

REPORT TO THE WESTERN AREA PLANNING COMMITTEE

| | | | |
|----------------------------|--|---|-----------|
| Date of Meeting | 12.06.2013 | | |
| Application Number | W/13/00496/REG3 | | |
| Site Address | Fitzmaurice Primary School, Frome Road, Bradford On Avon, Wiltshire, BA15 1LE | | |
| Proposal | Extension to existing school building and associated landscaping works. Remodelling of existing car park | | |
| Applicant | Wiltshire Council | | |
| Town/Parish Council | Bradford On Avon | | |
| Electoral Division | Bradford On Avon South | Unitary Member: | Ian Thorn |
| Grid Ref | 382682 160382 | | |
| Type of application | Reg 3 Application | | |
| Case Officer | Mrs Kate Sullivan | 01225 770344 Ext 01225 770244 kate.sullivan@wiltshire.gov.uk | |

Reason for the application being considered by Committee

Applications submitted by Wiltshire Council will not be dealt with under delegated powers where an objection has been received raising material planning considerations.

1. Purpose of Report

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

Neighbourhood Responses

15 responses were received. 13 objected to the scheme.

Parish/Town Council Response

No objections

2. Report Summary

The main issues to consider are:

- * Impact on the Conservation Area
- * Impact on the host building
- * Impact on the neighbouring amenity
- * Impact on highways and parking provision
- * Impact on the landscaping

3. Site Description

The application site is a single storey primary school located to the south of the historic centre of Bradford on Avon. The school was formally built as a secondary school in 1928 and has operated as

a primary school for many years which explains the large site for a Primary School. The school is elevated above Trowbridge Road to the north east and the canal to the front.

The school shares its site with the Children's Centre and adjacent is a youth centre.

The school site is separated by a public footpath that runs through the site linking the housing to the north east to the canal footpath. The main school buildings and associated land is fenced with "robust metal railings". The large playing fields are elevated above the school on the opposite side of the footpath and are not fenced. A small copse of trees and wildlife area are also located in this area.

The school currently has a limited amount of parking to the front of the site which is shared with the Children's Centre (26 spaces with 10 allocated to the Children's Centre). Additional parking for parents has been arranged by the school at Bailey's Barn and the Canal car park for parents to use at each end of the day.

4. Relevant Planning History

00/01561/FUL - Construction of open sided glazed roofed covered way linking separate blocks of school buildings - permission 08.11.2000

03/01020/WCC - Alteration and extension to primary school to improve existing teaching and reception – provision of two new classrooms toilets and staff room and removal of three mobiles - Permission 11.07.2003

06/01897/FUL - Erection of outdoor play equipment to include pergola attached to outside wall of classroom, play hut, play cabin and outdoor classroom - Permission 16.10.2006

07/09006/WCC - Provision of a Children's Centre - Permission 15.08.2007

W/09/00053/TCA - Remove ash tree

W/11/01275/FUL - Erection of octagonal wooden gazebo for use as outdoor classroom and shelter - Permission 28.06.2011

W/10/01992/FUL - Erection of a polytunnel - Permission 10.08.2010

W/11/02388/FUL - Proposed covered play area - Permission 17.10.2011

W/12/02363/TCA - Crown life two sycamore trees, fell four field Maple and fell Ash tree, coppice overgrown Ash, coppiced hedgerow and coppice Ash tree removed ash tree and remove overhanging branches from tree line (TH and TI) - 11.02.2013

5. Proposal

The application seeks to erect a single storey extension to the existing north west corner of the school to provide:

- * 3 General classrooms
- * 3 group rooms
- * Student WCs
- * Hygiene room
- * Plan room
- * Caretakers room
- * Storage

Additionally the car parking provision at the front of the site would be revised to provide an additional 5 spaces in order to meeting the parking guidelines for a school of this size.

A new pedestrian entrance would be created to more effectively separate those entering the school on foot from the existing vehicle access and car parking.

