

**DCNW2008/0221/F - INSTALLATION OF TWO
TEMPORARY UNITS AND REMOVAL OF TWO UNITS.
ORLETON PRIMARY SCHOOL, ORLETON, LUDLOW,
HEREFORDSHIRE, SY8 4HQ**

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

Date Received: 25th January 2008

Ward: Bircher Grid Ref: 49710, 67350

Expiry Date: 21st March 2008

Local Member: Councillor W L S Bowen

1. Site Description and Proposal

- 1.1 The site for the proposed development forms part of the school complex, alongside the southern side of the main school building.
- 1.2 Adjacent to the southern boundary of the application site are residential curtilages to two separate dwellings.
- 1.3 The application proposes two replacement pre-fabricated structures - Unit 'A' as indicated on the plans submitted as part of the application is for use as a classroom and Unit 'B' as a pre-school facility.
- 1.4 The existing pre-fabricated units are on the area of land where it is proposed to locate Unit 'A'. Unit 'B' is proposed on land 3 metres from the southern boundary. Both units are considerably larger than the existing two on site.
- 1.5 Also forming part of the application is a proposal for a new hard-surfaced playing area, directly abutting the northern side of the proposed Unit 'B' with a new access gate into it from the western side, and a new link fence alongside the eastern boundary of Unit 'B' and the proposed play area.

2. Policies

2.1 Herefordshire Unitary Development Plan

S1	-	Sustainable Development
S2	-	Development Requirements
S11	-	Community Facilities and Services
DR1	-	Design
DR2	-	Land Use and Activity
DR3	-	Movement
DR4	-	Environment
CF5	-	New Community Facilities
CF8	-	School Proposals

3. Planning History

- 3.1 NW01/1820/F Single-storey extension - Approved 28th August 2001
- 3.2 N98/0385/N Extension of existing hard-play area - Approved 7th September 1998

4. Consultation Summary

Statutory Consultations

- 4.1 Sport England - no objections raised.

Internal Council Advice

- 4.2 The Transportation Manager raises no objections subject to inclusion of standard conditions with respect to parking provision.
- 4.3 The Environmental Health Manager raises no objections.

5. Representations

- 5.1 Orleton Parish Council has responded to the application stating:

"No objections to Unit A. Unit B impacts too much on neighbouring property in its proposed position. More car parking will need to be provided".

- 5.2 A letter of objection has been received from:

Mr R. Ball, 1 The Halletts, Orleton

Objection raised refers to:

- Location of proposed Unit B just 3 metres from boundary.
 - Over-looking of garden from window in southern elevation of Unit B.
 - Impact of additional traffic on adjoining public highway.
 - If there is a genuine need for additional units, why can the structure not be located elsewhere?
- 5.3 A further letter in support of the application has been received from the Council's Property Services stating that the location for Unit B has been decided based on a number of factors:
- Need for segregation between school activities and that of nursery users.
 - Need to locate Unit 'B' at this specific location , in order to allow a hard-play area to exist adjacent to the unit.
 - The existing school football pitch needs to be retained and, therefore, the site for Unit 'B' as proposed is the only alternative site available. The letter acknowledges that viewing implications will arise for the neighbouring properties.

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

6. Officer's Appraisal

6.1 The key issues in respect of this application are:

- Location of proposed Unit 'B'
- Car parking
- Impact on amenity and privacy of adjoining neighbours

6.2 Location of Proposed Unit 'B'

The site for Unit 'B' was considered the most acceptable site in consideration of the schools existing site layout, the need to retain the existing school's playing field for sporting activities, and the need to segregate from the main school campus users of Unit 'B', the pre-school nursery facility.

6.3 Car Parking

The Council's Transportation Manager has raised no objections subject to conditions in relationship to a cycle parking facility and provision of a Travel Plan.

6.4 Impact on Amenity and Privacy of Adjoining Neighbours

Objections have been raised to the proximity of Unit 'B', with residential neighbours. The proposed location of Unit 'B' is 3 metres from the adjoining boundary. Unit 'B' is proposed for use as a separate pre-school nursery facility, with a separate access into office accommodation on the southern side of the proposed unit. Nursery access is proposed on the western side of Unit 'B'.

6.5 The nearest dwelling to this Unit is located approximately 12 metres away. In between is the dwelling's residential curtilage, the Unit itself is located 3 metres from the dwelling's boundary within the school complex.

6.6 In consideration of the distances involved, use of the proposed building including the office use, on the southern side, amenity and privacy are not sufficiently compromised to merit refusal of the application. A condition can be attached to any subsequent approval notice issued, with regards boundary fencing. The proposed unit being only single storey in height within an existing school complex.

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. The existing modular units as indicated on drawing number PSD/H/08/02 shall be removed from the site within two months of first use of the development hereby approved.

Reason: In the interest of the amenity of the surrounding area.

3. The premises shall be for use only as indicated on drawing number PSD/H/08/02 submitted as part of the application for planning determination and for no other purpose (including any other purpose in Class 'C2' of the schedule to the Town and Country Planning (Use Classes) Order 1987, or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification).

