

**WESTBURY: PROPOSED EXTENSION AND REFURBISHMENT  
OF THE EXISTING CDT BLOCK AT MATRAVERS SCHOOL,  
SPRINGFIELD ROAD, FOR WILTSHIRE COUNTY COUNCIL  
(Application No. W.03.0513.CP)**

**Purpose of Report**

1. To consider the above application and to recommend that a conditional planning permission be granted.

**The Site**

2. The Matravers School is situated on Springfield Road to the south west of Westbury Town. The proposal site itself is located within the main fabric of the school, to the north of the existing Design and Technology Building. The site at present constitutes part of a casual grassed area adjacent to the main school building. The land inclines significantly to the south presenting a considerable change in levels. To the north of the proposal site is a weeping willow of substantial merit and to the east are three silver birch which also have landscape value.
3. A site plan is attached at **Appendix 1**.

**Planning History**

4. In brief, the planning history of the site is as follows:-

<u>W.01.1016.CP</u>	Planning permission was granted in 2001 for a County proposal to site a double mobile classroom with office on the Matravers School site.
<u>W.02.0022.CP</u>	County proposal to site a further double mobile classroom with office was granted permission in 2002.
<u>W.03.0413.CP</u>	There has recently been a planning application submitted for a new combined sports hall and dining building to the north of the main built fabric of the school. This application is also on the agenda for determination by the June Regulatory Committee.

## **Proposals**

5. Permission is sought to refurbish and extend the Design and Technology Block. The proposed extension has a floor area of approximately 93 square metres under a flat roof with butile rubber finish. The design of the block reflects the intention to extend the structure further providing a third teaching space within a future proposal. The application also proposes to create a new entrance for the Design and Technology Block.
6. The Chief Education Officer has submitted the following statement in support of this application:-

The Design and Technology accommodation at the school is in urgent need of refurbishment to enable delivery of the National Curriculum.

In order to reconfigure the existing spaces to meet current DfES Guidelines, it is necessary to build an extension to the current block in which to provide a Technology Preparation Room to store materials and in which industrial machinery (unsuitable for use by students) can be located.

Funding has been secured under the DfES New Deal for School's scheme to finance the building works.

Eventually it is intended to extend the block to provide a third teaching space which this Preparation Room will also serve. The latter extension, together with other schemes proposed for the school site, will be funded from the Capital Programme to enable the school to meet the growing demand for Secondary School places in the area.

## **Planning Policy**

7. Policy CF1 of the West Wiltshire District Plan 1996 is considered relevant to this application.
8. Policy CF1 remains unaltered in the West Wiltshire District Plan First Alteration (Revised Deposit 2000).
9. All relevant planning policies are set out in the attached **Appendix 2**.

## **Consultations**

10. **West Wiltshire District Council** - Objects on the basis that the proposed flat roofed extension forms a visually detrimental addition to this traditional building by virtue of its design and materials.
11. **Westbury Town Council** - No objections.
12. **County Countryside Section** - Stated that they had no objections but summarised how the existing trees should be protected during construction.

13. **Highways** - No objection.
14. Copies of the consultation replies referred to above are available for inspection in the **Members' Room**.

### **Publicity**

15. The application has been publicised by site notices. No representations have been received.

### **Planning Considerations**

16. This planning application proposes a small extension to the north of one of the existing main school buildings. The proposed extension would allow the existing Design and Technology space to be reconfigured to meet current DfES standards, providing a technology preparation room to store materials and machinery unsuitable for use by students. The main issues to be considered with regard to this application are:-
  - Form and design of the proposed extension
  - Impact on existing trees

#### **Form and Design**

17. The proposed development is Phase 1 of a two-phase scheme. This first phase consists of the refurbishment of two existing Design and Technology Rooms that do not reach standards required by the National Curriculum, and for the provision of a workshop for the preparation of timber and metals by staff and technicians. The second phase would provide an additional classroom, although this development is not subject to this planning application.
18. The existing building to which the proposal would be linked is a 1920s single storey brick structure with a hipped gable roof. The classrooms are linked by a single storey flat roof structure which is presently used as a wood store. The proposed development would extend from this connecting room, continuing the single storey flat-roof form. This structure would form a link between the existing building and the future Phase 2 development.
19. West Wiltshire District Council objects to the application on the grounds that the proposal would form a visually detrimental addition to this traditional building by virtue of its design and materials. The applicant asserts that a pitched roof was considered in the design of the structure but it was determined that a satisfactory junction between existing pitched roofs and the new building could not be achieved. It was also considered that a flat roof would give a good visual break between the existing buildings and the future Phase 2 development. Rendered walls are proposed because a satisfactory match to the existing brick could not be achieved and so it was felt that a contrast would be more appropriate. The Phase 2 development would be a pitched roof structure in the style of the existing 1920s school building.

20. In light of the above design information, Planning Officers do not share the District Council's view and consider that the form and materials of the proposed development are suitable when taking into account the function of the building and the future second phase development. Furthermore, Planning Officers consider that even if the second phase building was not to be progressed, then the design of the extension is not so poor as to justify the refusal of planning permission.

#### Impact on existing trees

21. Although raising no objection to the proposed development, the County Countryside Section have drawn attention to the adjacent birch trees which are of some landscape value and should be protected during construction. To safeguard the trees, fencing will be required to be erected around the edge of the canopy spread in order to protect the roots from soil compaction. A large weeping willow of substantial value is located north of the proposed Design and Technology block and similar fencing would be required to be erected around this tree to prevent root damage through activities such as storage of building materials. Such safeguards can be required by a condition attached to any permission granted.

#### Conclusion

22. The proposed design of the building would provide a link between a second development phase and the existing Design and Technology block, providing a third teaching space.
23. The impact of the proposed development on adjacent mature trees can be prevented through the safeguards outlined by the Countryside Section.
24. There is an educational need to provide a higher standard of accommodation for Design and Technology at the Matravers School site as set out in the Chief Education Officer's supporting statement.
25. In view of the above, it is considered that the proposal is fully compatible with Development Plan Policy and there are no other overriding planning considerations to warrant a refusal of planning permission.

#### Reason for Recommendation

26. To meet the accommodation needs at Matravers School, Westbury.

#### Recommendation

27. That planning permission be granted subject to the following conditions:-
1. The development hereby permitted shall be begun before the expiration of five years from the date of this permission.
  2. No development shall take place until samples of materials to be used in the construction of the development hereby permitted have been submitted to and approved in writing by the County Planning Authority. Development shall be carried out in accordance with the approved details.

3. All existing trees and shrubs shall be retained, unless shown on the approved drawings as being removed. All trees and shrubs on and immediately adjoining the site shall be protected from damage during the duration of works on the site. This shall be in accordance with the relevant British Standards (BS 5837:1991). In the event that trees become damaged or otherwise defective during such period, the County Planning Authority shall be notified within seven days and a programme of remedial action shall be submitted for approval and thereafter implemented as approved.

**GEORGE BATTEN**

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

Consultation replies.