A small area of hardstanding would be laid to alongside the existing entrance to the school from the footpath as in adverse weather this ground turns to mud.

These alterations will provide an additional 60 spaces to increase the school to a total of 330 pupils.

The extension would be totally within the boundary of the existing school site and no change of use of the land would be required.

The classroom extension would have a single pitch roof with a timber slat and galvanised steel canopy with a polycarbonate cover to the front of the building.

The building would be clad in insulated bath stone coloured render, which increase the performance of the building. The fenestration would be polyester powder coated aluminium. The low pitch roof would use concrete interlocking tiles and the flat roof area would be single-ply membrane.

6. Planning Policy

West Wiltshire District Plan 1st Alteration 2004
C17 Conservation Areas
C19 Alterations in Conservation Areas
C31a Design
C38 Nuisance
CF1 General Community Facilities

National Planning Policy Framework, 2012

7. Consultations

Town/ Parish council

Bradford-on-Avon Town Council have no objection

Highways

No objection in principle. The highways authority does have concerns regarding the effect on highway safety during the construction period.

It is acknowledged that the access to the site via the existing school access route is highly undesirable, and that the use of the residential road, Paulton, offers a more acceptable (although undesirable) option.

The highways authority have requested conditions regarding the temporary physical changes to the construction site access, that the construction traffic avoid the busiest times of day through the submission of a Construction Traffic Management Plan and that a School Travel Plan be completed by the school.

Ecology

No objection.

The level of ecological survey has been appropriate to the site and the development.

The development will have a negligible impact on the site ecology.

Landscape Architect

The landscape and ecologist were involved at the beginning of the process and are satisfied that the application reflects the discussions held.

Wiltshire and Swindon Biological Record

Daubenton's and Natter's bat recorded at Gripwood Quarry, 1985.

Environmental Health

Considered land contamination and noise, and raised no adverse comments.

Wessex Water

Wessex Water has made comment regarding water supply, waste connections. These are not enforceable under the planning application and would be added as an informative to any permission granted.

Wiltshire Fire and Rescue

Wiltshire Fire and Rescue are requesting a developer contribution under the Section 106 agreement for £185.18. The West Wiltshire District Plan does not have an adopted policy which would allow the collection of this sum, furthermore the cost of drafting the agreement would be more than the sum requested.

The requirement of the applicant to comply with the Building Regulations would be dealt with under a separate Building Regulation application and are not enforceable under this planning application.

An informative regarding the use of sprinkler systems would be included in any permission.

8. Publicity

The application was advertised by site notice/press notice /neighbour notification.

Expiry date: 03 May 2013

Summary of points raised:

15 responses were received. 13 objected to the scheme on the following grounds:

- No parent consultation was undertaken; plans were hidden within the school
- Objection to the loss of green space which is very well used.
- Question the position for the new classrooms
- Impact on the outside space used for sport and informal football
- The lack of provision for boys needs to be considered
- The outside space has been landscaped, largely funded by the FSA (Fitzmaurice School Association), which will have to be moved as a result of the proposals which is a waste of money
- Very expensive building works to provide 3 additional car parking spaces is a misuse of funds.
- Site notice
- Have multiple architects been consulted to give value for money
- A two storey building would reduce the requirement to extend into the field
- The proposals include vast amounts of fencing
- The design is reminiscent of a shopping centre and inappropriate to a rural school
- Alternative schemes should have been offered
- Fencing the bank is unnecessary; the bank provides opportunities for risk and therefore a life skill.
- The alterations to the parking is unnecessary

- The recent alterations to the proposals have been poor quality and should be removed and replaced with a two-storey higher performance building
- Plans are being rushed for July and not giving the Head time to settle into the role and make the decisions.
- Wiltshire County Council are forcing the school to accept the plans or have mobile classrooms imposed on them.
- No specific provision for cycles.
- Removal of another tree to provide additional car parking
- Sight lines for use of outside space will be lost reducing the green space available for use.
- Southern access is unnecessary
- Building could have been designed with solar PV panels

2 letters received neither supporting nor objecting. These commented on:

- An understanding that the school needed to expand
- Want an understanding as to why the school needs to expand out in to the green space
- Question the need for additional fencing
- Unclear as to whether the playground would be extended further.

