

REPORT TO THE WESTERN AREA PLANNING COMMITTEE

Date of Meeting	05.12.2012		
Application Number	W/12/01890/REG3		
Site Address	Staverton Church Of England Primary School School Lane Staverton Wiltshire BA14 6NZ		
Proposal	Extension to existing school building		
Applicant	Wiltshire Council		
Town/Parish Council	Staverton		
Electoral Division	Holt And Staverton	Unitary Member:	Trevor Carbin
Grid Ref	385553 160336		
Type of application	Reg 3 Application		
Case Officer	Jemma Boustead	01225 770344 Ext 01225 770211 Jemma.Boustead@wiltshire.gov.uk	

REASON FOR THE APPLICATION BEING CONSIDERED BY THE PLANNING COMMITTEE

Councillor Carbin has requested that the application be called to the Planning Committee for the following reason:

The success of the school is to be welcomed, but the traffic implications of this proposal need to be considered carefully, particularly the impact on residents of School Lane.

A further reason for the application to be considered by Planning Committee is that Wiltshire Council is the applicant and objections have been received.

1. Purpose of Report

To consider the above application and to recommend that planning permission be granted

Neighbourhood Responses – 6 letters of objection have been received

Staverton Parish Council - object, for the reasons set out below.

2. Report Summary

The main issues to consider are:

- design issues and impact upon the immediate area
- impact on amenity
- highway and access considerations

3. Site Description

Staverton School is located on the edge of the built up area of Staverton. The school is adjacent to existing residential properties which are all accessed via School Lane.

4. Relevant Planning History

There is no relevant planning history related to this extension, however it is important to note that the funding for the proposed school extension is coming from commuted sums gained through 2 previous Section 106 Agreements:

- Land South West of Elmfield, Hilperton Trowbridge – A sum of £59,400 for school provision to serve the development within Trowbridge and the surrounding area
- New Terrace, Staverton – A sum of £170,631.80 for school provision surrounding the development.

5. Proposal

The proposal is for an extension to the existing school to provide two new classrooms, a group room, two toilets and a connecting corridor.

6. Planning Policy

West Wiltshire District Plan 1st Alteration 2004 - C1 Countryside Protection; C31aDesign; C38 Nuisance
CF1 General Community Facilities

Wiltshire Local Transport Plan 2011-2026: Car Parking Strategy

National Planning Policy Framework (NPPF) requires development that is sustainable and in accordance with the policies of the development plan to be approved, unless material considerations indicate otherwise.

7. Consultations

Parish Council - Staverton Parish Council has objected to this application to extend the existing school building because the increase in traffic caused by parents of the additional children the extension would accommodate would be detrimental to residents living in School Lane leading to School Lane Close. This short lane gives access to 3 schools. When children arrive at school in the morning and leave in the afternoon the traffic congestion is intolerable, driveways are blocked and residents are unable to leave or access their homes. Unless alternative parking is provided it will only cause more distress and problems for those unfortunate to live along this lane and for those who live at the end of the close needing access. It should also be pointed out that the congestion at these times would make it very difficult for Emergency Services to negotiate this road.

Wiltshire Council Public Protection – No Objection

Wiltshire Highways – No Objection, subject to a condition requiring a School Travel Plan to be approved and implemented.

Wiltshire Childcare Manager – No Objection

Wiltshire County Ecologist – No Objection

8. Publicity

The application was advertised by site notice/press notice /neighbour notification. Expiry date: 13th November 2012

Summary of points raised

6 letters of objection from the public with the following concerns:

Traffic issues - traffic will be increased in an area already suffering due to there being 3 schools down this lane which have all been extended in the past. Emergency vehicles will not get through and the road can be totally blocked at school pick up/drop off times. this will have an adverse impact on local residents.

The play area for existing school children should not be reduced in a time of concerns over obesity.

9. Planning Considerations

9.1 BACKGROUND

The expansion of Staverton Primary School is required due to the increase in housing within the school's designated area and also to the rising birth rate in the school's catchment area –

2007 – 40 births
2008 – 60 births
2009 – 59 births
2010 – 66 births
2011 – 63 births

The large 2008 group will be the 2013 reception cohort, at present neither Staverton or any of the other local schools have sufficient places to admit all of these pupils. Staverton School has a net capacity of 240. The proposed extension which will provide two new classrooms will create an additional 60 places across the whole age range at the school. The school currently has a published admission number of 34. If the proposal is approved the capacity will increase to 300 and the school will have a new published admission number of 42. This means there will be 42 places available in each year group.

