

<b>Deadline</b>	<b>24/02/11</b>		
<b>Application Number:</b>	<b>S/2010/1942</b>		
<b>Site Address:</b>	<b>Exeter House Special School, Somerset Road, Salisbury, SP1 3BL</b>		
<b>Proposal:</b>	<b>Two storey extension to special school, provision of new car parking area and associated alterations and landscape/planting.</b>		
<b>Applicant / Agent:</b>	<b>Ms V. Cloyer / Mr Andrew Batty</b>		
<b>Parish:</b>	<b>CITY</b>		
<b>Grid Reference:</b>	<b>414765 131329</b>		
<b>Type of Application:</b>	<b>FULL</b>		
<b>Conservation Area:</b>		<b>LB Grade:</b>	
<b>Case Officer:</b>	<b>MR W Simmonds</b>	<b>Contact Number:</b>	<b>01722 434553</b>

Reason for the application being considered by Committee

The application constitutes a 'significant application' by Wiltshire Council to develop Wiltshire Council land, as defined within the Scheme of Delegation Specific to Planning.

### 1. Purpose of report

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

### 2. Report summary

The main issues in the consideration of this application are as follows:

- Principle and policy
- Design and impact on landscape
- Impact upon highway safety
- Impact upon neighbour amenity
- Impact on nature conservation interests and the designated County Wildlife Site (CWS)

#### Neighbourhood Responses

Two representations were received objecting to the proposal

No representations of support received

Salisbury City Council - No observation

Two representations were received from third parties objecting to the proposal on the grounds that

- (i) dog walkers use the field
- (ii) school traffic is hazardous
- (iii) potential noise disturbance
- (iv) disturbance to neighbours from internal and external lighting
- (v) adverse impact on the character of the landscape
- (vi) insufficient planting proposed

### 3. Site Description

The application site consists of the existing Exeter House School and an adjacent grass field adjoining the school site to the immediate west.

The school is located within the northern suburbs of Salisbury and shares its location with two neighbouring schools to the immediate east, namely St Mark's C of E Junior School and Wyndham Park Infants School.

The school occupies the most westerly position of the three adjoining schools. The existing Exeter House School site consists of a linear, approximately rectangular strip of fairly level ground orientated on a north-south axis, with the principal school buildings located towards the south and external hard surfaced and grassed play areas towards the north.

The majority of the proposed extension is sited on the adjacent grassland to the immediate west of the existing school site. The grassland constitutes an area of approximately 0.8 hectare which forms part of the wider County Wildlife Site containing species rich grassland. The grassland has a mix of deciduous and coniferous trees along the south and west boundary. Beyond the south and west boundary of the field are dwellinghouses on Cambridge Road, Dorset Road and the eastern head of Queensberry Road.

To the north of the field is dense woodland and vegetation separating the site from Bartlett Road and Balmoral Road.

#### 4. Relevant Planning History

89/0284	Deemed application - proposed erection of infants school (replacement premises for Salisbury Wyndham Park Infant School) and outline application proposed erection of new school.	AC	19/04/89
91/0538	Deemed application - erection of replacement premises for Salisbury Exeter House Special School.	AC	12/06/91
91/0539	Deemed application - erection of hydrotherapy pool as part of replacement premises pool, Salisbury Exeter House Special School.	AC	12/06/91
91/1020	Erection of replacement premises for Salisbury Exeter House Special School with alteration to existing access and construction of new access.	AC	21/07/91
99/1930	Erection of a cycle store and one storage shed.	AC	29/12/99
04/627	Covered walkway.	AC REG 3	23/04/04
04/946	Single storey infill area below retained roof to extend teaching classroom area.	AC	08/06/04
06/1593	Alterations and extension to provide single storey enclosed waiting area.	AC	25/09/06
08/8010	Retention of single mobile with toilets WCC 759 (99) at Exeter House Special School, five year planning permission is requested	NOBJ	19/08/08
08/8019	Retention of single mobile classroom with specialist rooms for disabled and an extension WCC798 (02)	NOBJ	10/11/08
09/0596	Retention of a covered walkway at Salisbury Exeter House connecting mobiles WCC 798 (02)	AC	18/06/09

#### 5. Proposal

The application seeks to expand the facilities of the school to match the requirements of the maximum current pupil intake. The number of pupils attending the school is 97 and currently exceeds

the recommended space provision. Consequently the proposals aim to increase teaching provision and ancillary accommodation accordingly to bring it in line with Government guidelines. The proposals provide for a small increase in pupil numbers from 97 to 106.

