

REPORT TO THE NORTH AREA PLANNING COMMITTEE

Date of Meeting	4th December 2013		
Application Number	13/04030/FUL		
Site Address	St Mary's School, Curzon Street, Calne, SN11 0DF		
Proposal	Construction of Sports Hall, Single Storey Extension to Main Entrance, Internal Alterations & Creation of Additional Parking.		
Applicant	St. Mary's School Calne		
Town/Parish Council	Calne Town Council		
Electoral Division	Calne Chilvester & Abberd	Unitary Member	Councillor Tony Trotman
Grid Ref	39400 171321		
Type of application	FULL		
Case Officer	Charmian Burkey	01249 607776	charmian.burkey@wiltshire.gov.uk

Reason for the application being considered by Committee

Councillor Trotman has called the item to Committee to allow consideration of the proposal's scale, visual impact in the surrounding area and design.

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 of development
- Impact upon visual amenity
- Impact upon neighbour amenity
- Impact on highway safety and use of the facility.
- Other matters e.g. Ecology

The application has generated objections from Calne Town Council and 14 letters of objection from the public and a petition of 335 signatures.

3. Site Description

St Mary's is a campus style school set within the built up area of Calne. The site lies immediately adjacent to the swimming pool to the west of the site, with a grade II listed wall bounding this western edge and the cemetery to the west of that. The school playing fields are to the north, a listed dwelling and car parking to the south.

4. Relevant Planning History – The site has an extensive planning history, but the most relevant are listed below.

Application Number	Proposal	Decision
98/01862/F	Construction of Sports hall, swimming pool & squash courts.	Permission
13/001230FUL	Sports hall and car parking	Withdrawn

5. Proposal

The proposal is to amend the previous 1998 permission and to build out the sports hall element of the proposal and to amend the car parking layout.

6. Planning Policy

North Wiltshire Local Plan: policies C3 & HE4.

The site lies adjacent to a Grade II listed wall and close to a Grade II listed cottage.

National Planning Policy Framework guidance in sections 7 & 12.

7. Consultations

Calne Town Council considered that the changes made to the application were insufficient to allay their fears and reiterated their original comments that there were concerns over the usage of the facility as it appears that the hall will be used by members of the public as well as the school. As a result there will be increased traffic accessing the site onto a particularly difficult section of A4, affecting air quality and create the need for additional car parking. Members felt that this was not the correct location for such a development due to its size, scale and proximity to a grade listed wall, a cemetery and neighbouring properties.

Conservation Officer states that she will comment once the revised plans have been received. The comments will be reported as late observations.

Highway Officer states: The sports hall will replace existing internal sports facilities at the school and be an ancillary sports facility to St Mary's School. I note that the facility will also provide a facility for the public under the format of the St Mary's Sports Club. The sports hall will be located in an area that is currently utilised for parking of approximately 20 cars. As a result of the proposal an additional 21 spaces are being provided within a total of 102 spaces within this area. Bearing in mind that this is predominantly an ancillary facility, with limited / restricted public use, I do not consider that the proposal will give rise to significant increase in traffic movement or parking demand. Bearing in mind the above I do not wish to raise a highway objection subject to conditions:

Ecological and Environmental Health's comments are awaited and will be reported as late observations.

8. Publicity

The application was advertised by site notice and neighbour consultation.

14 letters of objection received together with a petition of 335 signatures

Summary of key relevant points raised:

- Works to create the existing parking area have destabilised the listed wall, which is now in a poor state of repair.
- The building will be very close to the cemetery and will disturb mourners' peace.
- Building work should be halted during a funeral and the sports hall should be soundproofed.
- Potential damage to listed wall.
- The access road is totally inadequate.
- Overlooking from high level windows.
- Moves clientele away from White Horse Leisure Centre.
- The mass of the building when viewed from the cemetery and houses in Springfield Drive.
- Biological Records indicate amphibians in 1999 – new ecological surveys are required.
- Noise from the facility.
- Parking problems
- No link to promote sustainable forms of transport.
- The plans have not been widely accessible.
- A site visit is needed.
- Policy requirement in C3 for a high standard of design and encouragement of excellence, innovation and creativity.
- Overdevelopment of St Mary's site.
- Height of the building.

9. Planning Considerations

- Principle of development

The proposal is a revision to a scheme first partially implemented under 98. 01862.F, which was commenced by the construction of the swimming pool element of the scheme. There is therefore a live permission on the site, which could be built out at any time. The applicants state that the alterations allow the building to be pulled away from the listed cottage, whilst still achieving the required space and allowing an improvement to the materials and finish previously agreed.

Following discussions, the applicant is submitting amended plans for the design of the building which will reduce the bulk of the link between this building and the existing swimming pool. These will be reported as late observations alongside the comments of the conservation officer.