The other schools that are located off this road are: Emmaus School which is an Independent School and also an Independent Nursery, neither of which are Local Authority schools. The nearest schools to Staverton are Holt Primary 1.6 miles away and Hilperton Primary 1.2 miles; both schools are popular and are near to full capacity. The S106 money that has been secured is for 'primary school places in the vicinity of the land'. Both Hilperton and Holt schools are located on restricted sites which precludes extensions of the size required to meet rising demand.

9.2 DESIGN ISSUES & IMPACT UPON THE WIDER AREA

The proposed single storey extension is to be located to the rear and side of the existing school, adjacent to the existing rail network. The design of the proposed extension is very modern in its approach with large openings, colourful elevations mixed with buff brick to match the existing school and slanting roof slopes. The proposal by reason of its siting and design is considered to be in keeping with the existing school building and due to its location will minimise its impact on the existing street scene. As such the proposal is considered to comply with Policy C31a

9.3 IMPACT UPON AMENITY

Due to the location of the proposed extension it is considered that the proposal would not have an adverse impact upon neighbouring amenity in terms of overlooking or overshadowing and as such complies with Policy C38.

9.4 ACCESS AND HIGHWAYS

It is acknowledged that the school as existing results in large amounts of traffic movements on a small lane during school drop off and pick up times which results in the road being blocked. It is important to note that this planning application is unable to help solve existing traffic problems and can only look at the traffic numbers that would be associated with the proposed extension.

It has been proposed by the Head Teacher that a new travel plan be adopted by the School which includes using the car park of Staverton Club (which has been negotiated by the School) and also the new car park adjacent to the footpath that leads from Marina Drive to School Lane. When including the school car park this gives 3 areas for children to be dropped off and picked up and parents will be given colour coded stickers to put in their cars which will give them entrance to the particular car park allocated to them. In addition to this 4 School Crossing Patrolling Employees would ensure that the children would then get to school safely.

As such it has been considered by the Highways Officer that due to provisions being made to reduce the traffic impact that could potentially result from the extension to the school, no objections to the proposal are raised. However, if the proposal is approved it would be necessary to condition a travel

plan be submitted to the highways department for approval and to ensure that the development is carried out in accordance with the submitted and approved details.

9.5 OTHER

Other areas that have been highlighted by the public include School Lane having a 20mph or 15mph restriction. This is a separate matter for the local highway authority to consider. Comments have also been received regarding loss of part of the playground, however the school have provided evidence to prove that they will still have adequate facilities that are required under separate legislation.

10. CONCLUSION

It is considered that the proposal complies with the relevant policies of the development plan and advice contained in the National Planning Policy Framework. Accordingly, the proposal is recommended for approval.

Recommendation: Permission

For the following reason(s):

The proposal by reason of its location, siting and design would not have an adverse impact upon neighbouring amenity or the street scene and complies with Saved Policies C31a, C38 and CF1 of the West Wiltshire District Plan 1st Alteration 2004, the Wiltshire Local Transport Plan 2011-2026: Car Parking Strategy and advice contained in the National Planning Policy Framework

Subject to the following condition(s):

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

REASON: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.
- 2 The development hereby permitted shall be carried out in accordance with drawing numbers 120483 P(0): 07, 08, 09A, 10A, 11A, 12A, 13, 14 received on 18th October 2012.
Reason: For the avoidance of doubt and in the interests of proper planning
- 3 No development shall commence on site until details and samples of the materials to be used for the external walls and roofs have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

REASON: In the interests of visual amenity and the character and appearance of the area having regard to Saved Policy C31a of the West Wiltshire District Plan 1st Alteration 2004.
- 4 No development shall commence on site until a School Travel Plan has been submitted to and approved in writing by the Local Planning Authority. The Travel Plan shall include details of implementation and monitoring and shall be implemented in accordance with the approved details. The results of the implementation and monitoring shall be made available to the Local Planning Authority on request, together with any changes to the plan arising from those results.

Reason: In the interest of highway safety and reducing traffic development to the site having regard to the Wiltshire Local Transport Plan 2011-2026: Car Parking Strategy and advice contained in the National Planning Policy Framework.
- 5 The development hereby approved shall be carried out in strict accordance with the Phase 1 Habitat Survey written by Clarke Webb Ecology Limited received by the Local Planning Authority on 12th October 2012 unless otherwise agreed in writing.

Reason: In the interest of ecology having regard to advice contained in the National Planning Policy Framework

Appendices:	
Background Documents Used in the Preparation of this Report:	

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