

<b>MEETING:</b>	<b>PLANNING AND REGULATORY COMMITTEE</b>
<b>DATE:</b>	<b>17 January 2018</b>
<b>TITLE OF REPORT:</b>	<b>173680 - PROPOSED 2-STOREY CLASSROOM BLOCK (ATTACHED TO EXISTING BUILDING), TO PROVIDE 10 NO. CLASSROOMS TO REPLACE EXISTING MOBILE CLASSROOM ACCOMMODATION. AT THE JOHN MASEFIELD HIGH SCHOOL, MABELS FURLONG, LEDBURY, HEREFORDSHIRE, HR8 2HF</b>  <b>For: Mr Evans per Mr Matt Hobby, Easters Court, Leominster, Herefordshire, HR6 0DE</b>
<b>WEBSITE LINK:</b>	<a href="https://www.herefordshire.gov.uk/info/200142/planning_services/planning_application_search/details?id=173680&amp;search=173680">https://www.herefordshire.gov.uk/info/200142/planning_services/planning_application_search/details?id=173680&amp;search=173680</a>
<b>Reason Application submitted to Committee – Council owned land</b>	

**Date Received: 28 September 2017    Ward: Ledbury South    Grid Ref: 370997,237228**

**Expiry Date: 18 January 2018**

Local Member: Councillor EL Holton

## **1. Site Description and Proposal**

- 1.1 The application site is The John Masefield High School off Mabel's Furlong within the town of Ledbury.
- 1.2 The proposal is to remove the existing mobile classroom accommodation (nine classrooms) located at the northern end of the games court on the northern edge of the site, and to replace with a two-storey classroom block to provide ten classrooms. The proposed two storey classroom block will be attached to the existing school buildings on the northern elevation.

## **2. Policies**

### **2.1 Herefordshire Local Plan Core Strategy 2011-2031:-**

LB1 – Development in Ledbury

SC1 – Social and Community Facilities

MT1 – Traffic management, Highway Safety and promoting active travel

LD1 – Landscape and Townscape

SD1 – Sustainable design and energy efficiency

### **2.2 The Core Strategy policies together with any relevant supplementary planning documentation**

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Further information on the subject of this report is available from Mrs G Webster on 01432 260139

can be viewed on the Council's website by using the following link:-

[https://www.herefordshire.gov.uk/info/200185/local\\_plan/137/adopted\\_core\\_strategy](https://www.herefordshire.gov.uk/info/200185/local_plan/137/adopted_core_strategy)

## 2.3 Neighbourhood Plans

There is currently no Neighbourhood Development Plan for Ledbury.

## 3. Planning History

- 3.1 N111504/CD – Relocation of school entrance sign and siting of proposed gypsy wagon for tuition in the central playground – Approved with conditions
- 3.2 DCNE0009/0999/F – Provision of a timber pavilion, shed and polytunnel within the school grounds – Approved with conditions
- 3.3 DCNE2006/0873/F – Erection of security fence and gates to the boundary with two site signs – Approved with conditions
- 3.4 DCNE2002/1538/F – Erection of a temporary classroom for drama – Approved
- 3.5 DCNE1999/2566/F – New dining hall and alterations to existing kitchen – Approved with conditions
- 3.6 N98/0092/N – Provision of temporary double classroom – Approved with conditions

## 4. Consultation Summary

### 4.1 Statutory Consultations

Severn Trent – No objections subject to condition

Welsh Water - No objection to the above application, please note that we do not provide sewerage services in this area.

