

# A G E N D A

## Southern Area Planning Sub- Committee

Date: **Wednesday 18 March 2009**

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Time: **2.00 pm**

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Place: **The Council Chamber, Brockington, 35  
Hafod Road, Hereford**

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Notes: Please note the **time, date** and **venue** of the meeting.

*For any further information please contact:*

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**Herefordshire Council**



# AGENDA

## for the Meeting of the Southern Area Planning Sub-Committee

To: Councillor PGH Cutter (Chairman)  
Councillor MJ Fishley (Vice-Chairman)

Councillors CM Bartrum, H Bramer, BA Durkin, AE Gray, TW Hunt, JA Hyde, JG Jarvis, G Lucas, PD Price, RH Smith, RV Stockton, DC Taylor and JB Williams

	Pages
<b>1. APOLOGIES FOR ABSENCE</b>	
To receive apologies for absence.	
<b>2. DECLARATIONS OF INTEREST</b>	
To receive any declarations of interest by Members in respect of items on the Agenda.	
<b>GUIDANCE ON DECLARING PERSONAL AND PREJUDICIAL INTERESTS AT MEETINGS</b>	
The Council's Members' Code of Conduct requires Councillors to declare against an Agenda item(s) the nature of an interest and whether the interest is personal or prejudicial. Councillors have to decide first whether or not they have a personal interest in the matter under discussion. They will then have to decide whether that personal interest is also prejudicial.	
A personal interest is an interest that affects the Councillor more than most other people in the area. People in the area include those who live, work or have property in the area of the Council. Councillors will also have a personal interest if their partner, relative or a close friend, or an organisation that they or the member works for, is affected more than other people in the area. If they do have a personal interest, they must declare it but can stay and take part and vote in the meeting.	
Whether an interest is prejudicial is a matter of judgement for each Councillor. What Councillors have to do is ask themselves whether a member of the public – if he or she knew all the facts – would think that the Councillor's interest was so important that their decision would be affected by it. If a Councillor has a prejudicial interest then they must declare what that interest is and leave the meeting room.	
<b>3. MINUTES</b>	1 - 10
To approve and sign the Minutes of the meeting held on 18 February 2009.	
<b>4. ITEM FOR INFORMATION - APPEALS</b>	11 - 14
To be noted.	
<b>5. ITEM FOR INFORMATION - SECTION 106 AGREEMENTS DETERMINED UNDER DELEGATED POWERS</b>	15 - 16
To be noted.	

## **PLANNING APPLICATIONS**

To consider and take any appropriate action in respect of the planning applications received for the southern area and to authorise the Head of Planning Services to impose any additional or varied conditions and reasons considered to be necessary.

Plans relating to planning applications on this agenda will be available for inspection in the Council Chamber 30 minutes before the start of the meeting.

- 6. DCSW2009/0137/F - NEWCASTLE FARM HOUSE, ORCOP, HR2 8SF.** 17 - 22

Extensions to dwelling.

- 7. DCSW2008/2972/F - STEINER ACADEMY HEREFORD, MUCH DEWCHURCH, HEREFORD, HR2 8DL.** 23 - 32

Amendments to planning permission for new assembly hall, classrooms and ancillary building (ref DCSW2003/3461/F) including minor alterations to Church Farm.

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## **HEREFORDSHIRE COUNCIL**

**BROCKINGTON, 35 HAFOD ROAD, HEREFORD.**

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HEREFORDSHIRE COUNCIL

**MINUTES of the meeting of Southern Area Planning Sub-Committee held at The Council Chamber, Brockington, 35 Hafod Road, Hereford on Wednesday 18 February 2009 at 2.00 pm**

**Present:** Councillor PGH Cutter (Chairman)  
Councillor MJ Fishley (Vice Chairman)

Councillors: CM Bartrum, BA Durkin, AE Gray, JA Hyde, JG Jarvis,  
G Lucas, PD Price, RH Smith and JB Williams

**In attendance:** Councillors TW Hunt and RV Stockton

**82. APOLOGIES FOR ABSENCE**

Apologies were received from Councillors H Bramer and DC Taylor.

**83. DECLARATIONS OF INTEREST**

5. DCSE2008/2740/F - 9 GOODRICH CLOSE, ROSS-ON-WYE, HEREFORDSHIRE, HR9 5UX. (Agenda Item 5).  
Councillor G Lucas; Prejudicial; Friend of the applicant.

7. DCSE2008/2815/F - GARDNER BUTCHER GARAGES, 30 KYRLE STREET, ROSS-ON-WYE, HEREFORDSHIRE, HR9 7DB. (Agenda Item 7).  
Councillor G Lucas; Prejudicial; Friend of the applicant.

**84. MINUTES**

Councillor RH Smith noted that he was not the Local Ward Member but that he spoke on behalf of the Local Ward Member in respect of minute number 81

**RESOLVED:** That the Minutes of the meeting held on January 21 2009 be approved as a correct record and signed by the Chairman subject to the aforementioned amendment.

**85. ITEM FOR INFORMATION - SECTION 106 AGREEMENTS DETERMINED UNDER DELEGATED POWERS**

The Sub-Committee noted the Council's current position in respect of Section 106 agreements determined under delegated powers for the southern area of Herefordshire.

**86. DCSE2008/2740/F - 9 GOODRICH CLOSE, ROSS-ON-WYE, HEREFORDSHIRE, HR9 5UX. (AGENDA ITEM 5)**

*Single storey rear extension to provide wheelchair accessible facilities.*

Councillor CM Bartrum, the Local Ward Member, felt that his initial concerns had been resolved through the amended plans submitted by the applicant and he therefore moved the recommendation.

**RESOLVED**

**That planning permission be granted subject to the following conditions:**

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

**Reason: Required to be imposed by Section 91 of the Town and Country Planning Act 1990.**

**2 B03 (Amended plans)**

**Reason: To ensure the development is carried out in accordance with the amended plans and to comply with the requirements of Policy DR1 of Herefordshire Unitary Development Plan**

**3 F15 (No windows in side elevation of extension)**

**Reason: In order to protect the residential amenity of adjacent properties and to comply with Policy H18 of Herefordshire Unitary Development Plan.**

**Informatives:**

**1 N19 - Avoidance of doubt - Approved Plans**

**2 N15 - Reason(s) for the Grant of Planning Permission**

**87. DCSE2008/2743/F - WEST BANK RESIDENTIAL CARE HOME, WALFORD ROAD, ROSS-ON-WYE, HR9 5PQ. (AGENDA ITEM 6)**

Construction of two single storey and one two-storey extensions to existing residential care home.

The Southern Team Leader reported that the agent had written a further letter on the issue of over-development. This identified that Herefordshire Council had no adopted standards on external amenity space provision for residents of care homes. The agent was also aware of a study into the issue, which had been conducted by a planning consultant pursuant to a recent planning appeal lodged by the applicant elsewhere in the country. This had revealed that a number of local authorities had adopted minimum standards for the provision of external amenity space, ranging from 5 sq.m (Newham) to 17 sq.m (Mansfield District Council).

The useable amenity space at West Bank following the extension would equate to 1,520 sq.m, which when divided by the 42 residents would result in a level of provision equating to 36 sq.m per resident. This was more than double the highest adopted requirement by any authority that the applicant's planning consultant had been able to identify. The agent considered this to demonstrate that the provision of external amenity space would remain appropriate.

The Southern Team Leader added that the description of the development in the Agenda was incorrect and should read "CONSTRUCTION OF TWO SINGLE STOREY AND ONE TWO STOREY EXTENSIONS..."