9. Planning Considerations

Impact on the Conservation Area

Policy C19 deals with alterations to unlisted buildings within the Conservation Area. It states that alterations will only be permitted whereby they preserve or enhance the character and appearance of the Conservation Area.

In this instance, the school site has evolved since the erection of the original school buildings in the 1920s. The proposed design of the extension is sympathetic in scale, retaining the single storey form of the existing buildings. Although the materials use insulating coloured render and aluminium this would not be inappropriate for a school in this location. The alterations to the school are located to the rear of the site and although would be visible from the Conservation Area in this instance there is no street scene to be preserved.

Whilst the built form would extend out into the open space to the rear of the school the extension would be attached to the existing built form which would minimise the overall impact. Open space as viewed from the Conservation Area would still be retained.

Impact on the host building/school

Policy CF1 requires a number of aspects considered when community facilities, in this case the extension and alterations to a school are suitable.

The scale of the proposed buildings would be considered acceptable given the existing buildings on the site and the size of the school grounds.

Although there have been a number of representations received raising concern regarding the single storey nature of the development, given the existing built form of the school and its context on elevated land. In this context a two storey building would sit above the other development in the immediate locality and would not therefore be appropriate.

The siting of the extension would be appropriate given the existing arrangement of buildings on the site and the access to the outside from classrooms for pupils.

The design and proposed materials would be appropriate to the host building.

The playing field provision would not be adversely affected by the proposals. The school own the land outside of the fenced area immediately surrounding the school on the opposite side of the permissive footpath on which formal sports provision is provided.

Impact on the neighbouring amenity

The impact on the extension on the neighbouring amenity would be minimal. The extension has been located away from neighbouring dwellings and being single storey would not cause an unacceptable level of overlooking.

Impact on access, highways and car parking provision

The existing school site is accessed by vehicles from Frome Road via Kennet Gardens. Currently there is very little space within the school site for parking and the surrounding roads offer little opportunity for parking.

The remodelling of the parking area to the front of the school will result in the required number of spaces being provided for the school and the Children's Centre with the minimum loss of landscaping. A tree will have to be removed as part of the scheme and small additional areas will be laid to tarmac to allow the parking of the 5 extra vehicles. The landscape Officer has not raised any concerns with this loss of landscaping.

The creation of a new pedestrian gate will separate pedestrians and vehicles more effectively with the minimum amount of loss of existing green space. This would be encouraged.

The small area of increased tarmac at the existing corner with the school gate along the footpath would have minimal impact on the surrounding area. This would be provided as in wet weather the footpath and area turns to mud as pupils cut the corner. The hard landscaping here would match the existing hard landscaping on the site as detailed in the site plan.

A number of letters of representation have raised concern over the amount of money proposed to be spent on the redesign of the car parking area along with parking for staff being unnecessary on this site. The additional spaces will require the removal of a tree; however, the overall benefit of altering the parking spaces would outweigh any negative impact. Furthermore the financial implications of carrying out the works are not a material planning consideration.

The increase in the size of the school would have an impact on the potential number of pedestrian and vehicle movements around the school site. However, there is a need to increase the number of pupil places within the town and therefore additional movements are unavoidable.

Access during the construction phase

The Contractors are proposing to use Poulton Road to access the development. The temporary access would be able to be constructed under the permitted development rights for the school. Part 2, Class B of the General Permitted Development Order allows for the formation, laying out and construction of the means of access required in connection with a development permitted by an Class in this Schedule.