Reason: The local planning authority wish to control the specific use of the land/premises, in the interest of local amenity.

4. The use hereby permitted shall not be open outside the hours of 8.00 am - 5pm Mondays to Fridays.

Reason: To safeguard the amenities of the locality.

5. G01 (Details of boundary treatments)

Reason: In the interests of visual amenity and to ensure dwellings have satisfactory privacy.

6. H29 (Secure covered cycle parking provision)

Reason: To ensure that there is adequate provision for secure covered cycle accommodation within the application site, encouraging alternative modes of transport in accordance with both local and national planning policy.

7. H30 (Travel plans)

Reason: In order to ensure that the development is carried out in combination with a scheme aimed at promoting the use of a range of sustainable transport initiatives.

Informative(s):

1. **N15 - Reason(s) for the Grant of Planning Permission**
2. **N19 - Avoidance of doubt**
3. **HN25 - Travel plans**
4. **HN26 - Revised Travel Plan**

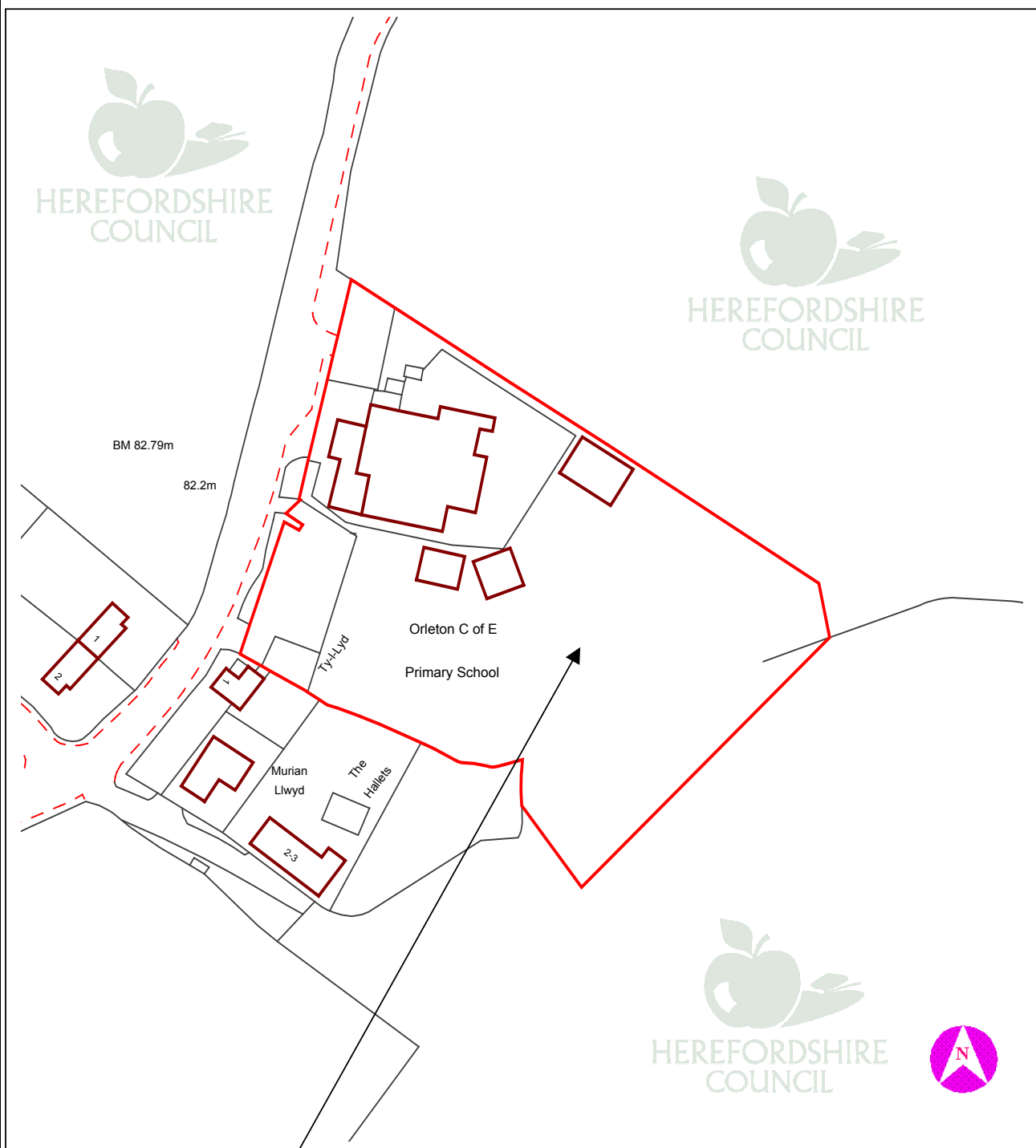
Decision:

Notes:

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Background Papers

Internal departmental consultation replies.



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APPLICATION NO: DCNW2008/0221/F

SCALE : 1 : 1250

SITE ADDRESS : Orleton Primary School, Orleton, Ludlow, Herefordshire, SY8 4HQ

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