

Town & Country Planning Act 1990

Notification of Wiltshire Council R3

Application Reference Number: 17/05583/DP3

Agent DKA The Malthouse 17-21 Sydney Buildings Bath BA2 6BZ	Applicant Wiltshire Council FAO Mrs Suzanne Gough County Hall Bythesea Road Trowbridge BA14 8JN England
Parish: AMESBURY	
Particulars of Development: Two phase expansion of Stonehenge School: Phase 1 - new building, additional parking spaces, covered canopy link between existing upper school and new building, fencing and resurfacing to provide all-weather training facility, separate small fenced games court, and associated landscaping. Phase 2 - new building, demolition of lower school building and creation of new playing field and car park, improvements to lower school car park, and associated landscaping	
At: The Stonehenge School Antrobus Road Amesbury Wiltshire SP4 7ND	

In pursuance of its powers under the above Act, the Council hereby grant PLANNING PERMISSION for the above development to be carried out in accordance with the application and plans submitted (listed below), subject to compliance with the conditions specified hereunder:-

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

Application Form & Certificate

Ref: E-100 P07 - Elevations - Planning Phase 1. Received - 03.07.2017
Ref: E-200 P06 - Elevations - Planning Phase 2. Received - 03.07.2017
Ref: P-0-20 P03 - Block 2 - Lower School - Ground Floor Plan. Received - 03.07.2017
Ref: P-0-21 P04 - Block 1 - Upper School - Ground Floor Plan. Received - 03.07.2017
Ref: P-0-30 P03 - Lower School - Ground Floor Plan Phase 1 Works. Received - 03.07.2017
Ref: P-0-33 P03 - Upper School - Ground Floor Plan Phase 1 Works. Received - 03.07.2017
Ref: P-0-100 P04 - Ground Floor Plan - Planning Phase 1. Received - 03.07.2017
Ref: P-0-200 P06 - Ground Floor Plan - Planning Phase 2. Received - 03.07.2017
Ref: P-1-20 P03 - Block 2 - Lower School - First Floor Plan. Received - 03.07.2017
Ref: P-1-33 P05 - Upper School - First Floor Plan Alterations. Received - 03.07.2017
Ref: P-1-100 P04 - First Floor Plan - Planning Phase 1. Received - 03.07.2017
Ref: P-1-200 P04 - First Floor Plan Planning - Phase 2. Received - 03.07.2017
Ref: P-1-21 P04 - Block 1 - Upper School - First Floor Plan. Received - 03.07.2017
Ref: P-R-100 P03 - Roof Plan - Planning Phase 1. Received - 03.07.2017
Ref: P-R-200 P04 - Roof Plan - Planning Phase 2. Received - 03.07.2017
Ref: P-Site-01 P04 - Location Plan. Received - 03.07.2017
Ref: P-Site-110 T03 - Proposed Site Plan Phase 1. Received - 21.09.2017
Ref: P-Site-111 T02 - Proposed Site Plan A Phase 1. Received - 21.09.2017
Ref: P-Site-112 T02 - Proposed Site Plan_B Phase 1. Received - 21.09.2017
Ref: P-Site-113 T04 - Proposed Site Plan_C Phase 1. Received - 21.09.2017
Ref: P-Site-114 T02 - Proposed Site Plan_Fence Types_A Phase 1. Received - 21.09.2017
Ref: P-Site-115 T04 - Proposed Site Plan_Fence Types/Levels Phase 1 drg B. Received - 21.09.2017
Ref: P-Site-116 P05 - Proposed Site Plan_Fence Types/Levels Phase 1_drg C. Received - 03.07.2017
Ref: P-Site-123 P03 - Phase 1 Construction Access & Facilities Plan C. Received - 03.07.2017
Ref: P-Site-210 P09 - Proposed Site Plan Phase 2. Received - 21.09.2017
Ref: P-Site-211 P09 - Proposed Site Plan - A Phase 2. Received - 21.09.2017
Ref: P-Site-212 P09 - Proposed Site Plan - B Phase 2. Received - 21.09.2017
Ref: P-Site-213 P10 - Proposed Site Plan - C Phase 2. Received - 21.09.2017
Ref: P-Site-215 P03 - Proposed Site Plan A - Phase 2 Fencing. Received - 21.09.2017

