

DCSE2007/3931/F - INSTALLATION OF SINGLE STOREY STRUCTURE FOR EXTENDED SCHOOLS SERVICES UNIT. JOHN KYRLE HIGH SCHOOL, LEDBURY ROAD, ROSS-ON-WYE, HEREFORDSHIRE, HR9 7AJ

For: Director of Children Services per Property Services Manager, Herefordshire Council, Property Services, Franklin House, 4 Commercial Road, Hereford, HR1 2BB

Date Received: 21st December 2007 Ward: Ross-on-Wye West Grid Ref: 60438, 25251

Expiry Date: 15th February 2008

Local Members: Councillor G Lucas and Councillor C Bartrum

1. Site Description and Proposal

- 1.1 John Kyrle High School occupies a large site at the north-eastern end of Ledbury Road, Ross on Wye. The buildings are concentrated at the western end of the site. Immediately to the south of the main complex is a triangular area not currently occupied by buildings, which adjoins the rear gardens of houses in Three Crosses Road and Springfield Road. It is proposed to install a 6-bay prefabricated structure, 18 m long x 8.4 m wide and about 3.2 m high, within this open area for the use of the Extended School Services.
- 1.2 The new unit would have a smooth blue pastisol finish with white PVCu windows and doors, with 3 timber access and emergency ramps and safety railings. It would be sited about 5.5 m (at the nearest) to the Three Cross Road houses and about 9.5 m from the Springfield Road houses. There is a conifer hedge along the school side of the boundary with these properties.
- 1.3 The unit would be used by the Ross Partnership for Extended Schools and would provide a GP's surgery, counselling room office and (provisionally) a family room. Further details of the use are given in paragraph 5.1 below.

2. Policies

2.1 Herefordshire Unitary Development Plan 2007

Policy S11	-	Community Facilities and Services
Policy CF5	-	New Community Facilities
Policy S2	-	Development Requirements
Policy LA1	-	Areas of Outstanding Natural Beauty
Policy DR1	-	Design
Policy DR2	-	Land Use and Activity

3. Planning History

- | | | | | |
|-----|-----------------|---------------------------------------|---|------------------------|
| 3.1 | DCSE2000/2833/F | Erection of replacement arts block. | - | Approved
20.12.2000 |
| | DCSE2003/2916/F | 2 storey extension to sixth form area | - | Approved
10.3.2003 |

4. Consultation Summary

Statutory Consultations

- 4.1 No statutory or non-statutory consultations required.

Internal Council Advice

- 4.2 The Traffic Manager recommends that conditions be imposed regarding secure cycle parking and a travel plan.

5. Representations

- 5.1 A Design and Access Statement explains that:

- (1) the unit would provide extended school services for pupils as well as the local community and would be used by various social based groups (e.g. Ross Partnership, youth workers and family support services), PCT professionals, a GP and the school nurse
- (2) the family room could provide various multi-use functions
- (3) in appearance the structure should convey a fresh, modern and clinical appearance in order to blend in with a nearby school extension and give the impression of appropriate accommodation for professional health and social services.
 - In addition further information has been received explaining the extended schools programme:
- (4) The Ross Partnership of Extended Schools is made up of 13 feeder primary schools and John Kyrle High School and Sixth Form Centre. The partnership aims to deliver extended services to all of these schools and their communities.
- (5) The Government aim is that all schools should have reached the target of being designated Full Core Offer by 2010. The Full Core Offer consists of
 - High Quality Wraparound Childcare from 8 am - 6 pm, 5 days per week 48 weeks per year where the need is identified.
 - A varied menu of activities and study support.
 - Parenting Support.
 - Swift and Easy Access to Targeted Services.
 - Community Access.
- (6) This is a very wide remit and in order to fulfil this with quality, we need to have a dedicated centre from which to co-ordinate and deliver services. It is vital that the co-ordinator is based in the lead school.

- (7) The weekly GP clinic is vital for the wellbeing of young people. The site has been carefully chosen so that the lower school can access the clinic without having to pass through the area where older students congregate and for older students it is in a space where they will not be challenged when accessing the facility. In addition the school nurse will have access to use this site for confidential additional drop-in clinics.
- (8) The new ES building would provide a base for a speech and language support worker and for other vital agencies (e.g. Education Welfare Officer)
- (9) Evidence shows that a regular presence of uniformed CSOs/Police on a school which the unit would allow lowers the incidence of disruptive behaviour.
- (10) Members of the community will be made aware of local CSO drop-in sessions, there may be a job point facility for residents this side of town, the Primary Care Trust may use the unit. The Adult Education Centre plan to run daytime courses.
- (11) Plans are to run summer childcare provision from the centre and possibly an after school club.
- (12) The remit for parenting support is varied and initial plans are to build on engaging parents and supporting strategies to improve behaviour.
- (13) The ES building is planned to be sited close to the site manager's residence and will be securely fenced at the rear to prevent access between the back of the building and the rear of the adjoining properties, and the building will be alarmed.
- (14) CCTV covers the main areas of the school and may be increased to add to security at the rear of the proposed structure.

