

Planning Statement

Application under Section 73 of the Town and Country Planning Act 1990

Variation of Condition 2 (approved plans) attached to planning permission PL/2025/06429

Trinity Education Centre, Park Street, Trowbridge, BA14 0AU

Original application reference: PL/2025/06429

Original decision date: 17th December 2025

Condition to be varied: Condition 2 (approved plans)

Applicant: Stone Developments Wiltshire Ltd

Agent: Craig Morris RIBA, BiBO Connected

Date: 29th April 2026

1. Introduction

This Planning Statement accompanies an application made under Section 73 of the Town and Country Planning Act 1990 in respect of the residential conversion scheme at Trinity Education Centre, Park Street, Trowbridge.

Full planning permission was granted by Wiltshire Council on 17th December 2025 under reference PL/2025/06429 for the conversion of the existing school building, including partial demolition, to create seven dwellings with associated amenity space. The purpose of this application is to vary Condition 2 of the original consent in order to substitute four of the approved drawings with revised versions prepared in April 2026. The revisions reflect detailed design development undertaken since the grant of consent, in response to constructability review, refinement of internal layouts, and rationalisation of parking, access and refuse arrangements within the site curtilage.

No change is proposed to the description of development, the number of dwellings, the building footprint, the approved external materials palette, or the established relationships with surrounding receptors. The scheme remains a conversion of the existing building to seven dwellings, with no new building proposed.

2. The application

This application seeks to vary Condition 2 (approved plans) of permission PL/2025/06429 by substituting the following drawings:

- Existing and Proposed Site Plan: 2505-SDWL-XX-SI-DR-C-3101 Rev 09 to supersede 2505-SDWL-XX-SI-DR-C-3101-03
- Proposed Ground Floor Plan: 2505-SDWL-XX-00-DR-C-3110 Rev 10 to supersede 2505-SDWL-XX-00-DR-C-3110-02
- Proposed First Floor Plan: 2502-SDWL-XX-01-DR-C-3111 Rev 07 to supersede 2505-SDWL-XX-01-DR-C-3111-02
- Proposed Elevations: 2505-SDWL-XX-E-DR-C-3201 Rev 04 to supersede 2505-SDWL-XX-E-DR-C-3201-03

All other drawings and documents listed in Condition 2 of the original permission, together with the Window and Door details secured by Condition 4, the Construction and Environmental Management Plan secured by Condition 3, and the Parking Management Plan secured by Condition 9, remain unaffected and extant.

3. Summary of proposed alterations

The proposed alterations fall into four categories: parking and vehicular access; pedestrian access and garden arrangements; refuse storage; and minor fenestration and internal layout changes. Each is described in turn below. None of the changes alters the building footprint, the principal elevational treatment, or the approved materials palette.

3.1 Parking and vehicular access

- Provision of one additional off-street parking space, accommodated by a partial removal of railings to the Park Street frontage and the formation of a new dropped kerb to facilitate access. The majority of the historic railings to Park Street are retained.
- A second area of hardstanding has been increased to provide a further parking space, with the garden to House 5 reconfigured accordingly.
- Parking spaces 4 and 5 have been moved closer to the building to improve manoeuvrability and reduce reliance on shared circulation space.
- The principle of a single dedicated parking space per dwelling is maintained, with the additional spaces representing a modest enhancement to the on-site provision.

3.2 Pedestrian access and garden arrangements

- The pedestrian gate and access serving Plot 6 has been removed, with gardens reconfigured to provide a revised access route to the dwelling.
- Pedestrian access arrangements serving Houses 6 and 7 have been altered to follow the revised garden layout.
- A gate to House 1 has been repositioned to provide access from the lane, in conjunction with the revised bin storage arrangement described below.

3.3 Refuse storage

- A dedicated bin storage area has been provided to the rear of the House 1 garden, accessed from the lane by a relocated gate. This is intended to provide a more discreet and operationally practical refuse arrangement than the previously approved location.
- Bin storage positions associated with the relocated parking spaces 4 and 5 have been adjusted accordingly.