Councillor AE Gray, the Local Ward Member, thanked Officers for arranging a comprehensive site inspection. She had a number of concerns regarding the application and she was of the opinion that granting planning permission on the site

would harm the character of the area. She advised the Sub-Committee that West Bank was a care home and not a nursing home and that the application would have a detrimental impact on the amenity of the neighbouring residents. She also voiced her concerns in respect of noise and light emanating from the premises and causing a disturbance to the neighbouring residents as well as foul water issues on the site.

Members discussed the application and had concerns regarding the continued expansion of the site. They felt that the footprint of the building was already too large and that granting the application would have a detrimental impact on the neighbouring dwellings. They noted that the application site fell within a residential area and was also within an area of outstanding natural beauty.

In response to a number of points made by Members, the Southern Team Leader advised that the site benefitted from mains drainage and that Welsh Water had not objected to the application and the drainage issues discussed could be addressed through suitable conditions if necessary. He added that car parking provisions had been increased and were deemed acceptable by the Highways Engineer together with the means of access. In response to a question from Councillor Jarvis it was acknowledged that the site plan included in the agenda pack was out of date but was the most recent OS plan that was available. He advised that it was provided solely as a location plan and was not necessarily an accurate plan of the site. This was something that was clarified by the detailed presentation.

In response to a question from Councillor JA Hyde, the Southern Team Leader added that the Commission for Social Care Inspection would be able to comment on the application but would have to limit their comments to their area of responsibility.

Councillor RH Smith moved that the application be refused contrary to the Officers recommendation on grounds of visual impact, overbearing, and the character and appearance of the application in a residential area. Members discussed the refusal motion and felt that the application was contrary to policies DR1, DR2, and CF7 of Herefordshire Council's Unitary Development Plan.

## **RESOLVED**

**That:**

**(i) The Southern Area Planning Sub-Committee is minded to refuse the application subject to the reasons for refusal set out below (and any further reasons for refusal felt to be necessary by the Head of Planning and Transportation) provided that the Head of Planning and Transportation does not refer the application to the Planning Committee:**

**The application is contrary to Policies DR1, DR2, and CF7 of the Unitary Development Plan due to overbearing, visual impact and the impact on the character and appearance of the residential area.**

**(ii) If the Head of Planning and Transportation does not refer the application to the Planning Committee, Officers named in the Scheme of Delegation to Officers be instructed to refuse the application subject to such reasons for refusal referred to above.**

[Note: Following the vote on this application, the Southern Team Leader advised that he would not refer the decision to the Head of Planning and Transportation.]

88. DCSE2008/2815/F - GARDNER BUTCHER GARAGES, 30 KYRLE STREET, ROSS-ON-WYE, HEREFORDSHIRE, HR9 7DB. (AGENDA ITEM 7)

*Proposed development of 13 no. new residential units 7 no. 3-4 bed houses, 3 no. 2 bed flats, 2 no. 2 bed houses and 1no. bed units with demolition works to remove existing garage and MOT Centre.*

The Senior Planning Officer reported the following comments received from the Conservation Manager:

- Roof form – the design & access statement goes to some lengths to argue that an array of symmetrical gables will not ‘work’ in the streetscape, but sidesteps my fundamental point that virtually all terraced houses have eaves and ridges *parallel* to the street. If monopitch roofs are to be used for purely aesthetic reasons, as here, the design must acknowledge that they set up a very strong rhythm which does not accommodate deviation: the reversed handing of units 12 & 13 is a case in point. Indeed there is no objective reason why these units need to be planned any differently to units 7-11, as reinstating a continuous street frontage is one of the key urban design objectives for the site.
- Active frontage – the dominance of deep voids (car ports, bin stores etc) at street level hardly constitutes an ‘active’ frontage, and the decision to provide two parking spaces per unit in units 7-13 rather than the minimum is a major contributor to this. Whilst accepting that the set back has been minimised and is necessary for visibility purposes, any token planting in this strip will not be viable and realistically it should be treated as an extension of the pavement. Similarly the lawns in front of units 12 & 13 are too exposed to be usable as amenity space and it might be better to offer this space at the rear.
- Parking provision – the public impact of providing two spaces per unit in 7-13 has been described above but it should also be noted that it impinges directly on the amenity of the gardens in units 7-11. The provision of first floor terraces is not necessarily compensation as they are responses to the projecting garages rather than features incorporated from first principles.
- Colour palette – the occurrence of boldly coloured elevations in Kyrle Street is a recent, atypical phenomenon and I welcome the confinement of colour accents to the timber oriels.

Conclusion/Recommendation:

Whilst I have no objection to the principle of a residential development on this site, I cannot support this scheme in its present form for the reasons given above; in particular I consider the relationship of units 12 & 13 to the rest of the scheme to be incongruous.”

In response to this comment the applicant has submitted amended plans which the Conservation Manager comments:

“The agents have grasped my point about the rhythm of the street elevations by reversing the handing of units 12 & 13 but have not addressed my other

concerns. The position of units 12 & 13 set back relative to units 7-11 still does not achieve the objective of re-instating a *continuous* frontage and the re-positioning of units 7-11 further back from the pavement line is, quite literally, a retrograde step. There is nothing gained from providing even more unusable 'landscaping' in this exposed location and certainly not at the expense of the private gardens to the rear. The omission of the bin store recesses reduces the proportion of rather intimidating voids at ground level but it might be better if the 'car ports' were simply treated as garages ie with external doors to the street."

The Senior Planning Officer noted the comments of the Conservation Manager, which focused on Units 12 and 13, but felt that it was not considered that these concerns would justify a refusal of planning permission. Notwithstanding the detailed comments made in relation to the siting of Units 12 and 13 relative to the remainder of the development, the proposal represented a significant enhancement to the Conservation Area and accorded with policies seeking to promote effective re-use of previously developed sites in sustainable locations.

He added that the Heads of Terms for the Section 106 Agreement should have included a further clause requiring the 2% levy for monitoring and enforcement of the Agreement in line with the adopted SPD

Councillor CM Bartrum, the Local Ward Member, welcomed the application to improve an area of Kyrle Street but he had reservations in respect of the proposed design of the dwellings, especially the use of mono pitched roofs in the application.

Councillor RH Smith noted that a preliminary contaminated land survey had been undertaken and felt that a contaminated land condition should have been included in the Officer's recommendation. He also voiced his concerns that the Local Ward Member had not been consulted during the Section 106 process. The Senior Planning Officer confirmed that the condition regarding the clearance of contamination would be included.

Members discussed the application thoroughly and although they had concerns regarding the proposed design they felt that granting the application would improve the site.

In response to concerns regarding the mono pitch roof, the Southern Team Leader advised Members that a standard roof would be likely to increase the height of the development.

**RESOLVED**

**That planning permission be granted subject to the following conditions:**

- 1 A01 (Time limit for commencement (full permission))**  
**Reason: Required to be imposed by Section 91 of the Town and Country Planning Act 1990.**
- 2 C01 (Samples of external materials)**  
**Reason: To ensure that the materials harmonise with the surroundings so as to ensure that the development complies with the requirements of Policy DR1 of Herefordshire Unitary Development Plan**
- 3 B07 (Section 106 Agreement)**

- a) £17,270 towards enhancement of existing open space, play sport and recreation facilities
- b) £32,813 towards the enhancement of educational infrastructure at Ross Early Years; Ashfield Park Primary School; St Josphe's RC Primary School; John Kyrle High School and Ross Youth Service

Reason: In order to provide [enhanced sustainable transport infrastructure, educational facilities, improved play space, public art, waste recycling and affordable housing] in accordance with Policy DR5 of the Herefordshire Unitary Development Plan 2007.