Ref: P-Site-216 P03 - Proposed Site Plan B - Fencing & Levels Phase 2 drg B. Received - 21.09.2017
Ref: P-Site-221 P02 - Phase 2 Construction Access & Facilities Plan A. Received - 03.07.2017
Ref: P-Site-223 P03 - Phase 2 Construction Access & Facilities Plan C. Received - 03.07.2017
Ref: P-Site-222 P03 - Phase 2 Construction Access & Facilities Plan B. Received - 03.07.2017
Ref: P-Site-223 P03 - Phase 2 Construction Access & Facilities Plan C. Received - 03.07.2017
Ref: S-Site-100 P05 - Site Sectional Elevations. Received - 03.07.2017
Ref: S-Site-101 P03 - Site Sectional Elevations. Received - 03.07.2017
Ref: S-Site-105 P02 - Site Sections - Surrounding Properties. Received - 03.07.2017
Ref: SK-10 P03 - 3D View - Ground Floor - Phase 1. Received - 03.07.2017
Ref: SK-11 P03 - 3D View - First Floor - Phase 1. Received - 03.07.2017
Ref: SK-12 P02 - 3D View - Ground Floor - Phase 2. Received - 03.07.2017
Ref: SK-13 P02 - 3D View - First Floor - Phase 2. Received - 03.07.2017
Ref: SK-100 P04 - Section Planning - Phase 1. Received - 03.07.2017
Ref: SK-200 P03 - Sections Plans - Phase 2. Received - 03.07.2017
Ref: 416.00210.00029 Rev A - Plant Schedule Phase 1 and 2. Received - 03.07.2017
Ref: 416.00210.00029.29.002.2 - Landscape Strategy: Phase 1. Received - 28.09.2017

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

- 3 No development shall commence on site until the exact 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: The application contained insufficient information to enable this matter to be considered prior to granting planning permission and the matter is required to be agreed with the Local Planning Authority before development commences in order that the development is undertaken in an acceptable manner, in the interests of visual amenity and the character and appearance of the area.

- 4 No construction or demolition work shall take place on Sundays or Public Holidays or outside the hours of 07:30 to 18:00 Monday to Friday and 08:00 to 13:00 on Saturdays.

REASON: In the interests of neighbouring amenities

- 5 No burning of waste or other materials shall take place on the development site during the demolition/construction phase of the development.

REASON: In the interests of neighbouring amenities

- 6 The emergency vehicle access alongside the north-east side of the Phase 1 Building shall at all times be closed to motor vehicle use by fixed and removable bollards as indicated on drawing number P-Site/113/T04, except at those times when the access is in use by emergency or maintenance vehicles.

REASON: In the interests of highway safety.

- 7 Prior to the occupation of the Phase 2 Building, the 23 space car parking area and the mini bus parking area, identified adjacent to the proposed sports pitches (near the Antrobus Road entrance), shall have been laid out in accordance with the approved plans and shall thereafter be maintained and kept available for the parking of vehicles.

REASON: In the interests of providing safe and convenient car parking for the users of the development.

- 8 Prior to the occupation of the Phase 1 Building, the Phase 1 cycle shelter shown on plan number P-Site-112/T02, and the 3 cycle hoops wall brackets near to the main reception, shall be provided in accordance with the approved plans and shall thereafter be maintained and kept available for the parking of cycles.

REASON: In the interests of providing safe and convenient cycle parking for the users of the development.

- 9 Prior to the occupation of the Phase 2 Building, the Phase 2 cycle shelter shown on plan P-Site-210/P09 shall be provided in accordance with the approved plans and shall thereafter be maintained and kept available for the parking of cycles.

REASON: In the interests of providing safe and convenient cycle parking for the users of the development.

- 10 Prior to the occupation of the Phase 2 Building, details of the proposed one-way system through the site from Holders Road to Antrobus Road shall be submitted to and agreed in writing by the Local Planning Authority. The scheme shall include improvements to the Antrobus Road spur leading into the school entrance from the main section of Antrobus Road; footway widening or the introduction of a "pedestrian friendly"; and a timetable for its implementation. The development shall be implemented in accordance with the approved details and retained/maintained as such in perpetuity.

REASON: In the interests of safe and convenient access to the site.

