Planning application no. 2023/08082

Description – non-material amendment to 15/09839/REM (S/2021/0814/ OUT - original outline for the school) reverted to the original design for the doors opening outwards and to cement render.

Site address – St Peters C of E Primary Academy, Xanten Way, Salisbury, SP2 9FL

This application has been submitted under the provisions of S.190 of the Planning Act 2008, which inserts S.96a into the Town and Country Planning Act 1990, for a Non-Material Amendment to the approved plan. This Council has to determine whether the proposed change is 'material' and in this determination regard must be had to the effect of the change. To be acceptable as a non-material amendment the change must be non-controversial, not affect neighbours or change the substance of the application.

The site, the subject of this application, is a newly constructed school on the edge of the Fuggleston Red development on the edge of Salisbury. Planning permission was granted in Outline with all matters reserved except for the access for this building and the surrounding housing estate under ref. no. S/12/0814/OUT, and the Reserved Matters application that dealt with the specifics of the school was determined under re.no. 15/09839/REM. The permission allowed for the school to be built in two phases and the current application relates to phase 2. This NMA application requests minor amendments to the approved plans to ensure that the second phase is built in accordance with the first phase of the scheme (which is built and in use)

The proposed changes include;

- Reverting to the original design for the doors opening outwards,
- The exterior will be rendered as shown on the original approved plans.

The proposals are to take the building back as originally approved, and will match the first phase of the school building. There are no neighbours affected by the proposal as the proposed alterations are very minimal and are unlikely to be visible from outside the site.

The amendments are therefore considered to be non-material to the planning permission as originally granted and is therefore acceptable as a Non-Material Minor Amendment.

The application is therefore recommended for approval.

Recommendation: Grant, subject to the following conditions:

1) The development hereby permitted shall be carried out in accordance with the following approved plans:

DST001-BA-A1-GF-DR-A-2000 Site Location Plan - Phase 1,
DST001-BA-A1-GF-DR-A-2001 Proposed Site Plan - Phase 2 Development,
DST001-BA-A1-GF-DR-A-2002 Existing Elevations - Phase 1 - As Constructed,
DST001-BA-A1-GF-DR-A-2003 As Approved Elevations,
DST001-BA-A1-GF-DR-A-2004 Proposed Elevations,
DST001-BA-A1-GF-DR-A-2005 Proposed Ground Floor Plan

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