

DELEGATED REPORT

Application Number	W/10/00272/FUL	
Site Address	Emmaus School School Lane Staverton Wiltshire BA14 6QR	
Proposal	Removal of existing mobile classroom and demolition of existing single storey extension, to allow replacement single storey rear extension, and two storey side extension	
Applicant	Mr Kevin Wiltshire	
Case Officer	Miss Julia Evans	01225 770344 Ext 140 juliaj.evans@wiltshire.gov.uk

1. Purpose of Report

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

2. Main Issues

This is a full application for the removal of an existing mobile classroom and demolition of an existing single storey extension to allow replacement single storey rear extension and two storey side extension, at Emmaus School, School Lane, Staverton, Wiltshire. The main issues to consider are:

- * principle of the development;
- * the provision of community facilities;
- * design matters;
- * access, highways and parking matters;
- * residential amenity;
- * archaeological matters;
- * the water environment and drainage matters.

3. Site Description

This is a full application for the removal of an existing mobile classroom and demolition of an existing single storey extension to allow replacement single storey rear extension and two storey side extension, at Emmaus School, School Lane, Staverton, Wiltshire. The School lies to the western side of School Lane, and is a single storey building natural stone and clay plain tiled building. It currently provides two classrooms and a main hall. This includes part of the additional accommodation permitted in 2006 under planning application 06/01108/FUL. The existing building nearly fills the width of the site. The school's playground lies to the southern part of the site, with a mobile nursery at its southernmost end. Car parking lies to the northern part of the site, along with a mobile classroom. To the western boundary of the school lies the railway, with residential properties beyond School Lane. Beyond the Nestling Nursery to the southern boundary of the site is The Staverton Church of England School. The B3105 borders the site to the north, beyond which is further residential development.

4. Relevant Planning History

06/01108/FUL – Demolition of existing side room to main building and separate mobile classroom, 2 new extensions to sides of existing school building and conversion of part of existing roofspace to

provide additional classrooms, sanitary facilities and new reception / entrance area – Permission 30/v/2006.

5. Proposal

This is a full application for the removal of an existing mobile classroom and demolition of an existing single storey extension to allow replacement single storey rear extension and two storey side extension, at Emmaus School, School Lane, Staverton, Wiltshire. The application seeks to extend the school on its western, northern and eastern boundaries to provide for additional classroom space and ancillary accommodation. In addition to these proposed extensions a further two classrooms would be provided on a new first floor. The proposed extensions would be constructed of reconstituted stone and plain clay tiles. In addition to the extensions to the building the car park will be reconfigured to provide seven spaces, and a new boundary wall would be built along School Lane.

The application has been supported with the following documents:-

- * a Design & Access Statement that states “Emmaus School is an independent Christian faith school catering for children from the ages of 5 through to 16 years old. From its formation approximately 12 years ago it has experienced success with increasing popularity and a constant waiting list of applicants.... The existing building is an old Victorian school with Ashlar natural Bath stone walls, steep clay plain tiled pitched roofs, arched steel casement windows and stone mullions. The school has had a recent classroom extension to the South East matching the adjacent existing gable East elevation. This was constructed under the Planning Permission granted on 30 May 2006.... The purpose of this application is to provide a more acceptable and improved learning environment for the pupils. The proposed extension will, by replacing the dilapidated mobile unit, provide a higher standard of design and construction, upgraded WC facilities and more functional and flexible classrooms. In conclusion it is considered that these proposals will form a much needed addition and improvement to this school making the best use of available space while improving the overall aesthetics of the site.”
- * a “Emmaus School Travel Plan: November 2006;
- * a “Transport Note” that concludes “It has been determined that School Lane is of suitable level of provision to meet the requirements of land-use located along it. It would appear that the primary and historic purpose of School Lane has been to provide access to the schools located along it and that the residential development has occurred subsequent to that. It has footways providing for pedestrians and is of sufficient width to accommodate on-street parking without hindering other traffic. School Lane is signed as the pedestrian route toward Trowbridge and has good pedestrian connectivity to adjoining neighbouring areas which lie within easy walking distance. From our site inspection, undertaken at school pick-up time, there is no evidence of any road safety issues. The Emmaus School has already implemented a School Travel Plan and continue to promote sustainable travel to pupils and staff. As a consequence car sharing is predominant and achieving car occupancy levels of 3 pupils per car on average. Whilst being limited in terms of configuration, on-site parking for staff and visitors operates well and would not be impacted by the development proposals as staff numbers would not increase. The on-going major residential development of adjoining land has already resulted in a number of pupils coming from these areas and therefore being able to walk to school. In comparison to the May 2006 base situation, a significant increase in walking trips has occurred. The use of the Staverton Club as a pick-up and drop-off facility will remove the majority of traffic associated with the Emmaus School from School Lane with a resulting improvement in amenity to others. In conclusion the professional opinion has been formed that, with or without the use of the Staverton Club car park, the type and scale of proposed development is unlikely to have a material or detrimental impact on the safety and free flow of traffic. The view has also been formed that the school is relatively well provided for in terms of travel by bus and walking and that there is every opportunity for those two modes to increase over time by promotion through the existing Travel Plan.”

