

MEETING:	PLANNING COMMITTEE
DATE:	16 JUNE 2015
TITLE OF REPORT:	<p>151204 - PROPOSED SINGLE STOREY 3 CLASSROOM EXTENSION WITH ASSOCIATED GROUP ROOMS AND STAFF AREA, A NEW MUGA AND PERIMETER FENCING IS PROPOSED. ALSO THE ENCLOSURE OF AN EXISTING EXTERNAL FIRE ESCAPE STAIR AT AYLESTONE SCHOOL BUSINESS AND ENTERPRISE COLLEGE, BROADLANDS LANE, HEREFORD, HEREFORDSHIRE, HR1 1HY</p> <p>For: Ms Davidson, Children's Wellbeing, Herefordshire Council per Mrs Sharon Bacha, Scape Group, 7th Floor City Gate East, Tollhouse Hill, Nottingham, Nottinghamshire, NG1 5FS</p>
WEBSITE LINK:	https://www.herefordshire.gov.uk/planning-and-building-control/development-control/planning-applications/details?id=151204&search=151204
Reason Application submitted to Committee – Council application	

Date Received: 20 April 2015

Ward: Aylestone Hill

Grid Ref: 352361,240862

Expiry Date: 30 June 2015

Local Member: Councillor MD Lloyd-Hayes

1. Site Description and Proposal

- 1.1 Planning permission is sought for the erection of a 3 classroom single-storey extension to G-block at Aylestone Business and Enterprise College, Broadlands Lane, Hereford (hereafter referred to as 'Aylestone'). The extension, together with internal alterations to G-block and Broadlands Cottage, is intended to enable the relocation of Broadlands Primary School from its current location to the immediate east of the high school, on Prospect Walk.
- 1.2 Access to the Aylestone campus is via Broadlands Lane. Broadlands Lane is a no-through road also serving private dwellings and leading to public footpath HER12, which runs through to Prospect Walk, enabling off-road pedestrian access to the site from the residential properties beyond. The boundary of the Aylestone Hill Conservation Area stands a short distance to the west, with several Grade II listed buildings in close proximity; notably nos. 76, 78 and 80 Aylestone Hill, which frame the entrance to Broadlands Lane.
- 1.3 Pupil numbers at both Broadlands and Aylestone have reduced over recent years, with the effect that the latter, subject to the work described in the application, has the capacity to accommodate Broadlands Primary School as a single form entry school. The submitted Design and Access Statement confirms that based on current and projected pupil numbers the existing Broadlands Primary School buildings are too large, underutilised and

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disproportionately expensive to maintain. The proposals will also provide facilities that will comply with Building Bulletin 103 "Area Guidelines for Mainstream Schools".

- 1.4 The plans are dependent on Aylestone relinquishing the use of its most recently constructed teaching block (known as Block G), together with Broadlands Cottage and a section of playing field.
- 1.5 G Block is a two-storey detached brick built block located adjacent to Broadlands Lane and Broadlands Cottage. The proposed single-storey extension will provide sufficient accommodation alongside G Block to function as a one form entry primary school with the required amount of teaching (6 classrooms, a reception class and a pre-school) and ancillary accommodation (including administration & staff welfare). The extension is single storey and located to the rear of the existing 2 storey building.
- 1.6 The site will be fully enclosed with existing boundary treatments and a new 1.8m high fence. A two court multi-use games area (MUGA) is also proposed. This would be used principally by the primary school as well as the wider college. The existing external fire escape route will also be fully enclosed to comply with Building Bulletin 100 as part of this development.
- 1.7 The construction of the existing main two storey school buildings comprises of traditional brick walls with pitched tiled roofs whereas the proposed extension will be a single storey building of construction consisting of highly insulated walls faced with pre-treated timber cladding to the elevations that face the sports pitch and proposed MUGA in order to blend with the existing building and the 'semi-rural' nature of the site. The area around the courtyard created against the existing building will have a self-coloured rendered coating to increase the natural light levels. Windows will be powder coated aluminium, finished to contrast with the existing windows on site.
- 1.8 The application is accompanied by a Design and Access Statement, Transport Statement, Ecology Survey and Arboricultural Report.