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 The proposed prefabricated structure would not be attractive but would be well screened from public view by existing houses and boundary planting. The conifer hedge would also provide screening from at least the ground floor and gardens of the adjoining houses. These houses have quite long gardens so that the proposed structure would be about 30 m from the nearest house in Three Crosses Road and about 25 m from the nearest house in Springfield Road. Despite its appearance then the prefabricated structure would not be unduly obtrusive from public or private viewpoints and would not therefore harm unacceptably the visual amenities of the area.
- 6.2 The prefabricated unit is not intended to accommodate large numbers of children and neighbours are unlikely therefore to be disturbed by noisy activities. Access is via a pedestrian path only with cars being parking in the existing car park.
- 6.3 The remaining issue raised in the representations is the security of local residents. The unit would be used by small numbers at any one time and there would always be adult supervision, judging from the activities listed in paragraph 5.1 above. There is already good CCTV surveillance of the school and school grounds and it is being

checked whether this would cover the narrow gap (3 or 4 m) between unit and boundary hedge and if not whether an additional camera could be installed. Nevertheless there is no reason to think that the school will not be able to supervise adequately this additional facility. I consider therefore that the unit would not reduce to any appreciable extent the security of neighbours nor harm significantly their amenity. Furthermore the unit would be appropriate in scale to the needs of the local community and be located within the community that it is to serve. Accordingly the proposal complies with policy CF5 of the Council's Unitary Development Plan.

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.

INFORMATIVES:

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

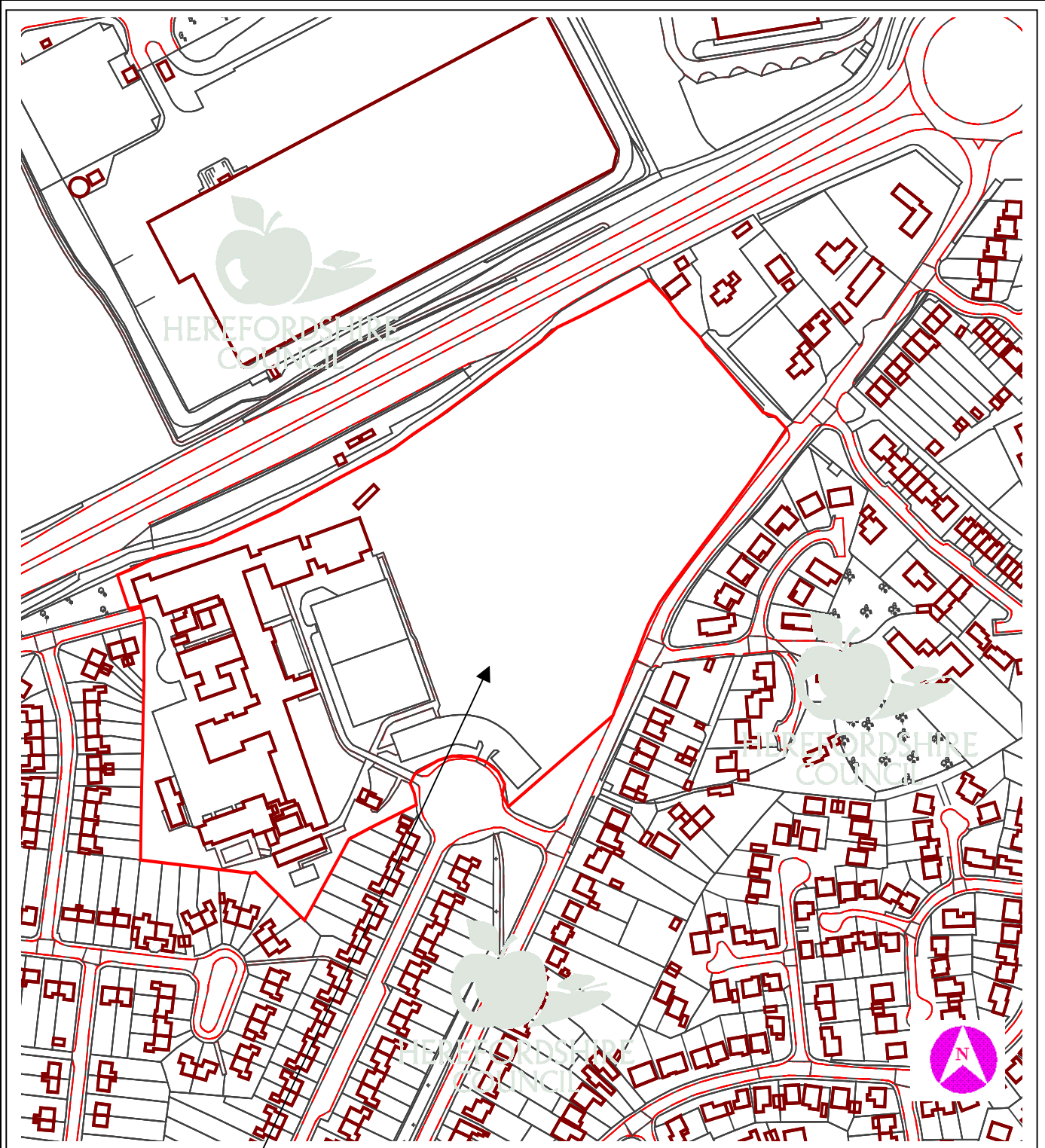
Decision:

Notes:

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Background Papers

Internal departmental consultation replies.



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APPLICATION NO: DCSE2007/3931/F

SCALE : 1 : 3000

SITE ADDRESS : John Kyrle High School, Ledbury Road, Ross-On-Wye, Herefordshire, HR9 7AJ

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