4 L01 (Foul/surface water drainage)

Reason: To protect the integrity of the public sewerage system and to comply with Policy CF2 of Herefordshire Unitary Development Plan.

5 L02 (No surface water to connect to public system)

Reason: To prevent hydraulic overloading of the public sewerage system, to protect the health and safety of existing residents and ensure no detriment to the environment so as to comply with Policy CF2 of Herefordshire Unitary Development Plan.

6 L03 (No drainage run-off to public system)

Reason: To prevent hydraulic overload of the public sewerage system and pollution of the environment so as to comply with Policy CF2 of Herefordshire Unitary Development Plan.

7 E01 (Site investigation - archaeology)

Reason: To ensure the archaeological interest of the site is recorded and to comply with the requirements of Policy ARCH6 of Herefordshire Unitary Development Plan.

8 E04 (Submission of foundation design)

Reason: The development affects a site on which archaeologically significant remains survive and a design solution is sought to minimise archaeological disturbance through a sympathetic foundation design in order to comply with the requirements of Policy ARCH2 of Herefordshire Unitary Development Plan.

9 H02 (Single access – footway)

Reason: In the interests of highway safety and to conform with the requirements of Policy DR3 of the Herefordshire Unitary Development Plan.

10 H03 – (Visibility splays)

Reason: In the interests of highway safety and to conform with the requirements of Policy DR3 of the Herefordshire Unitary Development Plan.

- 11 H04 (Visibility over frontage)
- Reason: In the interests of highway safety and to conform with the requirements of Policy DR3 of the Herefordshire Unitary Development Plan.
- 12 H08 (Access closure)
- Reason: To ensure the safe and free flow of traffic using the adjoining County highway and to conform with the requirements of Policy DR3 of the Herefordshire Unitary Development Plan.
- 13 H09 (Driveway gradient)
- Reason: In the interests of highway safety and to conform with the requirements of Policy DR3 of the Herefordshire Unitary Development Plan.
- 14 H13 (Access, turning area and parking)
- Reason: In the interests of highway safety and to ensure the free flow of traffic using the adjoining highway and to conform with the requirements of Policy T11 of the Herefordshire Unitary Development Plan.
- 15 H21 (Wheel washing)
- Reason: To ensure that the wheels of vehicles are cleaned before leaving the site in the interests of highway safety and to conform with the requirements of Policy DR3 of the Herefordshire Unitary Development Plan.
- 16 H22 (Opening windows adjacent to the highway)
- Reason: In the interests of highway safety and to conform with the requirements of Policy DR1 of the Herefordshire Unitary Development Plan.
- 17 H27 (Parking for site operatives)
- Reason: To prevent indiscriminate parking in the interests of highway safety and to conform with the requirements of Policy DR3 of the Herefordshire Unitary Development Plan.
- 18 H29 (Covered and secure cycle parking provision)
- Reason: To ensure that there is adequate provision for secure cycle accommodation within the application site, encouraging alternative modes of transport in accordance with both local and national planning policy and to conform with the requirements of Policy DR3 of the Herefordshire Unitary Development Plan.
- 19 I50 (Measures to deal with soil contamination)
- Reason: To ensure potential soil contamination is satisfactorily dealt with before the development is occupied and to comply with Policy DR10 of the Herefordshire Unitary Development Plan.

**INFORMATIVES**

- 1 **N15 - Reason(s) for the Grant of Planning Permission**
  - 2 **N19 - Avoidance of doubt - Approved Plans**
  - 3 **W01 - Welsh Water Connection to PSS**
  - 4 **W02 - Welsh Water rights of access**
  - 5 **HN01 – Mud on highway**
  - 6 **HN04 – Private apparatus within highway**
  - 7 **HN05 – Works within the highway**
  - 8 **HN10 – No drainage to discharge to highway**
  - 9 **HN22 – Works adjoining highway**
  - 10 **HN24 – Drainage other than via highway system**
89. **DCSW2008/2348/RM - LOWER WRIGGLESBROOK, KINGSTHORNE, HEREFORD, HR2 8AW. (AGENDA ITEM 8)**

*Detached dwelling.*

The Principal Planning Officer reported the following updates:

Emails had been received from Mr Pucill (Glenrosa) and Mr & Mrs Nicholls (Cherry Orchard) withdrawing their objection to the application. Mr & Mrs Nicholls commented that their only remaining concern was the potential impact of the boundary hedge on the light reaching the kitchen window.

A further letter had been received from G.J Wilden stating disagreement to any building before the boundary matter was settled.

Much Birch Parish Council was re-consulted as were the above residents with regard to the revised plans received. The Parish Council maintained their original objections to the scheme.

The Principal Planning Officer commented that it was not clear what the nature of the boundary matter raised by G J Wilden was. This could be a civil matter but a condition regarding boundary treatments would provide further control if necessary. He added that the issues raised by the Parish Council were addressed in the main report.

In accordance with the criteria for public speaking, Mr Lynne, the applicant, spoke in support of the application.

Councillor RH Smith, the Local Ward Member, felt that the site was well screened from the neighbouring residents and that it was in need of development. He added that the boundary treatment concerns could be addressed through suitable conditions and therefore he supported the recommendation.

**RESOLVED**



That planning permission be granted subject to the following conditions:

**1 B03 (Amended plans)**

**Reason:** To ensure the development is carried out in accordance with the amended plans and to comply with the requirements of Policy DR1 of Herefordshire Unitary Development Plan.

**2 C01 (Samples of external materials)**

**Reason:** To ensure that the materials harmonise with the surroundings so as to ensure that the development complies with the requirements of Policy DR1 of Herefordshire Unitary Development Plan.

**3 F16 (No new windows in specified elevation) (north)**

**Reason:** In order to protect the residential amenity of adjacent properties and to comply with Policy H18 of Herefordshire Unitary Development Plan.

**4 F17 (Obscure glazing to windows) (north)**

**Reason:** In order to protect the residential amenity of adjacent properties and to comply with Policy H18 of Herefordshire Unitary Development Plan.

**5 G04 (Protection of trees/hedgerows that are to be retained)**

**Reason:** To safeguard the amenity of the area and to ensure that the development conforms with Policies DR1 and LA5 of Herefordshire Unitary Development Plan.

**6 G09 (Details of Boundary Treatments)**

**Reason:** In the interests of visual amenity, to ensure the development has an acceptable standard of privacy and to confirm to Policy DR1 of Herefordshire Unitary Development Plan.

**7 G12 (Hedgerow planting)**

**Reason:** In order to maintain the visual amenity of the area and to comply with Policy LA6 of Herefordshire Unitary Development Plan.

**8 H12 (Parking and turning - single house)**

**Reason:** In the interests of highway safety, to ensure the free flow of traffic using the adjoining highway and to conform with the requirements of Policy T11 of Herefordshire Unitary Development Plan.

**9 H13 (Access, turning area and parking)**

**Reason:** In the interests of highway safety and to ensure the free flow of traffic using the adjoining highway and to conform with the requirements of Policy T11 of Herefordshire Unitary Development Plan

**Informatives:**

- 1      N19 - Avoidance of doubt - Approved Plans.**
- 2      N15 - Reason(s) for the Grant of PP/LBC/CAC.**

The meeting ended at 3.07 pm

**CHAIRMAN**

<b>ITEM FOR INFORMATION - APPEALS</b>
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**APPEALS RECEIVED****Application No. DCSW2008/2439/F**

- The appeal was received on 22nd February 2009
- The appeal is made under Section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission
- The appeal is brought by Michaelchurch Estate
- The site is located at Former Victoria Inn, Urishay Road, Michaelchurch Escley, Herefordshire,
- HR2 0JX
- The development proposed is Restoration and conversion of former Victoria Inn to dwelling. Bat loft and associated garage.
- The appeal is to be heard by Written Representations

**Case Officer: Andrew Prior on 01432 261932**

**APPEALS DETERMINED****Application No. DCSE2008/0526/F**

- The appeal was received on 28 October 2008
- The appeal was made under Section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission
- The appeal was brought by Mr GJ Jones
- The site is located at Great Howle Farm, Howle Hill, Ross-on-Wye, Herefordshire, HR9 5SL
- The application dated 25 February 2008 was refused on 28 April 2008
- The development proposed was Proposed erection of wind turbine on a fifteen metre monopole.
- The main issue is the effect of the proposed development on the character and appearance of the surrounding area.