2. Policies

- 2.1 National Planning Policy Framework 2012. In particular chapters:

Introduction	-	Achieving Sustainable Development
Chapter 4	-	Promoting Sustainable Communities
Chapter 7	-	Requiring Good Design
Chapter 8	-	Promoting Healthy Communities (Paragraph 72)
Chapter 11	-	Conserving and Enhancing the Natural Environment
Chapter 12	-	Conserving and Enhancing the Historic Environment

- 2.2 National Planning Practice Guidance 2014

- 2.3 Herefordshire Unitary Development Plan 2007

S1	-	Sustainable Development
S2	-	Development Requirements
S7	-	Natural and Historic Heritage
DR1	-	Design
DR3	-	Movement
DR4	-	Environment
DR7	-	Flood Risk
H19	-	Open Space Requirements
HBA4	-	Setting of Listed Buildings
T6	-	Walking

T7	-	Cycling
LA5	-	Protection of Trees, Woodlands and Hedgerow
NC1	-	Biodiversity and Development
NC6	-	Biodiversity Action Plan Priority Habitats and Species
NC7	-	Compensation for Loss of Biodiversity
CF5	-	New Community Facilities

2.4 Herefordshire Local Plan - Draft Core Strategy

SS1	-	Presumption in Favour of Sustainable Development
SC1	-	Social and community facilities
OS1	-	Requirement for Open Space, Sports and Recreation Facilities
OS2	-	Meeting Open Space, Sports and Recreation Needs
MT1	-	Traffic Management, Highway Safety and Promoting Active Travel
LD1	-	Local Distinctiveness
LD2	-	Landscape and Townscape
LD3	-	Biodiversity and Geodiversity
LD4	-	Historic environment and heritage assets
SD1	-	Sustainable Design and Energy Efficiency
SD3	-	Sustainable Water Management and Water Resources
ID1	-	Infrastructure Delivery

2.5 The Unitary Development Plan policies together with any relevant supplementary planning documentation can be viewed on the Council's website by using the following link:-

<https://www.herefordshire.gov.uk/planning-and-building-control/planning-policy/unitary-development-plan>

3. Planning History

- 3.1 S100327CD – Demolish Art block and remove two existing mobile classrooms and replace with five new mobile classrooms. Approved 21 May 2010.
- 3.2 DCCE2008/1575/F – Extension to Broadlands Cottage and creation of 40no. new car parking spaces. Approved 21 August 2008.

4. Consultation Summary

Statutory Consultees

4.1 Sport England: No objection.

Internal Council Advice

- 4.2 Traffic Manager: No objection (see officer's appraisal).
- 4.3 Conservation Manager (Trees): No comment.
- 4.4 Conservation Manager (Historic Buildings): No objections.
- 4.5 Schools Capital and Investment Manager: No objections.

5. Representations

- 5.1 Hereford City Council: No objection.
- 5.2 There has been one objection from R M Addison, 2 Home Cottage, Broadlands Lane, Hereford. The objection focusses solely on the proposed reopening of the pedestrian gate

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from Broadlands Lane, which currently accesses the playing fields. Concern is expressed that reopening this gateway will encourage parents to drop their children off immediately outside, which will have the potential to block the flow of traffic on Broadlands Lane.

- 5.3 The consultation responses can be viewed on the Council's website by using the following link:- <http://news.herefordshire.gov.uk/housing/planning/searchplanningapplications.aspx>

Internet access is available at the Council's Customer Service Centres:-

<https://www.herefordshire.gov.uk/government-citizens-and-rights/customer-services-enquiries/contact-details?q=customer&type=suggestedpage>

6. Officer's Appraisal

- 6.1 The application seeks planning permission for the erection of an extension that has the effect of enabling the relocation of the existing Broadlands Primary School to the Aylestone campus. The decision on the planning application relates solely to the acceptability of the extension relative to its context and not the principle of relocating the primary school.

Planning Policy

- 6.2 S38 (6) of the Planning and Compulsory Purchase Act 2004 states as follows:

"If regard is to be had to the development plan for the purpose of any determination to be made under the Planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise."

- 6.3 In this instance the Development Plan for the area is the Herefordshire Unitary Development Plan 2007(UDP). The plan is time-expired, but relevant policies have been 'saved' pending the adoption of the Herefordshire Local Plan - Core Strategy. UDP policies can only be attributed weight according to their consistency with the NPPF; the greater the degree of consistency, the greater the weight that can be attached. At the time of writing the Core Strategy Policies, which have been examined in public, attract only very limited weight for the purposes of decision taking.