6. Planning Policy

National Guidance
Planning Policy Statement 1 - Delivering Sustainable Development

Planning Policy Statement 4 - Planning for Sustainable Economic Growth
Planning Policy Guidance 13 - Transport
Planning Policy Guidance 16 - Archaeology & Planning
Planning Policy Statement 23 – Planning & Pollution Control
Planning Policy Guidance 24 - Planning & Noise

Wiltshire Structure Plan 2016
DP1 – Priorities for sustainable development
DP2 – Infrastructure
DP9 – Reuse of land and buildings
T5 – Cycling and walking
T6 – Demand management
C5 – The water environment
HE2 – Other sites of archaeological or historic interest

West Wiltshire District Plan - First Alteration 2004
C15 – Archaeological assessment
C31a – Design
C32 – Landscaping
C35 – Light pollution
C37 – Contaminated land
C38 – Nuisance
T10 – Car parking
3.4.28a – Travel plans
CF1 – Community facilities and services
U1a – Foul water disposal
U2 – Surface water disposal
U4 – Groundwater Source Protection Areas
I3 – Access for everyone

Leisure & Recreation Development Plan Document – Adopted January 2009
SC1 – Dual-use of school facilities

Supplementary Planning Guidance
N/A

7. Consultations

Staverton Parish Council have “No comment”.

Highways Authority states “The supporting information and drawings show that additional parking can be provided on site for staff and that the school is in negotiations regarding the use of the Staverton Club car park now there is a pedestrian crossing on New Terrace to alleviate the on-street parking associate with the school. I have no highway objection to raise to the application, subject to the following conditions being attached to any permission granted:

“* Prior to occupation of the development hereby permitted the parking spaces shown on drawing reference 09014/P011 shall be clearly marked out and available for use. Reason: in the interests of highway safety.

“* Prior to the occupation of the development hereby permitted the School Travel Plan shall be updated to the satisfaction of the Local Planning Authority. Reason: in the interests of sustainable travel and highway safety.”

Library & Heritage states “My predecessor commented on an earlier application (W06/01108/FUL) for this site and I would repeat the advice given then for the current application: the proposed development area is of archaeological interest. To the east of the PDA a geophysical survey has revealed both prehistoric and Romano-British activity. Late Neolithic / early Bronze Age features and

a Romano-British enclosure with associated ditches was noted. It is possible that this settlement related activity continues further west.

"I would recommend that an archaeological watching brief be conducted during any groundworks associated with the project, in accordance to a brief set out by this department (available to the applicant separately). Provision should be made to allow the archaeologist to examine and record any archaeological deposits, features or finds uncovered.

"Therefore in line with Planning Policy Guidance 16 - Archaeology & Planning (DoE 1990) the following recommendations are made: Recommendation: Full condition. No development shall commence within the area indicated (proposed development site) until

(a) a written programme of archaeological investigation, which should include on-site work and off-site work such as the analysis, publishing and archiving of the results, has been submitted to and approved by the Local Planning Authority; and

(b) the approved programme of archaeological work has been carried out in accordance with the approved details.

REASON: to enable the recording of any matters of archaeological interest.

"Further recommendations: the work should be conducted by a professional recognised archaeological contractor in accordance with a brief issues by this office and there will be a financial implication for the applicant."