The application proposes the construction of a two storey extension on the western side of the existing school (on the site of a part of the Bishopdown County Wildlife Site), together with associated alterations, landscaping and planting. Also proposed is the creation of a new car parking area within the frontage of St Marks Junior School to the immediate east.

## 6. Planning Policy

Local Plan: policies G1 & G2 (General Criteria for Development), G8 (Groundwater Protection), D1 & D2 (Design Policies), C2 (Rural Environment), C7 (Landscape Setting of Salisbury & Wilton), C11 (Nature conservation), CN21 (Archaeology), TR11 (Transportation), PS1 (Public Services) & PS5 (New Education Facilities)

The site lies within the designated Landscape Setting of Salisbury and Wilton and is a County Wildlife Site. The site is an Area of Special Archaeological Significance and is within a Groundwater Vulnerability Zone.

Central government planning policy – PPS1 Delivering Sustainable Development, PPS 9 Biodiversity and Geological Conservation, Adopted Wiltshire Structure Plan Policy C3

## 7. Consultations

**Wiltshire Council Strategic Landscape** – Content with the ecological survey submitted with the application. No European protected species present, content in respect of impact on CWS and mitigation proposed. No objections raised.

**Salisbury City Council** – No observation

**Wilts Fire & Rescue Service** – Standard advice letter re fire appliance/fire fighting access, water supplies for fire fighting and domestic sprinkler protection

**Wiltshire Highways** – No

**Natural England** – No response received

**Rights of Way officer** – No response received

## 8. Publicity

The application was advertised by site notice, press advert and neighbour consultation. The consultation period expired on 10.02.2011

Two representations were received from third parties objecting to the proposal on the grounds that

- (i) dog walkers use the field
- (ii) school traffic is hazardous
- (iii) potential noise disturbance
- (iv) disturbance to neighbours from internal and external lighting
- (v) adverse impact on the character of the landscape
- (vi) insufficient planting proposed

## 9. Planning Considerations

### 9.1 Principle and policy

The application seeks to expand the facilities of the school to match the requirements of the maximum current pupil intake. The number of pupils attending the school is 97 and currently exceeds the recommended space provision. Consequently the proposals aim to increase teaching provision

and ancillary accommodation accordingly to bring it in line with Government guidelines. The proposals provide for a small increase in pupil numbers from 97 to 106.

The application site is within the designated Landscape Setting of Salisbury and Wilton, is an Area of Special Archaeological Significance, a Groundwater Vulnerability Zone and forms part of the Bishopton County Wildlife Site (CWS).

Within the Landscape Setting of Salisbury and Wilton, built development or changes of use of land are permissible only where, in addition to being fully in accordance with the relevant policies of the local plan, it can be demonstrated that the quality of the landscape will not be impaired (Policy C7).

Applications for development which may affect a known or potential site of archaeological interest (Policy CN21) are normally required to have provided an archaeological evaluation to be carried out before the application is determined. In the case of the current application the applicant has engaged in pre-application discussion with the Assistant County Archaeologist who has advised that pre application archaeological works are not considered necessary for the site.

Policy C3 of the adopted Wiltshire Structure Plan and policy C11 of the adopted local plan deal with the impacts of development on non-statutory sites or areas including County Wildlife Sites and states that development will only be permitted where the importance of the development outweighs the local nature conservation interests present.

## 9.2 Design and impact on landscape

The proposed extension takes the form of a two storey side extension to the western side of the existing school, with direct links from the existing school building. The proposed extension has an approximately rectangular footprint orientated along an approximately north/south axis and features a variety of roof forms (mono-pitched, flat roofed) and external materials which act to break up the bulk and mass of the extension.

An existing triangular area of woodland beyond the north west boundary of the site provides effective screening in longer range views from the direction of Old Sarum.

The extension has the approximate overall dimensions of being 81 metres long, 26 metres wide and 11.5 metres tall (to the highest part of the roof). The highest part of the roof of the proposed extension remains subservient to the main roof of the existing school building by approximately 1.2 metres, and the majority of the roof over the proposed extension is set approximately 2.5 metres lower than the main roof of the existing school building.