**Decision:** The application was refused under Delegated Powers on 28 April 2008.  
The appeal was ALLOWED on 2 March 2009

**Case Officer: Duncan Thomas on 01432 261974**

**Application No. DCSE2008/0019/O**

- The appeal was received on 31 July 2008
- The appeal was made under Section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission
- The appeal was brought by Mr C Palmer
- The site is located at Land adjacent to Hazelnut Cottage, Llangrove, Ross-on-Wye, Herefordshire, HR9 6EZ
- The application dated 13 December 2007 was refused on 29 February 2008
- The development proposed was Site for proposed dwelling (max 90 square metres/2 bed).

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Further information on the subject of this report is available from the relevant Case Officer

- The main issues are:- (a) the character and appearance of the surrounding area, with particular regard to development plan policies seeking to encourage low cost housing, (b) the living conditions for future occupiers and (c) highway safety

**Decision:** The application was refused under Delegated Powers on 29 February 2008  
The appeal was DISMISSED on 17 February 2009

**Case Officer: Ed Thomas on 01432 260479**

**Application No. DCSE2007/3043/F Appeal A**

- The appeal was received on 18 June 2008
- The appeal was made under Section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission
- The appeal was brought by Kewmoor
- The site is located at Kings Head Hotel, High Street, Ross-on-Wye, Herefordshire
- The application dated 20 September 2007 was refused on 5 December 2007
- The development proposed was Conversion of and first and second floor extension to disused garage building at rear of hotel to create three storey building of 9 no. flats.
- The main issues are The effects of the proposals on the desirability of preserving the building or its setting or any features of special architectural or historic interest of the building and on the character and appearance of the area bearing in mind the appeal site's location in the Ross-on-Wye Conservation Area; The effects of both schemes on the living conditions of neighbours, particularly those in Kings Head Mews and, for appeal A only, the effects on the amenities of future occupiers of the proposed flats with regard to dedicated outdoor amenity space, natural light and ventilatin; whether, in view of the proposed lighting and mechanical ventilation arrangements for certain flats in the appeal A scheme, this would be a sustainable form of development; and the effects of both proposed developments on highway safety.

**Decision:** This application was refused by Committee contrary to Officer Recommendation on 5 December 2007.  
The appeal was ALLOWED on 28 January 2009

**Case Officer: Ed Thomas on 01432 261961**

**Application No. DCSE2008/0404/F Appeal B**

- The appeal was received on 24th July 2008
- The appeal was made under Section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission
- The appeal was brought by Kewmoor
- The site is located at Land to the rear of the Kings Head Hotel, High Street, Ross-on-Wye, Herefordshire, HR9 5HL
- The application dated 13 February 2008 was refused on 10 April 2008
- The development proposed was Proposed conversion of disused garage building at rear of hotel to eight dwellings.
- The main issues are The effects of the proposals on the desirability of preserving the building or its setting or any features of special architectural or historic interest of the building and on the character and appearance of the area bearing in mind the appeal site's location in the Ross-on-Wye Conservation Area; The effects of both schemes on the living conditions of neighbours, particularly those in Kings Head Mews and, for appeal A only, the

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Further information on the subject of this report is available from the relevant Case Officer

effects on the amenities of future occupiers of the proposed flats with regard to dedicated outdoor amenity space, natural light and ventilation; whether, in view of the proposed lighting and mechanical ventilation arrangements for certain flats in the appeal A scheme, this would be a sustainable form of development; and the effects of both proposed developments on highway safety

**Decision:** This application was refused under Delegated Powers on 10 April 2008.  
The appeal was ALLOWED on 28 January 2009

**Case Officer: Ed Thomas on 01432 261961**

If members wish to see the full text of decision letters copies can be provided



**ITEM FOR INFORMATION – SECTION 106  
AGREEMENTS DETERMINED UNDER DELEGATED  
POWERS**

**Planning Ref:** DCSE2008/F

**Address:** Rose Farm, Howle Hill

**Proposal:** Conversion to 2 dwellings

**Date Approved:** 22 January 2009

**Summary of Contributions:**

<b>Amount</b>	<b>Purpose</b>
£4,915	Transport
£4,953	Education
£1,058	Open Space
	Sports England
£120	Community
£241	Other
£226	2% monitoring

**Case Officer:** Ed Thomas on 01432 260479

**Planning Ref:** DCSW2008/3012/F

**Address:** 1 & 2 Church Barns, Eaton Bishop

**Proposal:** Sub-division – 2 units

**Date Approved:** 9 February 2009

**Summary of Contributions:**

<b>Amount</b>	<b>Purpose</b>
	Transport
£949	Education
£116	Open Space
£350	Sports England
	Community
	Other
£28	2% monitoring

**Case Officer:** Angela Tyler on 01432 260372

If members wish to see the full text of decision letters copies can be provided





## **6 DCSW2009/0137/F - EXTENSIONS TO DWELLING, NEWCASTLE FARM HOUSE, ORCOP, HR2 8SF.**

**For: Ms C Young per Mr S Brown, Simon Brown, 14 Monk Street, Monmouth, NP25 3NZ.**

**Date Received: 26 January 2009**

**Ward: Pontrilas**

**Grid Ref: 47813, 28069**

**Expiry Date: 23 March 2009**

Local Member: Councillor RH Smith

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

- 1.1 Newcastle Farmhouse is on the southern side of the class III road (C1235) that leads westwards out of Orcop Hill towards Bagwyllydiart. This road is characterised by mature hedgerows either side. The road declines southwards beyond Newcastle Farmhouse and the adjoining property immediately to the east, Stone Barn. Newcastle Farmhouse is approximately one metre below the level of the C1235 road. There is sufficient space in front of the property to park at least two vehicles clear of the C1235 road.
- 1.2 The property is a two-storey rubble stone dwelling under a natural slate roof. It has a boarded porch on the south elevation of the house and on the western end is a stone and horizontal boarded lean-to extension. There is a rendered single storey extension projecting off the south-eastern corner of the property.
- 1.3 It is proposed to erect a two-storey element onto the western end of the dwelling. It will project out 3.6 metres from the 9.7 metres long dwelling. It will be 7.2 metres high as compared to the 7.4 metres high existing dwelling. This two-storey element joins a further single-storey addition providing a dayroom/kitchen/diner. It is 5.3 metres high and projects 1.25 metres out beyond the existing line of the rear elevation of the building. A lean-to canopy is also proposed which covers an area 800mm wide on the south elevation of the proposed extensions.
- 1.4 The roadside (north) elevation will have a lean-to open porch between the single-storey element and the western end of the two-storey extension.
- 1.5 It is also proposed to widen the existing access point onto the highway. This will allow two vehicles to park off the highway and will facilitate better visibility to the west.
- 1.6 The dwelling has three floors of accommodation, including the roof space. The floor plans indicate that an additional bedroom will be provided in the two-storey element, the remaining area of the two-storey extension will provide a new stairwell serving the three floors of accommodation. The walls will be covered in horizontal locally grown boarding under a natural slate roof.