Wessex Water state "The development is located within a foul sewer area. It will be necessary for the developer to agree a point of connection onto the system for the satisfactory disposal of foul flows generated by the proposal. This can be agreed at the detailed design stage.

"The developer has proposed to dispose of surface water to 'mains sewer'. As there are no existing public / separate surface water sewers in the vicinity of the site, it is advised that the developer investigate alternative methods for the satisfactory disposal of surface water from the site (eg soakways). Surface water should not be discharged to the foul sewer. Your Council should be satisfied with any suitable arrangement for this disposal of surface water.

"With respect to water supply, there are water mains within the vicinity of the proposal. Again, connection can be agreed at the design stage.

"It is recommended that the developer should agree with Wessex Water, prior to the commencement of any works on site, a connection onto Wessex Water infrastructure.

"The developer should also be aware of the importance of checking with Wessex Water to ascertain whether there may be any uncharted sewers or water mains within (or very near to) the site. If any such apparatus exists, applicants should plot the exact position on the design site layout to assess the implications. Please note that the grant of planning permission does not, where apparatus will be affected, change Wessex Water's ability to seek agreement as to the carrying out of diversionary and / or conditioned protection works at the applicant's expense or, in default of such agreement, the right to prevent the carrying out of any such development proposals as may affect its apparatus."

Sport England have not responded.

Environmental Health state "Matters considered: Noise. Recommendation: No recommendation. Conditions: None."

Drainage Engineer states "Storm water from the site cannot be disposed of into a main sewer. Alternatives will need to be considered. I have no further comments."

Tree & Landscape Officer has not responded.

8. Publicity

The application was advertised by site notice, press notice, and neighbour notification.

Expiry date: 26/ii/2010

Summary of points raised: no comments have been received.

9. Planning Considerations

9.1 This is a full application for the removal of an existing mobile classroom and demolition of an existing single storey extension to allow replacement single storey rear extension and two storey side extension, at Emmaus School, School Lane, Staverton, Wiltshire. The main issues to consider are:

- * principle of the development;
- * the provision of community facilities;
- * design matters;
- * access, highways and parking matters;
- * residential amenity;
- * archaeological matters;
- * the water environment and drainage matters.

9.2 Planning permission was granted in 2006 for extensions to the school, including provision of classrooms in the roofspace. It has been partially implemented with the erection of one of the extensions on the southern side of the school, increasing the number of classrooms on site to two, along with the main hall and ancillary accommodation. In addition to these classrooms an extra three are proposed with the current application, including additional ancillary rooms such as male and female changing rooms, and a head teachers office. The principle of extending the building has already been established with the 2006 permission: this current application serves to reconfigure the previously approved layout. The 2006 permission also accepted the general principles for the design of the building, including the use of materials. Consequently no objection is raised to the proposal, subject to the conditions approved before – ie materials, travel plan and surface water drainage works.

9.3 As with the 2006 application the Highways Authority have raised no objection to the proposal subject to conditions being attached concerning an updated Travel Plan and the demarcation of parking spaces on site. The latter was not attached previously but in view of the changed layout, this is thought to be acceptable for attachment this time.

9.4 The design principles for the site have been established with the 2006, but landscaping conditions for both hard and soft landscaping have not been attached. These have been suggested this time in view of the removal of the trees on site and the erection of boundary walls, access ramps, amount of hard-surfacing involved by the proposal.

9.5 The proposal is not considered to be more detrimental to residential amenity than the scheme permitted in 2006, and the Environmental Health team have raised no objection to the proposal.

9.6 The Council's Archaeologist has recommended that a condition be attached for an archaeological watching brief to occur during the development works. Although this was not attached with the 2006 permission, it has been suggested this time, and the developer is aware of this requirement.

9.7 With the 2006 permission a condition was attached requiring details of surface water drainage. This has been suggested again, along with the standard informative concerning the protection of Wessex Water infrastructure and agreement of points of connection onto their apparatus.

Recommendation: Permission

For the following reason(s):

The proposed development conforms to the Development Plan and the conditions attached to it overcome any objections on planning grounds.

- 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.

POLICY: West Wiltshire District Plan 1st Alteration 2004 - Policies C31a and CF1.