The external facing materials for the proposed extension consist predominantly of light red stock brickwork with recessed panels of darker, medium red stock brickwork. The mono-pitched roofs have interlocking concrete double roman tiles (with solar heating panels and solar photovoltaic panels mounted on the south facing roof slope. Within the north facing end elevation and east facing courtyard elevations there are smaller areas of painted render.

Whilst the proposed extension is large, it has been designed in terms of form, design and materials to minimise its visual impact within the immediate and wider surrounding area. The proposal is thereby considered compatible in terms of the scale, design and character of the existing school property and proposes the use of appropriate and complementary materials.

By reason of the appropriate scale, design and materials of the proposed development, being subservient in height to the existing main school building, and by reason of the significant levels of existing and proposed boundary screening/planting, together with additional new planting within the application site, it is considered the proposal would not adversely affect visual amenity within the immediate surrounding area and would not have an adverse impact on the quality of the wider designated Landscape Setting of Salisbury and Wilton.

## 9.3 Highway safety

The application, whilst significantly increasing the amount of built development, will only marginally increase the number of school places (from the current 97 to an increased total 106). The proposal includes the creation of a new area of car parking for staff (providing spaces for 25 cars) on the adjacent St Mark's junior school site.

The Highways officer has visited the site and assessed the proposal and raises no objection.

It is considered the proposed extension, by reason of the small increase in the total number of additional pupil places provided, and by reason of improvements in the provision of car parking spaces for staff, would not be detrimental to Highway safety.

#### 9.4 Impact on neighbour amenity

The proposal brings the built form of the school buildings closer to neighbouring residential properties to the west and south, in particular those properties towards the northern end of Dorset Road and at the head of Queensberry Road.

The existing boundary along the east and south side of the CWS consists of a mix of deciduous and coniferous trees and hedgerow. The west facing elevation of the proposed extension would (at its closest point) be approximately 18 metres from the western boundary of the CWS, and approximately 27 metres from the closest part of the nearest adjacent dwelling, being number 25 Dorset Road (the curtilage of the property is separated from the CWS boundary by an unmade access road).

An existing triangular area of woodland beyond the north west boundary of the site provides effective screening in longer range views from the direction of Old Sarum. The majority of the eastern side elevation of the proposed extension would be significantly screened by the existing Exeter House school building.

To mitigate against the impacts of the extension on the closest neighbouring properties to the south and west, a landscape strategy has been developed. The landscape strategy includes the supplementation of the existing vegetation along the southern and western boundaries, including the addition of new trees. Also proposed is the creation of a new 'secondary screen' of planting set at a distance of approximately 5 metres away from the facing wall of the western elevation.

The supplementation of the existing boundary screening, together with the creation of a secondary row of tree and shrub planting and other planting and landscaping proposed around the area surrounding the proposed extension is considered sufficient to mitigate against undue impacts on the amenity of neighbouring residents.

Taking into consideration the distance and relationship between the proposed new extension and the closest neighbouring dwellings, together with the existing and proposed levels of boundary screening and additional new planting/screening within the site, it is considered proposed development would not unduly disturb, interfere, conflict with or overlook adjoining dwellings or uses to the detriment of existing occupiers.

#### 9.5 Impact on nature conservation interests and the designated County Wildlife Site (CWS)

The applicant has engaged in pre-application discussions and site meeting(s) with relevant stakeholders including in respect of the impact of the proposed development on the CWS and nature conservation interests.

Submitted as part of the application was a Phase 1 Habitat Survey and an Ecological Mitigation Strategy (included in full at Appendix D of the submitted Design and Access Statement).

The consultation response from the Principal Ecologist (Strategic Landscape Team) raises no objection to the proposed development and the submitted Ecological Survey, Ecological Mitigation and Construction Method Statement. The basis of the proposed ecological mitigation is that the part of the Bishopdown CWS lost under the footprint of the extension and associated landscaped areas

will be addressed through the enhancement of the remaining part of the CWS and an adjacent parcel of the same CWS. To this end a Management Plan has been produced to ensure the remaining parts of the CWS are enhanced by the addition of suitable seeding and are subsequently appropriately managed to maintain the chalk grassland flora for the benefit of biodiversity.