### **2. Policies**

#### **2.1 Planning Policy Statements**

PPS1 - Delivering Sustainable Development

**2.2 Herefordshire Unitary Development Plan**

Policy S1	-	Sustainable Development
Policy S2	-	Development Requirements
Policy DR1	-	Design
Policy H18	-	Alterations and Extensions

**3. Planning History**

- 3.1 SH941279PF Raise roof off existing stone walls - Approved 08.11.94  
and pitched roof on lean-to

**4. Consultation Summary**Statutory Consultations

- 4.1 No statutory or non-statutory consultations required.

Internal Council Advice

- 4.2 Traffic Manager recommends that on site parking for at least 3 vehicles be provided, instead of parking parallel to the highway as presently.

**5. Representations**

- 5.1 In the Design and Access Statement that accompanied the application, the following main points are raised:

- a high quality low energy extension
- intended to provide more suitable modern accommodation, provide adequate headroom and improve overall energy efficiency
- good quality materials and finishes, i.e. natural slate, natural finish locally grown timber cladding
- high quality joinery
- will have minimal impact on neighbours
- drive and parking area will be tarmac and gravel thereafter to match existing
- rainwater and surface water drainage will be a Sustainable Urban Drainage Scheme (SUDS) to drainage authority approval thereby reducing outfall to mains sewers
- access - pedestrian access unaffected, vehicle access represents minor change, disabled access will comply with Part M of Building Regulations
- strategy is to minimise fuel and GHG emissions
- designed towards zero-carbon usage, maximising solar gain in autumn, winter and spring, shading from high summer sun
- maximise insulation and air-tightness.

- 5.2 Orcop Parish Council make the following observations:

“Orcop Parish Council feels that the proposed plans would resemble cow housing of the old style. The opinion of the council is stone cladding should be used to blend in with the original house. Clapper board is out of keeping with the construction of surrounding houses and will detract from the appearance of the village. Additionally unsubstantiated claims of zero carbon construction should be ignored as eco-babble.”

**6. Officer's Appraisal**

- 6.1 The main issues are considered to be the form, massing and materials for the extensions and the on-site parking arrangements for the enlarged dwelling.
- 6.2 The proposed additions need to satisfy the requirements of Policy H18 of the Herefordshire Unitary Development Plan. It is considered that the extensions will not dominate the original stone building. The two-storey element is in proportion to the stone dwelling, it is set back from the roadside elevation and is also slightly lower than the existing dwelling. The single-storey extension provides a contrast to the two-storey element. It has been designed to capture sunlight via the south elevation and has only one window on the roadside (north) elevation. The comments of the Parish Council are noted but in the officer's opinion the use of natural timber cladding provides an appropriate contrast to the stone of the original dwelling. It is not evident what cow houses are being referred to, unless reference is being made to traditional barns which are often clad in boarding. The type of natural wood proposed would need to be the subject of a planning condition, in the event that planning permission was granted. It is not considered that weather-boarding is inappropriate nor unsympathetic, and indeed it is already a feature of the existing dwelling.
- 6.3 The Traffic Manager is seeking a turning facility for vehicles on site. This can be made the subject of a planning condition given there is sufficient room on the applicant's property for a turning facility and on-site parking.
- 6.4 This proposal is considered to be in keeping with the character of the existing dwelling, it does not visually dominate it nor does the use of weatherboarding detract from the amenities of the property. It is possible to park off the highway presently but a condition reinforcing the parking arrangements will, it is considered, satisfy the requirements of improving general highway safety as recommended by the Traffic Manager.

**RECOMMENDATION**

**That planning permission be granted subject to the following conditions:**

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

**Reason: Required to be imposed by Section 91 of the Town and Country Planning Act 1990.**

**2. B01 (Development in accordance with the approved plans)**

**Reason. To ensure adherence to the approved plans in the interests of a satisfactory form of development and to comply with Policy DR1 of Herefordshire Unitary Development Plan.**

**3. C01 (Samples of external materials)**

**Reason: To ensure that the materials harmonise with the surroundings so as to ensure that the development complies with the requirements of Policy DR1 of Herefordshire Unitary Development Plan**

**4. H12 (Parking and turning - single house)**

**Reason: In the interests of highway safety, to ensure the free flow of traffic using the adjoining highway and to conform with the requirements of Policy T11 of Herefordshire Unitary Development Plan**

**Informatives:**

- 1. N19 - Avoidance of doubt - Approved Plans**
- 2. N15 - Reason(s) for the Grant of Planning Permission**

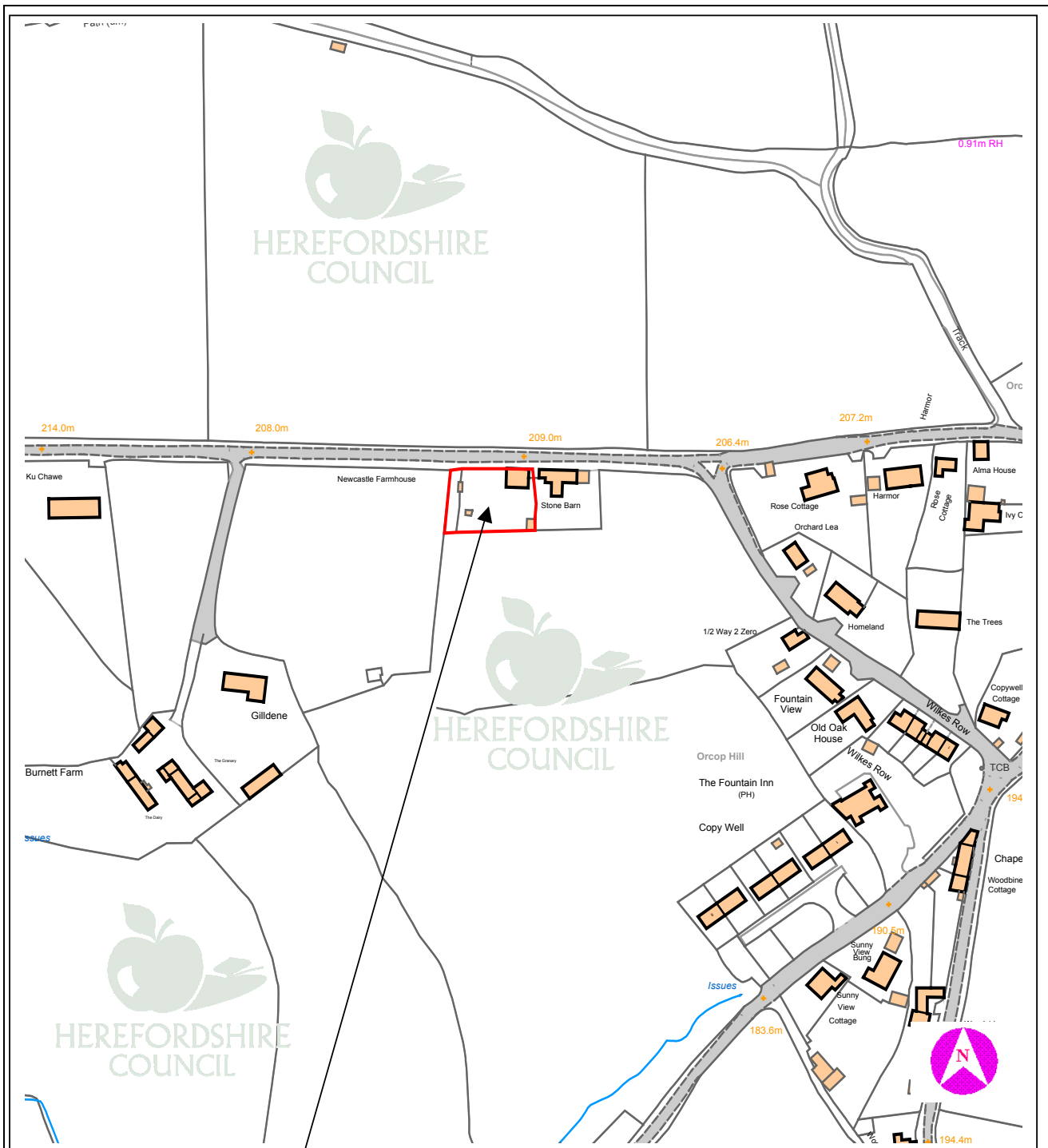
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**Background Papers**

Internal departmental consultation replies.