The proposal will remove 20 car parking space and a further 21 are being provided as part of the overall scheme.

- Impact upon visual amenity.

The proposal will measure 9.9m in height at its apex and 7.1m at its boundary with the access road (6.6m when measured from the access road which is higher) and this is carried along its entire length (facing west). However, the building has been pulled 1.3m away from the grade II listed wall and is almost identical in height to the permission granted in 1998, but some 0.9m shorter (35.4m). The height is largely dictated by the requirement for a 7.6m high headspace set down by Sport England for badminton, which is a school curriculum activity.

The materials will be a mix of green wall cladding, buff coloured render and buff coloured architectural masonry to match the existing building.

It is accepted that the building is substantial in appearance, but it must be remembered that there is an existing permission for a slightly larger building which can be built out at any time. The proposed building is to be sunk into the ground by approx. 0.5m and the first

2.4m of the structure will be set behind the listed wall. There is a roadway between the boundary wall and the cemetery and whilst the building will be clearly visible, it is not considered that it will be sufficiently overbearing to warrant a refusal and certainly no more so than the existing extant scheme.

The building will be seen in the context of the existing buildings at St Mary's and the swimming pool in particular.

- Impact upon neighbour amenity.

The nearest house is the listed cottage to the south of the proposed building, but this is occupied by a member of staff. Although the proposal is only 10.5m from the dwelling, the affect on the residential amenity of this property is considered acceptable in this context.

The nearest other properties are those in the new development of Springfield Drive, which are approx. 65m away and the impact on their residential amenity (notwithstanding the fact that they will clearly be able to see the building) is not sufficient to justify refusing the application.

Concerns have been raised about overlooking from the windows facing the cemetery, but these windows are high up (over 4.5m) and are for lighting purposes only.

Whilst the comments from Environmental Health are awaited, the noise levels will be controllable by means of a condition and are not anticipated to be a problem, given modern acoustic materials that can be employed.

- Impact upon listed structures.

Without the extant planning application as a material consideration, the proximity of the building to the listed wall and listed cottage may well be less acceptable. However, this scheme has moved the structure away from the listed wall so that it can be accessed for maintenance and pulled it back a small amount (0.9m) from the listed cottage, so taken together with the extant consent, an argument about the impact of the building on the listed buildings cannot be sustained.

- Impact on highway safety and use of the facility.

The highways officers recognise the current use of the facilities by both the school and members of the public. The facilities are unlikely to be used in school hours by members of the public, but in any event the provision of a further 22 spaces to make a total of 102 spaces is considered to be sufficient and there is no highway objection.

- Other matters e.g. Ecology.

The comments of ecology will be reported as late observations, but whilst in 1999 there were multiple amphibian records nearby, this was prior to the construction of the swimming pool and the provision of the car park and any species are unlikely to find the habitat accommodating.

10. Conclusion

The determination of this application is very much led by the existing extant permission for a sports hall of a similar size and in the location now sought. This application is for amendments to the design previously approved and is considered to be an improvement on it and to accord with policies C3 and HE4 of the North Wiltshire Local Plan 2011.

11. Recommendation

Subject to receipt of amended plans, it is recommended that Planning Permission GRANTED 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. 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.

3. The development hereby permitted shall be carried out in accordance with the following approved plans: 2300J, 2770D, 2100H, 2300F, 2771B, 2003B, 2040A, 2044A, 2100K, 2041A, 2040A, 2100K, 2043A, 2201D, 2043A, 2102F, 2001C, 2200G, 2204B dated 20th August 2013, 2103A, 2200H dated 30th October 2013

REASON: For the avoidance of doubt and in the interests of proper planning.

4. No part of the development hereby approved shall be first occupied until the parking area for shown on the approved plans for all 102 spaces has been consolidated, surfaced, de-lined and laid out in accordance with the approved details (Highways - Proposed Car Parking Layout, Project 118, Ref 2770, issue D). This area shall be maintained and remain available for this use at all times thereafter.

REASON: To ensure that adequate provision is made for parking within the site in the interests of highway safety.

5. The sports hall hereby permitted shall not be occupied at any time other than for purposes ancillary to St Mary's School or wider public under the format of St Mary's Sports Club.

REASON: In the interests of highway safety.

6. 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 these agreed 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. The School Travel Plan shall also demonstrate that the sixth form students shall remain car free.

REASON: In the interests of road safety and reducing vehicular traffic to the development.

7. Prior to the commencement of the development hereby permitted, details of a construction method statement shall be submitted to and approved in writing by the local planning authority. The works shall be carried out in accordance with the approved methodology.

REASON: To protect the listed wall.