- 11 Notwithstanding the submitted Travel Plan, no development shall commence on site until a revised travel plan taking on board the comments made by the Council's Travel Plan Coordinator, has been submitted to and agreed in writing by the Local Planning Authority. The School 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 these results.

REASON: In the interests of road safety and reducing private car movements to and from the school.

- 12 No development shall commence on site until a scheme for the discharge of foul water from the site, including diversion of existing sewers and improvement works to public system, has been submitted to and approved in writing by the Local Planning Authority in consultation with the sewerage undertaker. The foul water drainage scheme shall be constructed in accordance with the agreed details prior to the occupation of the building hereby approved.

REASON: The application contained insufficient information to enable this matter to be considered prior to granting planning permission and the matter is required to be agreed with the Local Planning Authority before development commences in order that the development is undertaken in an acceptable manner, to ensure that the development can be adequately drained

- 13 No development shall commence on site until a scheme for the discharge of surface water from the site (including surface water from the access / driveway), incorporating sustainable drainage details together with permeability test results to BRE365 and location of top ground water level, has been submitted to and approved in writing by the Local Planning Authority. The surface water drainage scheme shall be constructed in accordance with the agreed details prior to the occupation of the building hereby approved.

REASON: The application contained insufficient information to enable this matter to be considered prior to granting planning permission and the matter is required to be agreed with the Local Planning Authority before development commences in order that the development is undertaken in an acceptable manner, to ensure that the development can be adequately drained

- 14 No development of the Artificial Grass Pitch hereby approved shall commence until details of the design and layout of the pitch have been submitted to and approved in writing by the Local Planning Authority in consultation with Sport England. The Artificial Grass Pitch shall be constructed in strict accordance with the approved details and maintained as such in perpetuity.

REASON: To ensure the development is fit for purpose and sustainable

- 15 Before the Artificial Grass Pitch and Natural Turf Pitch hereby approved are first brought into use, a Management and Maintenance Scheme for the facility including management responsibilities, a maintenance schedule and a mechanism for review, shall be submitted to and approved in writing by the Local Planning Authority in consultation with Sport England. The management and maintenance scheme for the Artificial Grass Pitches should also include measures to ensure the replacement of the Artificial Grass Pitch within the manufacturer's specified period. The Artificial Grass Pitch and Natural Turf Pitch shall be used and maintained in full accordance with the agreed details at all times.

REASON: To ensure that a new facilities are capable of being managed and maintained to deliver facilities which is fit for purpose, sustainable and to ensure sufficient benefit of the development to sport

- 16 Within 12 months of the date of this permission, a community use agreement prepared in consultation with Sport England shall be submitted to and approved in writing by the Local Planning Authority. The agreement shall apply to all of the sports facilities identified in both Phase 1 and Phase 2 hereby approved, and shall include details of pricing policy, hours of use, access by non-educational establishment user's, management responsibilities and a mechanism for review. The development shall be used in strict compliance with the approved agreement.

REASON: To secure well managed safe community access to the sports facility/facilities, to ensure sufficient benefit to the development of sport

- 17 The playing field and pitch shall be constructed and laid out in accordance with the approved drawings and in accordance with the standards and methodologies set out in the guidance note "Natural Turf for Sport" (Sport England, 2011). The playing field and pitch shall be made available for use at the recommendation of the agronomist hereby permitted.

REASON: To ensure the quality of pitches is satisfactory.

- 18 No demolition of any of the current buildings shall occur on the site, until the buildings have been re-assessed by a suitably qualified ecologist for the presence of bats. the findings and if necessary any necessary mitigation measures shall be submitted to and agreed in writing by the Local Planning Authority before any demolition takes place on the site. The demolition works shall be undertaken in accordance with the agreed details.

REASON: Whilst the buildings are currently found to be acceptable for demolition, once empty and disused the buildings may deteriorate and opportunities may develop for bats to roost within the structure. It is therefore necessary to resurvey the buildings in the interests of ecology and protected species.

- 19 No demolition, site clearance or development shall commence on site until an updated/corrected Arboricultural Method Statement and revised Tree Protection Plan, prepared by an Arboricultural consultant, providing comprehensive details of construction works in relation to trees has been submitted to, and approved in writing by, the Local Planning Authority. All works shall subsequently be carried out in strict accordance with the approved details.