### Internal Council Consultations

- 4.2 Transportation Manager – No objections subject to conditions

## 5. Representations

- 5.1 Ledbury Town Council support the application.
- 5.2 There were three letters of comments that were received the main points raised include:
  - Windows should be opaque glazing to protect the local residents;
  - New building will be approx. 50 metres from the property;
  - Agree with the need for the development of the classrooms;
  - The sports facilities should be protected;
  - Feel it could be overdevelopment of the site in that location;
  - Fumes will accumulate as the vehicles travel to the new carpark
- 5.3 The consultation responses can be viewed on the Council's website by using the following link:-

[https://www.herefordshire.gov.uk/info/200142/planning\\_services/planning\\_application\\_search/details?id=173680&search=173680](https://www.herefordshire.gov.uk/info/200142/planning_services/planning_application_search/details?id=173680&search=173680)

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>

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## **6. Officer's Appraisal**

- 6.1 Currently there are nine additional classrooms situated within mobile classroom accommodation to the north of the site at the end of the games court, this proposal is to remove these temporary classrooms and provide a more permanent solution of an additional ten classrooms.
- 6.2 Policy SC1 promotes the provision or improvement of higher education facilities, this proposal will improve on the current facilities that exist at the High School. Although there will only be a net gain of 1 no. classroom from the mobile accommodation, it will be the improvement of the facilities for the students that will provide the most benefit to the school.
- 6.3 The proposed two storey building will be off the northern elevation of the main school building and the materials will match the existing building. With facing brick and mid-blue cladding panels on the elevations, and plain clay tiles to the vertical panels to the gables under an interlocking clay 'Roman' tile roof and single ply membrane to the flat roofs.
- 6.4 The proposed classroom will be 23.5 metres by 16.6 metres, and will be 9.6 metres to the ridge, with an eaves height of 6.1 metres. The existing school buildings are 10.4 metres in height to the ridge. Therefore this proposed extension will be seen as subservient to the main school.
- 6.5 The area where the mobile classrooms will be removed will be landscaped and turfed, with an area of new trees to be planted adjacent to 30 spaces of additional car parking to be created. This area of car parking will be to the north west of the proposed extension. The car parking spaces will be standard size over a cellular concrete system, "Grasscrete" or similar.
- 6.6 There were concerns raised by local residents living in South Parade to the north of the site, that the proposed two storey extension would cause overlooking and a loss of privacy due to the windows on the north east elevation and it was requested that the windows could be opaque glazed. The distance between the proposed extension and the nearest property would be in excess of 30 metres and in excess of 40 metres to South Parade House to the north east. Therefore there is a considerable distance between the proposal and nearby residential properties and it is not felt that this would have a detrimental impact upon the residential amenity of these properties. It is also not considered necessary, due to the distances involved, to condition opaque glazing.
- 6.7 In addition there will be no alterations or removal of the boundary treatment, and the additional car park replacing the area of the mobile classrooms will also be 20 metres from the nearest residential property. The access road to the proposed area of car parking is already in existence. Therefore this proposal complies with planning policies MT1 and LD1.

### Conclusion

- 6.8 Overall the proposal will be an improvement on the current facilities available at the school, and allows for further enhancement and an additional classroom to be provided. The extension is located such that the distance between the north east elevation and the nearby residential properties will ensure that there will be minimal impact to residential amenity. The proposal satisfies the requirements set out in Core Strategy Policies LB1, MT1, SC1, LD1 and SD1. Accordingly, the proposal is recommended for approval with conditions.

## **RECOMMENDATION**

**That planning permission be granted subject to the following conditions and any other conditions considered necessary by officers named in the scheme of delegation to officers.**

### **1. A01 Time limit for commencement (full permission)**

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2. **B02 Development in accordance with the approved plans  
Plan numbers 230-09; 230-02; 230-01; 230-06; 230-07; 230-08**
3. **C03 Matching external materials**
4. **F01 Restriction on hours of working – 0800-1800 Mondays to Fridays and 0800-1300 on Saturdays.**
5. **H13 Access, turning area and parking**
6. **H21 Wheel Washing**
7. **I18 Scheme of foul drainage disposal**
8. **The mobile classrooms shall be removed prior to the first use of the new classrooms approved subject of this application.**

**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. **HN01 Mud on Highway**
3. **HN10 No drainage to discharge to highway**
4. **HN24 Drainage other than via highway system**