- 6.4 In this case, the UDP, in common with the NPPF, has the pursuit of sustainable development at its core. There is not, however, a UDP policy specific to school development. The NPPF contribution to school-related policies (paragraph 72), states as follows:

"The Government attaches great importance to ensuring that a sufficient choice of school places is available to meet the needs of existing and new communities. Local planning authorities should take a proactive, positive and collaborative approach to meeting this requirement, and to development that will widen choice in education. They should:

- *Give great weight to the need to create, expand or alter schools; and*
- *Work with schools promoters to identify and resolve key planning issues before applications are submitted."*

- 6.5 Taking the characteristics of the site into account the main issue is whether, having regard to the relevant policies of the Development Plan and other material considerations, the proposals would give rise to adverse impacts, having particular regard to the likely effects upon the character and appearance of the area and nearby heritage assets in the form of the listed buildings nearby, that would significantly and demonstrably outweigh the benefits of the development so as not to contribute to the achievement of sustainable development. This is the 'test' prescribed by paragraph 14 of the NPPF.

Transport Impacts

- 6.6 Due to the proximity of the existing and proposed sites, and the vehicular, cycling and pedestrian routes that the sites have in common, the relocation of Broadlands primary school to the proposed site will result in little if any change to the existing travel patterns, and therefore minimal impact upon the transport network. A Transport Statement has been submitted with the application, and this identifies a reduction in pupil numbers of the Aylestone School from the maximum permitted situation with a consequent reduction in vehicular traffic. The proposals are therefore considered acceptable. Secure covered cycle parking should be provided and this is suggested to be covered by planning condition, with the quantity and the location to be agreed at the time of discharge of condition.
- 6.7 The contents of the objection are noted, but the pedestrian gate referred to does not offer direct access to the main school entrance. Due to the site layout it is unlikely that the access gate would be utilised to any significant degree as a means of pupil access and egress. Clarification is being sought on the likely use of this gate and Members will be updated accordingly.

Impacts on Heritage Assets

- 6.8 The scheme is limited in extent and reasonably well divorced from the designated heritage assets to the west – Nos.76, 78 and 80 Aylestone Hill and the Conservation Area in which they are located. The scheme reads very much as part of the Aylestone campus rather than the settled residential development lining Aylestone Hill and it is concluded that the proposal would have no more than a neutral impact on the setting of these assets. There is, therefore, no harm to be weighed in the planning balance and the scheme accords with saved UDP policy HBA4 and the objectives of the NPPF outlined at chapter 12 in particular.

Impacts on neighbours

- 6.9 The extension is shielded in the main from properties to the north by the existing building and extends only slighter further westwards than the existing G-block. Local residents will doubtless be aware of school-related noise and traffic, but for the reasons expressed by the Traffic Manager above at 6.6, officers do not consider the additional impact caused by the relocation of the primary school to be unreasonable in the context.

Impacts on Ecological Interests

- 6.10 The Council's Ecologist has read the Bearwood Associates ecological assessment and concurs with its findings. The intention to create a wildlife garden in a future programme is noted and so a condition seeking ecological enhancement is not considered to be necessary at this stage. The inclusion of two ecological informatives is recommended in order that any protected species issues can be properly addressed in the unlikely event that they arise.
- 6.11 The installation of the multi-use games area would appear to necessitate removal of T18 and 19; both category B trees (a Blue Cedar and a Horse Chestnut). A condition is recommended requiring replacement tree planting, with tree protection measures included for retained trees.

7. Conclusions

- 7.1 The proposal has no adverse impacts on the characteristics of the local area or the setting of the adjoining designated heritage assets. In combination the pupil numbers associated with the single-form entry primary school and Aylestone will be less than those associated with Aylestone when it was at its former capacity of approximately 1,200 pupils.

7.2 The proposal would not, in your officer's opinion, adversely affect the amenity associated with nearby residential properties and is considered to represent sustainable development. The application is recommended for approval accordingly.