REASON: The application contained insufficient information to enable this matter to be considered prior to granting planning permission and the matter is required to be agreed with the Local Planning Authority before development commences in order that the development is undertaken in an acceptable manner, in order that the Local Planning Authority may be satisfied that the trees to be retained on and adjacent to the

site will not be damaged during the construction works and to ensure that as far as possible the work is carried out in accordance with current best practice and section 197 of the Town & Country Planning Act 1990.

- 20 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking or re-enacting or amending that Order with or without modification), no windows, doors or other form of openings other than those shown on the approved plans, shall be inserted in the North Eastern or North Western elevations of the Phase 1 and Phase 2 Buildings hereby permitted.

REASON: In the interests of residential amenity and privacy

INFORMATIVES:

- 1 Please note that the spur road improvements that will be required in order to satisfy condition 10 will also require the completion of a Section 278 Agreement.
- 2 Please note that the granting of this permission does not override or give overriding permission for any works that are governed by other legislation or other legal requirements, for example in relation to the proposed diversion of the public sewer pipe.

Signed



Director for Economic Development & Planning

Dated: 19th October 2017

Town and Country Planning Act 1990
PERMISSION FOR DEVELOPMENT
NOTES

1. **Other Necessary Consents.** This document only conveys permission for the proposed development under Part III of the Town and Country Planning Act 1990 and the applicant must also comply with all the byelaws, regulations and statutory provisions in force in the district and secure such other approvals and permissions as may be necessary under other parts of the Town and Country Planning Act 1990 or other legislation.

In particular the applicant is reminded of the following matters:-

- 1.1 the need in appropriate cases to obtain approval under Building Regulations. **(The Building Regulations may be applicable to this proposal. Please contact the Council's Building Control team before considering work on site);**
- 1.2 the need to obtain an appropriate Order if the proposal involves the stopping up or diversion of a public footpath;
- 1.3 The need to obtain a separate "Listed Building Consent" to the demolition, alteration or extension of any listed building of architectural or historic interest;
- 1.4 the need to make any appropriate arrangements under the Highways Act 1980, in respect of any works within the limits of a public highway. The address of the Highway Authority is County Hall, Trowbridge, BA14 8JD.

(It is the responsibility of the applicant to ascertain whether his development affects any public right of way or listed building.)

2. **Appeals.** If the applicant is aggrieved by the decision of the local planning authority to grant permission subject to conditions, he may appeal to the Secretary of State for the Environment in accordance with Section 78(1) of the Town and Country Planning Act 1990 within six months of the date of this decision. (Appeals must be made on a form which is obtainable from the Customer Support Unit, Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN. The Secretary of State has the power to allow a longer period for the giving of a notice of appeal but he will not normally be prepared to exercise this power unless there are special circumstances which excuse the delay in giving notice of appeal. The Secretary of State is not required to entertain an appeal if it appears to him that permission of the proposed development could not have been so granted otherwise than subject to the conditions imposed by the local planning authority, having regard to the statutory requirements, to the provisions of the development order, and to any directions given under the order. He does not in practice refuse to entertain appeals solely because the decision of the Local Planning Authority was based on a direction given by him.

If the applicant wishes to have any further explanation of the reasons for the conditions imposed on this permission it will be given on request and a meeting arranged if necessary.

3. **Purchase Notices.** If permission to develop land is granted subject to conditions, whether by the local planning authority or by the Secretary of State for Communities and Local Government, and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any development which has been or would be permitted, he may serve on the District Council a purchase notice requiring the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.
4. **Compensation.** In certain circumstances, a claim may be made against the local planning authority for compensation, where permission is refused or granted subject to conditions by the Secretary of State on appeal or on a reference of the application to him. The circumstances in which such compensation is payable are set out in Section 114 of the Town and Country Planning Act 1990.
5. **Discharge of Conditions.** The Government introduced new fees for the discharge of planning conditions from 6th April 2008. The fee is payable per request and not per condition. The fee chargeable is £25 per request for householder development and £85 per request for all other types of development. The fee must be paid when the request is made, and cannot be received retrospectively. It does not matter when the permission was granted as long as it remains extant. The request, identifying the permission (with reference number) and the conditions concerned, should be made by using the 1 APP forms which are available on the Councils Website or the Planning Portal.

You are advised that the as local planning authority has up to 12 weeks to consider the request, that you apply well in advance of when you intend to start work