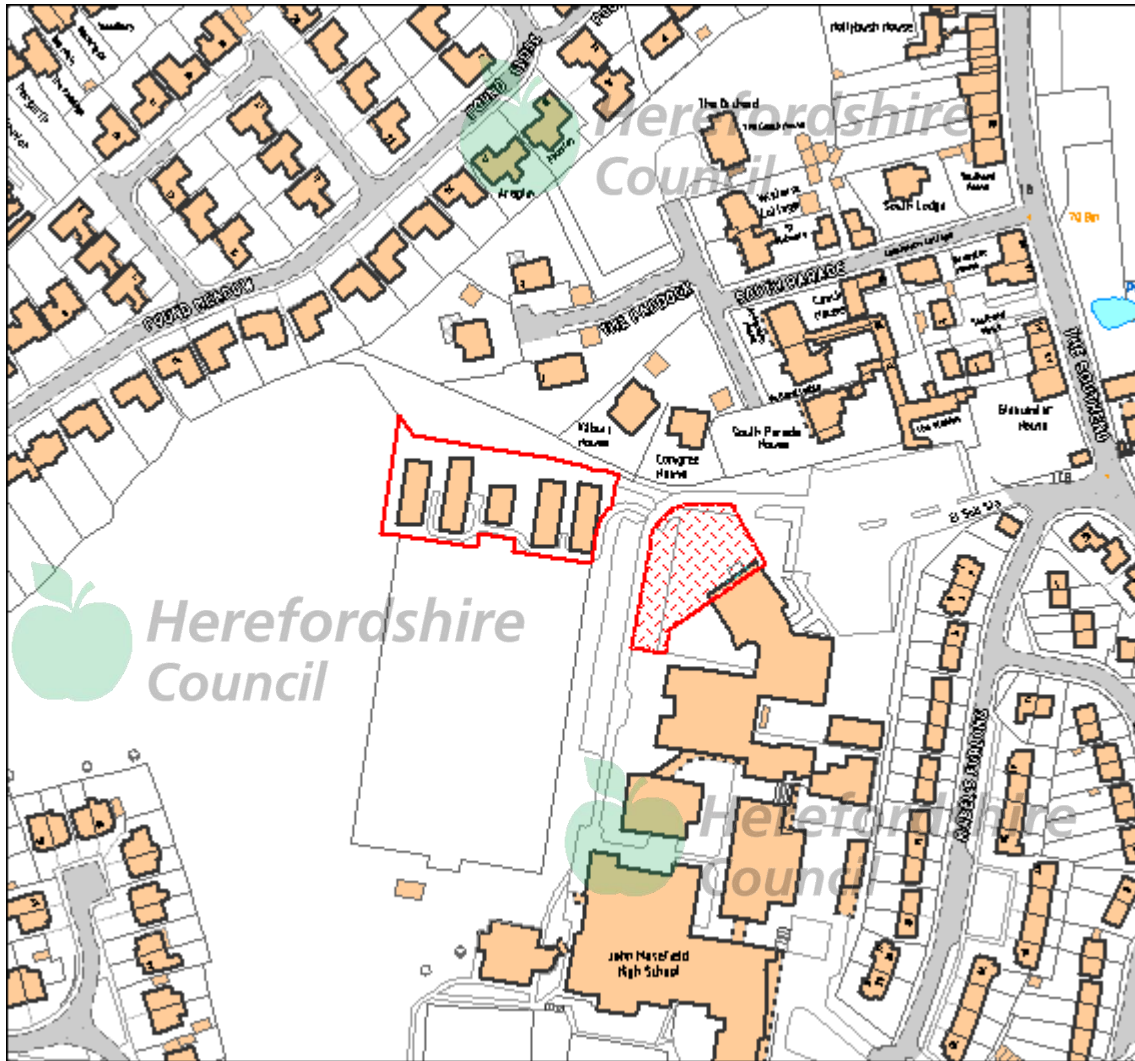
Decision: .....

Notes: .....

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**Background Papers**

Internal departmental consultation replies.



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**APPLICATION NO:** 173680

**SITE ADDRESS :** THE JOHN MASEFIELD HIGH SCHOOL, MABELS FURLONG, LEDBURY, HEREFORDSHIRE, HR8 2HF

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