RECOMMENDATION

That planning permission be granted subject to the following conditions:

1. **A01 Time limit for commencement (full permission)**
2. **B02 Development in accordance with approved plans and materials**
3. **H13 Access, turning area and parking**
4. **H27 Parking for site operatives**
5. **H29 Secure covered cycle parking provision**
6. **I16 Restriction of hours during construction**
7. **G04 Protection of trees/hedgerows that are to be retained**
8. **G09 Details of Boundary treatments**
9. **G10 Landscaping scheme**
10. **G11 Landscaping scheme - implementation**

Informatives:

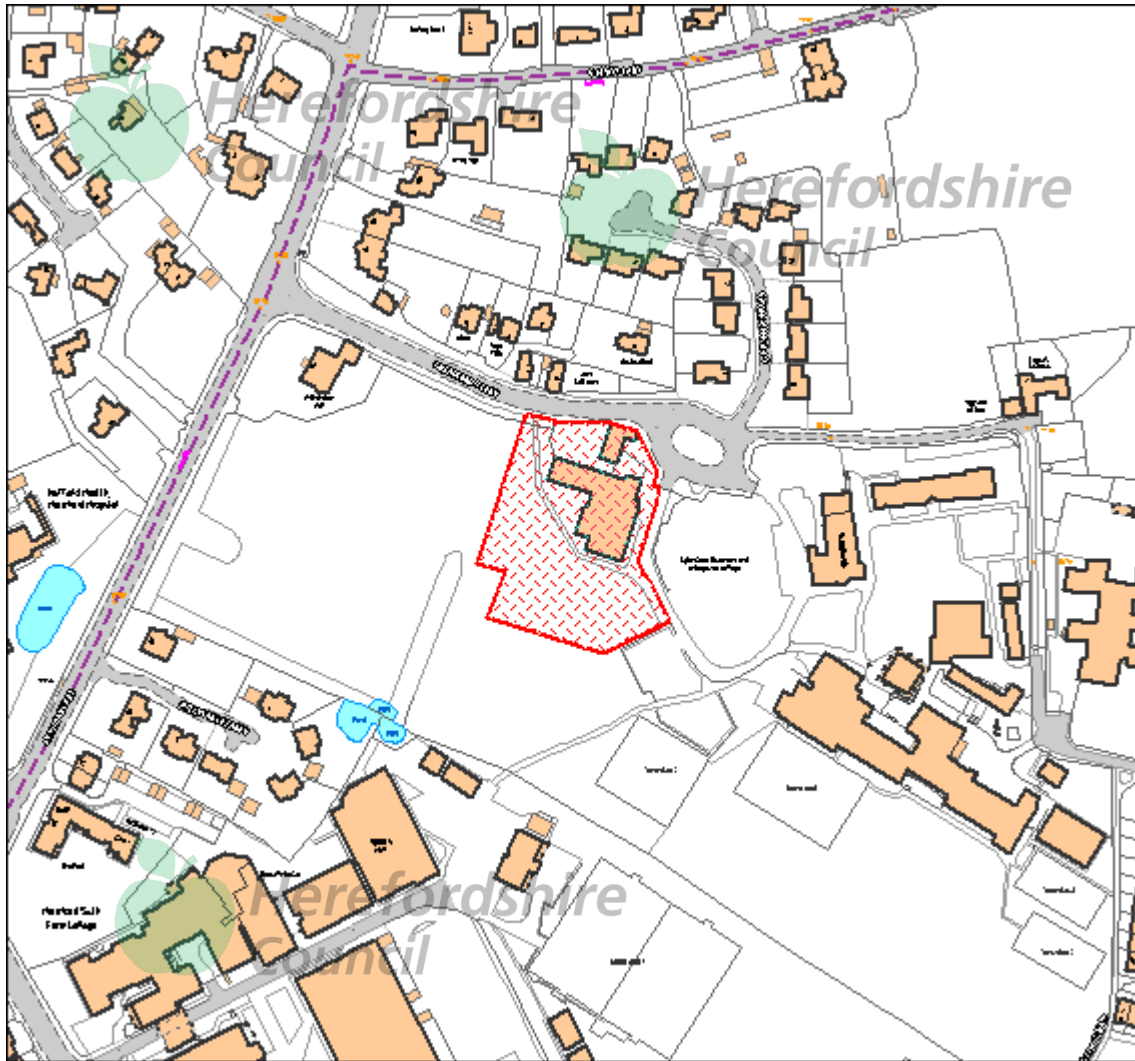
1. **The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against planning policy and any other material considerations, including any representations that have been received. It has subsequently determined to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.**
2. **N11A Wildlife and Countryside Act 1981 (as amended) - Birds**
3. **N11C General**
4. **HN01 Mud on highway**
5. **HN05 Works within the highway**

Decision:

Notes:

Background Papers

Internal departmental consultation replies.



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APPLICATION NO: 151204

SITE ADDRESS : AYLESTONE SCHOOL BUSINESS AND ENTERPRISE COLLEGE, BROADLANDS LANE, HEREFORD, HEREFORDSHIRE, HR1 1HY

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