3.4 Fenestration and minor internal alterations

- A small number of rooflights have been removed or repositioned. Specifically, rooflights have been removed from the bathroom of House 1, Bedroom 2 of House 3, Bedroom 2 of House 4, and the bathroom of House 6. The rooflight serving Bedroom 3 of House 1 has been repositioned. Further minor adjustments are recorded in the schedule of revisions on drawing 2505-SDWL-XX-SI-DR-C-3101 Rev 09.
- House 1 has been altered internally to provide three bedrooms in lieu of the previously approved layout. The external envelope and elevational treatment are unaffected.
- Minor internal alterations have been made to a number of plots to improve circulation and the practical arrangement of kitchens, bathrooms and storage. None of these alterations affects external openings, the building footprint, or the approved elevational treatment.

4. Heritage and Conservation Area considerations

The site lies within the Newtown Conservation Area. The building, although unlisted, occupies a prominent corner position at the junction of Frome Road and Park Street, and the heritage considerations attaching to the site informed the original grant of consent. The principal heritage-sensitive change proposed is the partial removal of railings to the Park Street frontage to accommodate the additional parking space and dropped kerb. The remaining historic railings are retained in situ, the dwarf stone wall is unaffected, and the boundary treatment elsewhere on the site is unchanged. The localised intervention is small in scale and does not materially alter the contribution that the boundary treatment makes to the character and appearance of the Conservation Area.

The removal of a number of rooflights, together with the repositioning of one further rooflight, represents a modest reduction in the visual impact of new fenestration on the historic roofscape. This change is considered to be a positive refinement when assessed against Condition 12 of the original permission, which restricts further rooflights on the building.

The materials palette set out on drawing 2505-SDWL-XX-E-DR-C-3201 Rev 04 (clay tile roof, ashlar stone walls, powder-coated aluminium windows and doors, decorated cast metal rainwater goods, and stone, metal railings, hedge and timber boundary treatments) is unchanged from the previously approved scheme.

5. Ecology

The site lies within the Grey Zone of the Trowbridge and Westbury Bat Mitigation Strategy. The proposed alterations do not affect the building footprint, the approved external lighting strategy, or the principal elevational openings. The reduction in the number of rooflights, and the repositioning of one rooflight, are not considered to give rise to any new or different ecological impact than that previously assessed and accepted in the determination of PL/2025/06429.

No vegetation removal, demolition or external works beyond those previously assessed are proposed. The ecological mitigation and biodiversity provisions secured through the original consent remain applicable to the development as proposed to be amended.

6. Highways

The proposed alterations to parking layout and the formation of a new dropped kerb to Park Street have been designed to maintain compliance with the approved Parking Management Plan and the highway-related conditions attached to the original permission. The additional parking provision improves on-site provision and does not increase reliance on the public highway. The applicant acknowledges that any works on the public highway, including the dropped kerb, will require separate consent from the Wiltshire Highway Authority under a Vehicle Crossing Licence, in accordance with Informative 2 to the original decision.

7. Residential amenity

The proposed alterations do not increase the number of dwellings, do not introduce overlooking, and do not alter the established relationship between the building and any neighbouring residential receptor. The internal layout changes are confined within the existing building envelope. The reduction in rooflights, the relocation of bin storage to a more discreet position, and the rationalisation of pedestrian and vehicular access arrangements are each considered to result in a neutral or modestly improved amenity outcome.

8. Conclusion

The proposed variation to Condition 2 of permission PL/2025/06429 secures a series of detailed design refinements to the approved residential conversion of Trinity Education Centre. The changes are limited to internal layout adjustments, the rationalisation of parking, access and refuse arrangements, and modest reductions in rooflight provision. The principle of development, the building footprint, the approved materials, and the relationship with surrounding receptors are all unchanged.

The proposed alterations are considered to accord with the development plan and with the policies of the National Planning Policy Framework as applied at the time of the original determination. It is respectfully requested that the application be granted, with the original conditions reimposed (subject to the substituted approved plans) and the development brought into accordance with the revised drawings listed in Section 2 above.