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**APPLICATION NO:** DCSW2009/0137/F

**SCALE :** 1 : 2500

**SITE ADDRESS :** Newcastle Farm House, Orcop, Herefordshire, HR2 8SF

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**7 DCSW2008/2972/F - AMENDMENTS TO PLANNING PERMISSION FOR NEW ASSEMBLY HALL, CLASSROOMS & ANCILLARY BUILDING (REF DCSW2003/3461/F) INCLUDING MINOR ALTERATIONS TO CHURCH FARM. STEINER ACADEMY HEREFORD, MUCH DEWCHURCH, HEREFORD, HR2 8DL.**

**For: Steiner Academy Hereford per John Renshaw Architects, 86 Constitution Street, Leith, Edinburgh, EH6 6RP.**

**Date Received: 11 December 2008**

**Ward: Valletts**

**Grid Ref: 48133, 31090**

**Expiry Date: 5 February 2009**

Local Member: Councillor MJ Fishley

**1. Site Description and Proposal**

- 1.1 Much Dewchurch is located some 7 miles south of Hereford and lies astride the Class II road that connects Wormelow and Allensmore. The site is located on the southern side of the village and comprises the existing Waldorf School. The school site covers a substantial area of land which encompasses the school buildings, pastureland to the south, the existing outdoor play areas to the south of St. David's Church and an area of pastureland to the east. In total the area is some 4.5 hectares.
- 1.2 This application principally relates to three areas of the school complex. The major elements relate to the two-storey classroom block and new assembly hall, which was the subject of the extant planning permission granted in January 2004 (SW2003/3461/F). These two linked buildings extend out in a south-easterly direction from the eastern end of the existing two-storey stone building (referred to as the Barn). A detached single storey woodwork/eurythmy building together with solar panels on the south facing roof of the Old Barn was also approved pursuant to SW2003/3461/F.
- 1.3 The revised proposal, which has latterly been informed by a public meeting arranged by the applicant and attended by interested parties including the Parish Council and the Much Dewchurch Society can be summarised as follows:-
- (i) access gallery to provide first floor access to classrooms within both the Barn and the classroom extension
  - (ii) creation of a basement level biomass boiler/plant room with associated flue
  - (iii) change to the design of covered walkways and storage provision associated with the hall
  - (iv) changes to fenestration and provision of timber louvres on the hall
  - (v) revisions to the design of the approved music room
  - (vi) erection of porch extension to Church Farm
  - (vii) alterations to fenestration on the Barn and Old School buildings
  - (viii) relocation of woodwork room to adapted buildings to the north of Church Farm.

- 1.4 The revised proposals, although informed by the outcome of the public meeting, are still the subject of formal consultation and any further comments will be reported verbally to Members.

## 2. Policies

### 2.1 Planning Policy Statements

PPS1	-	Delivering Sustainable Developments
PPS7	-	Sustainable Development in Rural Areas
PPG15	-	Planning and the Historic Environment

### 2.2 Herefordshire Unitary Development Plan

Policy S1	-	Sustainable Development
Policy S2	-	Development Requirements
Policy S7	-	Natural and Historic Heritage
Policy S11	-	Community Facilities and Services
Policy DR1	-	Design
Policy DR2	-	Land Use and Activity
Policy DR4	-	Environment
Policy HBA1	-	Alterations and extensions to listed buildings
Policy HBA4	-	Setting of listed buildings
Policy LA2	-	Landscape Character
Policy LA3	-	Setting of Settlements
Policy CF5	-	New Community Facilities

## 3. Planning History

3.1	SH871704PF	Change of use of barns into a two-storey classroom block and construction of playground, parking and turning area	-	Approved	10.02.88
	SH940094PF	Erection of new complex to provide theatre and hall space, art/craft facilities and alterations to link block	-	Refused	20.04.94
	SH940095PF	Erection of a timber framed kindergarten building	-	Refused Appeal dismissed	20.04.94 15.12.94
	SH950413PF	Extend temporary permission for two portakabins and a timber storage shed	-	Approved	21.06.95
	SH950448PF	Kindergarten block, workshops and hall complex, altered and extended toilet block and hard play area	-	Refused Appeal dismissed	20.09.95 04.10.96
	SH970543PF	Retention of two portakabins and storage shed	-	Approved	03.09.97



SW2000/2970/F	Change of use to educational premises with extension and alteration and erection of garage workshop (Church Farm)	-	Approved 18.04.01
DCSW2003/3461/F	New assembly hall, new classroom block and ancillary buildings. Removal of temporary buildings and sheds	-	Approved 09.01.04
DCSW2005/3136/F	Change of use from agricultural use to overspill car parking in part of field on temporary basis	-	Deemed Withdrawn 23.03.07
DCSW2006/3430/O	Site for new school buildings and new access to extend school facilities	-	Refused 24.01.07 Appeal dismissed 11.03.08
DCSW2007/1091/O	Site for new school buildings and new access to extend school facilities	-	Refused 20.06.07 Appeal dismissed 11.03.08
DCSW2008/1702/F	Siting and erection of prefabricated classrooms, w.c. and kitchen facilities to provide temporary accommodation during rehabilitation and extension of existing school premises	-	Approved 17.09.08
DCSW2008/2378/F	Erection of field hut for temporary planning permission (retrospective) for a period of 5 years	-	Approved 05.11.08

#### 4. Consultation Summary

##### Statutory Consultations

- 4.1 English Heritage raise no objections, stating that the application should be determined in accordance with national and local policy guidance.

##### Internal Council Advice

- 4.2 Traffic Manager queries how the extension will affect pupil numbers.
- 4.3 Conservation Manager raises no objection commenting that the proposed amendments to the 2003 application do not appear to involve significant alterations to the permitted scheme.

#### 5. Representations

- 5.1 In the revised Design and Access Statement following the changes made, the following main points are raised:

- location and design of flues amended
- ventilation cowls omitted
- canopies/awnings adjacent to Church Farm omitted; chimney stack retained
- Boiler Room: flue will need to rise 2 metres above ridge of Hall. Flue will now be contained within chimney stack, clad in matching weatherboarding. Anticipated there will be 12 deliveries per annum by a 4 axle rigid HGV (10m long by 2.5m wide). Also two back-up deliveries for fuel oil and lpg for cookery and science laboratory. Boiler, flue, flue exissions, fuel storage and plant room will comply with regulations
- Hall: use of internal blinds not as effective, does not prevent overheating in summer
- ventilator cowls omitted and replaced with larger areas of openable windows. This avoids need for extra duct and vents associated with mechanical ventilation systems in Hall
- Church Farm: design for porch amended to simpler lean-to roof
- awnings have been omitted
- chimney will be retained and repaired, as suggested by Parish Council and Much Dewchurch Society
- change of use/adaptation of garage/workshop north of Church Farm to woodwork room. Woodwork still to be taught still on site. No requirement to use power tools. Proposed finishes to external walls and roof will match the existing and approved buildings with rendered finish and timber cladding, together with a natural slate roof.

