1 NEW DEVELOPMENT AND ADVERTISEMENTS WILL BE REQUIRED TO ENHANCE THE APPEARANCE AND CHARACTER OF SETTLEMENTS BY A HIGH STANDARD OF DESIGN AND BY ENSURING THAT THEY ARE IN SCALE AND HARMONY WITH THEIR SURROUNDINGS.

**PROPOSED RELEVANT PLANNING POLICIES AS AT JULY 1999**  
**NORTH WILTSHIRE LOCAL PLAN REVIEW 1995**

RLF1 WITHIN OR ADJOINING THE FRAMEWORK BOUNDARIES OF TOWNS AND VILLAGES AS DEFINED ON THE PROPOSALS MAP, THE PROVISION OF LOCAL COMMUNITY, EDUCATION AND RECREATIONAL FACILITIES WILL BE PERMITTED, SUBJECT TO:

1. THERE BEING NO HARM TO THE AMENITIES OF THE OPEN COUNTRYSIDE;
2. NO DEMONSTRABLE HARM ON THE ENVIRONMENT; AND
3. THE PROPOSAL BEING IN SCALE AND HARMONY WITH ADJACENT DEVELOPMENT AND THE CHARACTER, APPEARANCE AND ENVIRONMENT OF THE AREA;
4. THE PROPOSALS FOR ACCESS AND PARKING, TOGETHER WITH THE EFFECT ON ANY HIGHWAYS, BEING ACCEPTABLE.

RB2 NEW DEVELOPMENT AND ADVERTISEMENTS WILL BE REQUIRED TO MAINTAIN OR ENHANCE THE APPEARANCE AND CHARACTER OF SETTLEMENTS. NEW DEVELOPMENT SHOULD EXHIBIT A GOOD STANDARD OF DESIGN AND BE IN SCALE AND HARMONY WITH ITS SURROUNDINGS.

EXTRAORDINARY COUNTY COUNCIL  
11TH APRIL 2000

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**CHIPPENHAM/BREMHILL: CONSTRUCTION OF NEW SECONDARY SCHOOL  
BUILDINGS AND ANCILLARY WORKS, CONSTRUCTION OF NEW  
VEHICULAR ACCESS AND ROAD JUNCTION, LANDSCAPING OF SITE AND  
PROVISIONS OF PLAYING FIELDS ON LAND AT HARDENS FARM,  
STANLEY LANE, CHIPPENHAM**  
**(Application No: N.00.0123.CP)**

**SUPPLEMENTARY REPORT**

The comments below have been received as a result of a very recent consultation exercise relating to Drawing Nos. HDASA/C/001 and C/SK/04/PP Rev. A, relating to an amended junction between Stanley Lane/London Road, and additional footpath and cycle facilities adjoining Stanley Farm Track.

**J.H. Palmer & Sons: Land Agents, representing their client Mr. T. Crew, Gate Farm, Stanley Lane.**

*We write on behalf of our above-named client, to object to the lack of accommodating our client's wishes, as laid out in our letter dated 23<sup>rd</sup> February, which has never been acknowledged.*

*You have clearly taken into account the impact on the two properties at the end of Stanley Lane, but have ignored the impact on the use of the farm buildings, which is of equal importance.*

*Without repeating ourselves, we draw your attention to the contents of our letter dated 23<sup>rd</sup> February last, and look forward to a reply in due course.*

**Bremhill Parish Council:**

*If the three-metre cycle track down the lane to Hardens Farm is constructed the access to Newleaze Farm will be cut off.*

*It has been suggested that a roundabout be built at the end of Stanley Lane on the London Road or to reduce the speed limit to 30mph from 50mph. It has been noticed that there are no calming effects down Stanley Lane.*



**Mrs. D. Sargent, 14 Hardens Mead, Chippenham**

*The rear of my property backs onto the Hardens Mead Farm lane, and is enclosed with 6 foot high panel fencing. I am concerned that the "temptation" of this exposed surface may be subject to abuse, i.e., drawing, writing, etc., (bearing in mind the age of the children who will be passing by each day, to/from school).*

*Having viewed the plans for the school, I understand that there will be plenty of greenery and shrubs in and around the school grounds, although despite being Council ground, the verge at the rear of my property does not appear to have been included. In light of my concerns, I would ask that you consider extending your landscaping plans to include the screening/protection of my rear fencing.*

*Having young children of my own. I am fully aware that their actions often unpredictable, and do not wish to appear unreasonable. I would therefore be extremely grateful for your assistance in this matter, and look forward to your early response.*

**RICHARD J. LANDER**

Director of Environmental Services

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