Part 4 of the Order allows land to be used or works or plant machinery for the duration that the operations are being carried out on land or adjoining land. Therefore the creation of the access from Poulton Road, although outside of the red line of the development site would be permitted development.

As this land is not included in the red line of the application site, an informative would be placed on any permission granted to satisfy the requirements of the highways department as a condition would not be enforceable.

Impact on landscaping and green space

The application contained within the red line of the application would have minimal changes to hard landscaping which would match the use of tarmac on the existing site. These alterations have been annotated on the approved site plan within the conditions.

The loss of green space around the school is regrettable, however, the school is located on a large site and although much of the land is situated outside of the main fenced area of the school, it is owned by the school and provides adequate sports and green space for the school.

Discussions were held with Sport England at Pre-application stage but as no loss of playing fields and formal sports provision would occur as a result of this extension no further comments were made.

The proposed fencing can be erected under the schools Permitted Development rights and therefore are not subject to this planning application.

Details of cycle provision are addressed within the School Travel Plan which will be updated prior to first occupation of the extension.

Conclusion

The school has to expand in order to accommodate the increase in projected numbers of pupils. This extension will allow the school to increase its numbers by 60 pupils to a total of 330. Whilst the extension will reduce some of green space enclosed within the fenced area of the site; the school benefits from the land elevated to the east of the site and the formal sports provision and overall open space available to the school would not be compromised by the expansion of the school.

Recommendation: Regulation 3 Permission

For the following reason(s):

The decision to grant planning permission has been taken on the grounds that the proposed development would not cause any significant harm to interests of acknowledged importance and having regard to the National Planning Policy Framework and the following policies and proposals in the West Wiltshire District Plan 1st Alteration 2004 namely Saved Policies C17, C19, C31a and C38.

In accordance with paragraph 187 of the National Planning Policy Framework, Wiltshire Council has worked proactively to secure this development to ensure that there would be no harm to the character and appearance of the Conservation Area or the neighbouring amenity.

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 Prior to the first use of the approved extension a School Travel Plan shall be 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 these agreed details. The results of the 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 interests of road safety and reducing vehicular traffic to the development.

- 3 The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans:

120938 P(0)00 received on 14.03.2013
120938 P(0)01Rev B received on 14.03.2013
120938 P(0)02 Rev A received on 14.03.2013
120938 P(0)03 received on 14.03.2013
120938 P(0)05 Rev D received on 14.03.2013
120938 P(0)10 Rev C received on 14.03.2013
120938 P(0)12 received on 14.03.2013
120938 P(0)13 received on 14.03.2013
120938 P(0)14 received on 14.03.2013

120215-FMP-TCP-LI received on 14.03.2013

Construction Traffic Management Plan dated May 2013 submitted by Entran environmental and transportation.

Design and Access Statement prepared by Kendall Kingscott Limited received 14.03.2013
Habitat Survey _ Options Appraisal prepared by Johns Associates environmental consultants received 14.03.2013

Reason: To ensure that the development is carried out in accordance with the approved plans that have been judged to be acceptable by the local planning authority.

Informative(s):

- 1 Sprinkler Protection in Schools:
It is advised that you contact the Wiltshire Fire and Rescue Service for more information regarding the risk assessment regarding the installation of sprinkler systems within new nasd refurbished schools.
- 2 Prior to the commencement of the development the applicant shall ensure that the residents of Paulton have been informed of the intended use of the road for construction traffic, and mitigation measures to be employed, in the form of a local letter to reduce potential for obstruction to construction traffic.
- 3 It is an offence under the Highways Act 1980 to allow mud to be deposited on a highway. The applicant should ensure that the contractor is aware of his legal requirement to keep Paulton free of any material dragged by lorries onto the road, and to have measures in place to immediately clean up any material so deposited.
- 4 You are advised that should you require a new water supply or waste water connection from Wessex Water to serve the development you should contact Wessex Water at www.wessexwater.co.uk

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