5.2 Much Dewchurch Parish Council make the following observations in respect of the originally submitted scheme:

“The Steiner Academy have submitted these plans without any consultation nor discussions with village residents nor the Much Dewchurch Parish Council and due to the fact that the documents are date stamped December 8th 2008, the enclosed letter to the Parish Council is dated December 11th and was not received until December 17th, it only had nine working days to deal with the reply owing to two weekends and the Christmas and New Year breaks.

The Parish Council appreciates many of the proposed changes have arisen to comply with rulings and legislation. However, the proposed changes to the Gothic windows in the original School Building and the proposed chimney and roofing would not be in keeping with surrounding buildings in the village. The proposed changes and alterations intended for the Church Farm House have also raised concerns and objections from residents.

The Parish Council regard the proposed exterior changes to the buildings would alter the appearance and character in this part of Much Dewchurch where there are listed buildings and the proposals would contravene Planning Appeals Inspectors' decisions of now allowing developments which would change the appearance and character of the village.”

5.3 Seven letters of representation have been received from the following:

Mr CM Brown, Stone House, Much Dewchurch, HR2 8DL

Mrs B Brown, Much Dewchurch Society, c/o The Old Vicarage, Much Dewchurch, HR2 8DH

Mrs A Dale, Home Farm, Much Dewchurch, HR2 8DH

RJ & S Sheppard, Hybab View, Much Dewchurch, HR2 8DH

Mr AW Twiston-Davies, The Mynde, Much Dewchurch, HR2 8DN  
P L Grubb, Almond House, Much Dewchurch, HR2 8DL  
Mr CG Powell, The Old Vicarage, Much Dewchurch, HR2 8DH

The following main points are raised:

- boiler flue too visually intrusive, particularly given proximity to boundary with Grade I Church
- flue suggests industrial site
- enlarged storage sites throws up appropriateness of location of site
- flat roofs instead of sloping roofs, detrimental effect on appearance of new Hall and site
- better to have slate or natural covering on sloping roofs than stainless steel
- ventilation cowls too prominent
- timber shutters to windows in Eurythmy/Music Block increases impact of buildings and out of character with location. Could reduce size of windows viz kindergarten or use internal blinds
- Church Farm is included in Royal Commission for Historic Monuments on strength of historic features. English Heritage confirmed that building still of 'considerable local interest'
- porch for Church Farm in access of area lost by platform lift, bears no relation to main entrance therefore out of character
- awnings proposed wholly out of character and would increase footprint of building
- demolition of chimney (on Church Farm) not rationalised by applicants. Loss would detract from historic fabric of the thirteenth century farm house
- what is proposed to barns
- any changes to Gothic windows in Old School detrimental to character of site
- scheme fails to respect sensitivity of location in historic heart of village
- Church Farm should retain character and appearance of a farm house, which in turn forms an integral part of the grouping of historic buildings in centre of village
- includes part of church parking area, established by title
- have conditions previously imposed on earlier planning permission been complied with?
- has English Heritage approved the plans?
- are the applicants observing all the requirements placed on them by the Inspector?

- 5.4 At the time of writing formal comments are awaited on the revised proposals and will be reported verbally.

The full text of these letters can be inspected at Southern Planning Services, Garrick House, Widemarsh Street, Hereford and prior to the Sub-Committee meeting.

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

- 6.1 It is considered that the main issue associated with this application relates to the impact of the alterations upon the character and appearance of this historic complex of buildings and the wider setting of the village, the listed former farmhouse and Church and surrounding countryside.
- 6.2 The applicants have made alterations to the originally submitted scheme, which have been submitted following a public meeting held on the site between interested parties. These alterations include the relocation of the woodwork room to a proposed new building on the site of an existing garage/workshop building, immediately to the north

of Church Farm. These are currently the subject of formal consultation amongst the other changes proposed, which is reflected in the recommendation below.

- 6.3 The school site can be broken down into different components, namely Church Farm together with the proposed woodwork building, the Barn, the Old School building, the two storey classroom block and Hall, and lastly the Eurythmy/Music block. For ease of reference, the appraisal considers the various alterations to these components in turn.
- 6.4 Church Farm, as a result of the revisions submitted, would retain its chimney on the southern end of the building. The proposed awnings around the building have been omitted from the scheme. The only new addition is the porch on the east elevation of the building, which has been simplified following comments made on the original proposal. It will now have the appearance of a rendered lean-to extension instead of the originally submitted gable fronted building. It is considered that this revised addition together with two rooflights in the west elevation are acceptable new elements that will preserve the character and integrity of the listed Church Farm.
- 6.5 The plans submitted for the Woodwork Room immediately to the north of Church Farm provide for a timber boarded building on the east and part west elevations and a rendered finish elsewhere and on the north elevation. The hipped roof will be covered in natural slates and lit by three rooflights in each of the three roof slopes. The building is 7.1 metres wide on the southern gable elevation and 10 metres long on the east elevation. The west elevation is 6.7 metres. It is considered that the new slate roofed building is well sited given the screening afforded it by trees to the north and west. Church Farm will remain the dominant building and since it replaces an existing building it is not considered that there will be any detrimental impact on the setting of the former farmhouse.
- 6.6 With regard to the Barn building there will be minimal changes to fenestration on the north elevation of the stone building. The new windows are in the timber infill area and entail the removal of four existing windows and their replacement. The main alteration is the erection of a gallery on the south elevation of the building, which provides for first floor access (a requirement of the Building Regulations and Disabled Discrimination Act) from across the school and allows for a more conventional layout inside the existing barn building. The timber framed feature introduces a new element onto the site, but one that is not considered to detract from the character of the Barn nor the setting of the site in relation to the Grade I Listed building and Church Farm itself.
- 6.7 The Old School building will essentially be repaired and rehabilitated. This includes works to the window details on the north and east elevations. The original Gothic style windows on the south gable elevation will also be restored. A new three light window is proposed in the south elevation that replaces an ugly modern window. New doorways and an enclosure for a lift are installed on the west elevation of the Old School. In response to concerns raised by some, the alterations proposed do not entail the removal of Gothic windows, indeed this building is enhanced with the restoration of existing windows and the rendering of a brick lean-to visible on the east elevation.
- 6.8 The new school block will essentially provide w.c. facilities on the ground floor and classrooms above, as previously approved. It was originally clad at both levels on the west elevation. The first floor area will, together with the southern gable end, be lime rendered as elsewhere on the site. This use of render will help differentiate the buildings when viewed in more distant public views from the south-west and south of the site.