Consequently, subject to appropriate controls over the undertaking and performance of the scheme of Ecological Mitigation, Construction Method Statement and Management Plan (by Condition), it is considered the proposed development would not have undue impacts on the Bishopdown County Wildlife Site or on nature conservation interests.

## **10. Conclusion**

The proposed development is acceptable in principle and accords with the provisions of the development plan, and in particular the relevant saved policies of the adopted Salisbury District local plan.

## **11. Recommendation**

### **Planning Permission be GRANTED for the following reason:**

The proposed development accords with the provisions of the Development Plan, and in particular Policies G1 & G2 (General Criteria for Development), G8 (Groundwater Protection), D1 & D2 (Design Policies), C2 (Rural Environment), C7 (Landscape Setting of Salisbury & Wilton), C11 (Nature conservation), CN21 (Archaeology), TR11 (Transportation), PS1 (Public Services) & PS5 (New Education Facilities) of the saved policies of the adopted Salisbury District local plan and the aims and objectives of PPS1, PPS 9, and Adopted Wiltshire Structure Plan Policy C3 insofar as the proposed development accords with the principles of sustainable development and the general criteria and principles for development as set out within the local plan. The proposed development is considered to be of an appropriate scale, design and materials and would not unduly affect the amenity of neighbours. The proposal would not have undue detrimental impacts on visual amenity within the surrounding area and would not adversely affect the landscape character of the wider Landscape Setting of Salisbury and Wilton. The proposed development would not affect any European Protected Species and would not adversely affect nature conservation interests or the Bishopdown County Wildlife Site.

### **Subject to the following conditions:**

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

REASON: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

2. This development shall be in accordance with the submitted drawing[s] deposited with the Local Planning Authority on 30.12.2010, as amended by the amended drawings received on 24.02.2011, unless otherwise agreed in writing by the Local Planning Authority.

Reason: For the avoidance of doubt

3. All soft landscaping comprised in the approved details of landscaping shall be carried out in the first planting and seeding season following the first occupation of the building(s) or the completion of the development whichever is the sooner; All shrubs, trees and hedge planting shall be maintained free from weeds and shall be protected from damage by vermin and stock. Any trees or plants which, within a period of five years, die, are removed, or become seriously damaged or diseased shall be replaced in the next planting season with others of a similar size and species, unless otherwise agreed in writing by the local planning authority. All hard landscaping shall also be carried out in

accordance with the approved details prior to the first use/occupation of any part of the development or in accordance with a programme to be agreed in writing with the Local Planning Authority.

REASON: To ensure a satisfactory landscaped setting for the development and the protection of existing important landscape features.

POLICY: G2, D2, C7

4. No development shall commence on site until a landscape management plan, including long-term design objectives, management responsibilities and maintenance schedules for all landscape areas has been submitted to and approved in writing by the Local Planning Authority. The landscape management plan shall be carried out as approved in accordance with the approved details.

REASON: To ensure the proper management of the landscaped areas in the interests of visual amenity.

POLICY: G2, D2, C7

5. The development hereby approved shall be carried out in accordance with the details of the submitted Construction Method Statement (Appendix K of the submitted Design and Access Statement), unless otherwise agreed in writing by the local planning authority.

Reason: To minimise the impact of the development on the surrounding area and wider environment

Policy: G2

6. No construction work shall take place on Sundays or public holidays or outside the hours of 7.00am to 6.00pm Monday to Friday and 8.00am to 1.00pm on Saturdays. This condition shall not apply to the internal fitting out of the buildings.

Reason: In the interests of the amenity of neighbours

Policy: G2

7. The development hereby approved shall be carried out in accordance with the details of the submitted Ecological Report and Management Plan for Bishopdown County Wildlife Site (Appendix D of the submitted Design and Access Statement), unless otherwise agreed in writing by the local planning authority.

Reason: To mitigate against impacts on nature conservation and the Bishopdown County Wildlife Site

Policy: G2, C11

#### INFORMATIVE

All birds are legally protected and their nests and eggs are protected during the breeding season. For most species this is between 1st March and 31st August but it may occur outside this period. If there is a likelihood breeding birds are present, you must delay tree works until young birds have left the nest or the nest has been abandoned.