- 3 Prior to occupation of the development hereby permitted the parking spaces shown on drawing reference 09014/P011 shall be clearly marked out and available for use.

REASON: in the interests of highway safety.

POLICY: West Wiltshire District Plan - First Alteration 2004 – Policies T10 and CF1.

- 4 Prior to occupation of the development hereby permitted an updated 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 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 interests of road safety and reducing vehicular traffic to the development.

POLICY: West Wiltshire District Plan - First Alteration 2004 – paragraph 3.4.28a and Policy CF1.

- 5 No development shall commence on site until a scheme of hard and soft landscaping has been submitted to and approved in writing by the Local Planning Authority, the details of which shall include:

- (a) indications of all existing trees and hedgerows on the land;
- (b) details of any to be retained, together with measures for their protection in the course of the development;
- (c) all species, planting sizes and planting densities, spread of all trees and hedgerows within or overhanging the site, in relation to the proposed buildings, roads, and other works;
- (d) finished levels and contours;
- (e) means of enclosure, including details of new walling and fencing;
- (g) other vehicle and pedestrian access and circulation areas;
- (h) hard surfacing materials;
- (i) minor artefacts and structures (eg furniture, play equipment, refuse and other storage units, etc).

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

POLICY: West Wiltshire District Plan - First Alteration 2004 – Policies C32 and CF1.

- 6 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 buildings 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 occupation of any part of the development or in accordance with a programmed 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: West Wiltshire District Plan - First Alteration 2004 – Policies C32 and CF1.

- 7 No development shall commence with the site area until:
(a) a written programme of archaeological investigation, which should include on-site work and off-site work such as analysis, publishing and archiving of the results, has been submitted to and approved in writing by the Local Planning Authority; and
(b) the approved programmed of archaeological work has been carried out in accordance with the approved details.

REASON: to enable the recording of any matters of archaeological interest.

POLICY: Planning Policy Guidance 16 - Archaeology & Planning.

- 8 No development shall commence on site until a scheme for the discharge of surface water from the site (including surface water from the parking, access and turning areas), incorporating sustainable drainage details, has been submitted to and approved in writing by the Local Planning Authority. The development shall not be occupied until surface water drainage has been constructed in accordance with the approved scheme.

REASON: to ensure that the development can be adequately drained.

POLICY: West Wiltshire District Plan - First Alteration 2004 – Policy U2.

Informative(s):

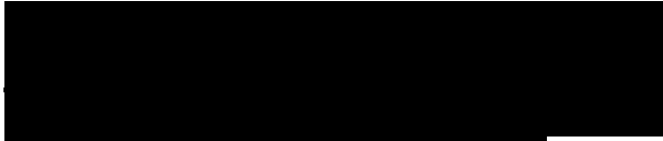
- 1 You are advised to contact Wessex Water to agree points of connection onto and protection of their apparatus. Please note the grant of planning permission does not, where apparatus will be affected, change Wessex Water's ability to seek agreement as to the carrying out of diversionary and / or conditioned protection works at the applicant's expense or in default of such agreement, the right to prevent the carrying out of any such development proposals as my affect its apparatus.
- 2 You are advised that the archaeological work should be conducted by a professional recognised archaeological contractor in accordance with a brief issued by the Council's Archaeologist, and that there will be a financial implication for the applicant.

RELEVANT APPLICATION PLANS

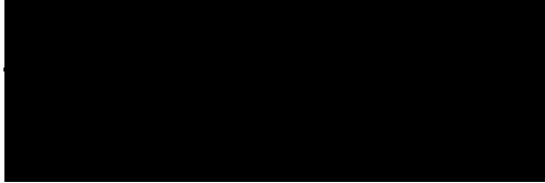
Drawing : 09014/P001 received on 02.02.2010
Drawing : 09014/P002 received on 02.02.2010
Drawing : 09014/P010 received on 02.02.2010
Drawing : 09014/P011 received on 02.02.2010

Drawing : 09014/P050 received on 02.02.2010
Drawing : 09014/P101 received on 02.02.2010
Drawing : 09014/P100 received on 02.02.2010

Case Officer:



Senior Officer:



Date:31/3/10.....