- 6.9 The canopy on the western side of the classroom block continues as a flat roof over storage elements that also projects out on the western side of the proposed Hall. This flat roof replaces the originally approved sloping roofs. It is considered that the flat roof would provide a continuous visual link between the new hall and the classroom block immediately to the north. It is not considered to be a discordant feature on what is a modern building. The new hall, roofs to the Barn and Old School and Church Farm will remain the dominant features in the landscape. The use of more glazing, for solar gain, just below eaves level also enables more prominent rooflights to be omitted.
- 6.10 Representations were received regarding the installation of the ventilation cowls and the external flue which projected above the ridge line on the hall. The cowls have been omitted from the scheme and the flue incorporated into a chimney stack which projects out of the roof giving the building a more conventional silhouette comparable with Church Farm. In response to queries regarding the roof covering of the classroom block and hall, it is advised that the extant scheme allowed for the possibility of a turf or natural slate roof. Natural slate roof is proposed for all new buildings on the site and is considered entirely appropriate in this historic context.
- 6.11 It is considered that the enlargement of storage areas and the installation of a basement plant room under the new hall are matters that are acceptable in terms of their scale and visual impact. These changes have largely been driven by the floorspace requirements of Sport England and the desire to provide for a low energy fuel source. The changes accord with Herefordshire Unitary Development Plan policies which promote sustainable development objectives.
- 6.12 The final building is the Eurythmy/Music block which has been re-modelled such that the music room is larger and the roof profile is altered to match the hipped roof on the kindergarten block attached to Church Farm. The issue of shutters has been raised with regard to this building. It is not considered that the timber shutters will be a discordant feature in the overall scheme such that they will detract from the character and setting of the site.
- 6.13 During the course of the consideration of this application, clarification has been sought in relation to the impact of the proposals upon pupil numbers and it is confirmed that there will be no intensification over the acknowledged school roll. Furthermore details of the projected vehicular movements associated with the delivery of woodchip to the biomass boiler suggest that a total of 12 deliveries will be made per annum. It is not considered that this modest uplift in traffic movements over and above existing vehicular activity would reasonably substantiate a refusal of planning permission.
- 6.14 In conclusion, the scheme has been revised from that originally approved. The new elements such as the gallery providing first floor access across the site are sensitively designed and will enhance the function of the new Academy as required by the Building Regulations and DDA regulations. The revised and more modest changes to Church Farm and its immediate setting are considered to be sensitive to this historic building. The new Woodwork Room is well sited and sensitively finished. The Barn and Old School buildings will alter little externally when viewed from public vantage points. Indeed it is considered that the Old School building will be enhanced with the proposed repair and replacement windows. The classroom block and hall alters from that approved with the use of lime render which will differentiate the building when viewed against the predominantly timber clad building. The flat roofed areas will not materially impact upon the setting of the Grade I Listed Church. It is considered that the reduction in glass on the south gable will reduce the impact of the building in

distant views from the south. The removal of the detached flue and prominent ventilation cowls omits elements that would have introduced discordant features within the site and the repositioning and traditional treatment of the revised flue is considered to be a significant improvement on the original submission. The Eurythmy/Music block will also compliment the existing and new buildings as regards materials and the hipped roof profile.

6.15 On the basis of the revised proposals, the scheme can be supported subject to the conditions set out below.

## RECOMMENDATION

**Subject to no further objections raising additional material planning considerations by the end of the consultation period, the officers named in the scheme of delegation be authorised to approve the application subject to the following conditions and any further conditions deemed necessary by officers.**

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

**Reason: Required to be imposed by Section 91 of the Town and Country Planning Act 1990.**

**2. B03 (Amended plans)**

**Reason: To ensure the development is carried out in accordance with the amended plans and to comply with the requirements of Policy DR1 of Herefordshire Unitary Development Plan.**

**3. B04 (Amendment to existing permission)**

**Reason: For the avoidance of doubt and to comply with the requirements of Policy DR1 of Herefordshire Unitary Development Plan.**

**4. D05 (Details of external joinery finishes)**

**Reason: To ensure that the materials harmonise with the surroundings so as to ensure that the development complies with the requirements of Policy DR1 of the Herefordshire Unitary Development Plan.**

**5. C01 (Samples of external materials)**

**Reason: To ensure that the materials harmonise with the surroundings so as to ensure that the development complies with the requirements of Policy DR1 of Herefordshire Unitary Development Plan.**

### Informatives:

**1. N19 - Avoidance of doubt - Approved Plans**

**2. N15 - Reason(s) for the Grant of Planning Permission**

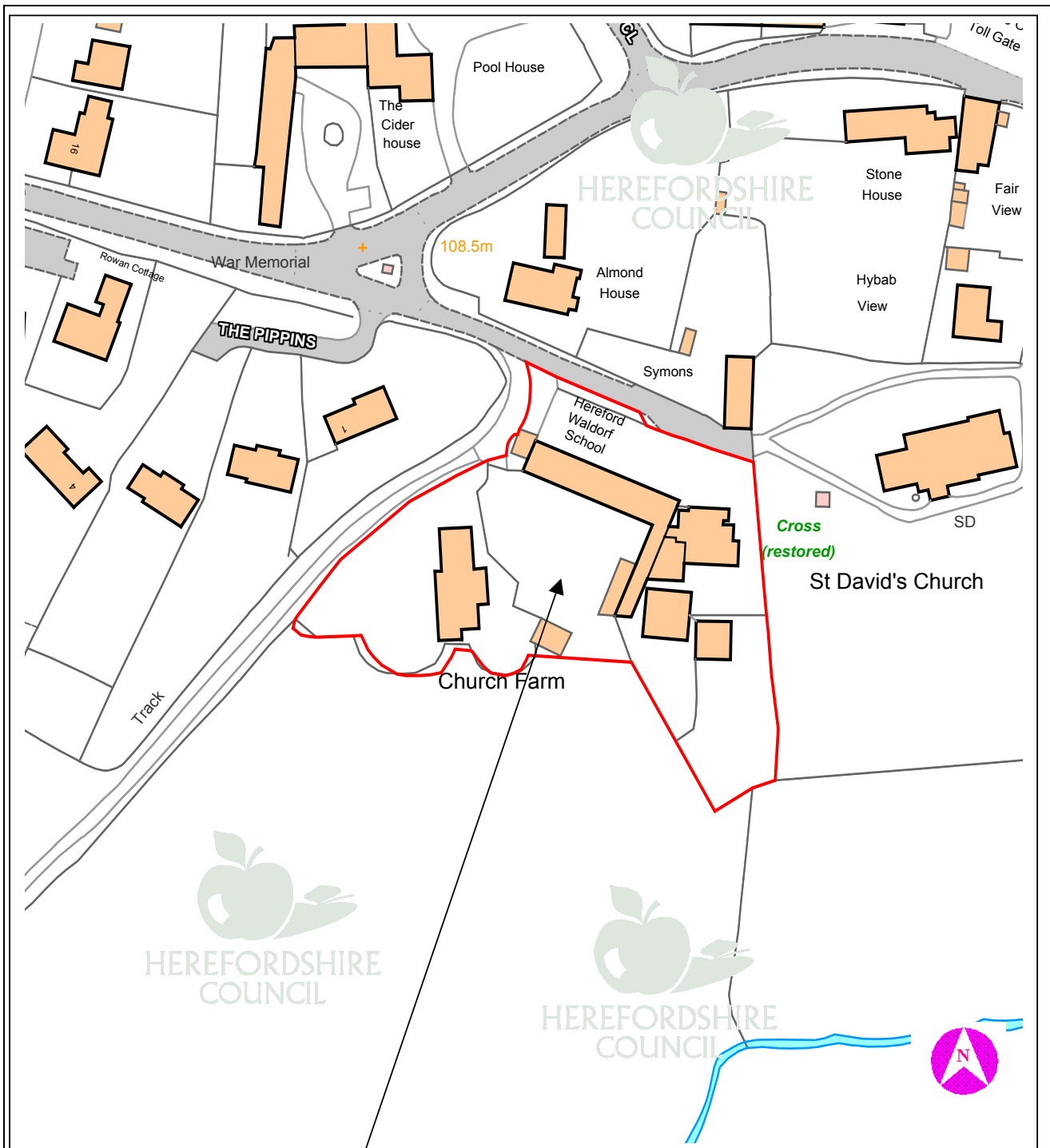
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**Background Papers**

Internal departmental consultation replies.



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**APPLICATION NO:** DCSW2008/2972/F

**SCALE :** 1 : 1250

**SITE ADDRESS :** Steiner Academy Hereford, Much Dewchurch, Hereford, Herefordshire, HR2 8DL

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