

8 DCSW2008/2025/F - RETENTION OF TIMBER BUILDING WITHIN THE GROUNDS OF MUCH BIRCH PRIMARY SCHOOL FOR THE PURPOSE OF PROVIDING BEFORE AND AFTER SCHOOL CARE AND A NURSERY CLASS, THE CABIN, MUCH BIRCH VC SCHOOL, MUCH BIRCH, HEREFORD, HR2 8HL.

For: Mrs M Roberts, Bromley Court, Hoarwithy, Hereford, HR2 6QN.

Date Received: 4 August 2008

Ward: Pontrilas

Grid Ref: 50097, 30923

Expiry Date: 29 September 2008

Local Member: Councillor RH Smith

1. Site Description and Proposal

- 1.1 Much Birch Primary School is situated 100 metres north-west of the crossroads at which Tump Lane and the Class III road (C1263) joins the A49(T). Pedestrian and vehicular access for the school is directly onto the C1263 road. There is a parking area in front of the main school building. The application site comprises an existing grassed area. There is a surfaced playground between the site and the C1263 road.
- 1.2 The proposal entails retaining a 10 metre by 6 metre timber clad building providing accommodation for before and after school care and a nursery in the south-eastern part of the school site immediately adjacent to the boundary of The Old School House. The building is set back between 28 to 34 metres from the metalled edge of the hedgerow lined roadside boundary with the C1263 road.
- 1.3 The building is proposed to be used as a 16 place nursery for 3 and 4 year olds between 9.00am and 3.00pm, and a pre-school between 8.00am and 9.00am and 3.15pm to 5.30pm for children attending the school. The school hours are 8.50am to 3.15pm.

2. Policies

2.1 Herefordshire Unitary Development Plan

Policy DR2	-	Land Use and Activity
Policy DR3	-	Movement
Policy CF5	-	New Community Facilities

3. Planning History

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|-----|---------------|---|---|-------------------|
| 3.1 | SW1999/2574/F | Extension to provide additional classroom and relocate mobile classroom | - | Approved 02.12.98 |
| | SW2002/0977/F | Single storey extension to existing classroom | - | Approved 28.05.02 |

DCSW2003/0766/F Demountable building for use - Approved 18.06.03
as nursery and pre and after
school care

4. Consultation Summary

Statutory Consultations

4.1 No statutory or non-statutory consultations required.

Internal Council Advice

4.2 The Traffic Manager has no objections.

5. Representations

5.1 In a letter that accompanied the application the applicant makes the following main points:

- the Cabin is used for before and after school care for children attending Much Birch Primary School (8am - 9am and 3.15pm to 5.30pm). It is also used as a nursery class for 3 and 4 year olds between 9am and 3pm
- The Cabin comprises an office, an entrance porch, two children's toilets, 1 disabled/adult toilet, and a main room which contains kitchen and storage areas
- log cabin is in keeping with the school buildings and two nearby sheds
- the school PTA committee has gradually been adding extra features in the school playground such as a three-tiered decking amphitheatre separating the main school playground and nursery playground, totem poles, tables and chairs, and soft surface areas. This is an ongoing project, illustrated on enclosed plans
- cabin fits in well with the landscaped bark area, two wooden sheds, and wooden play equipment nearby, e.g. wooden train and log-enclosed bark play areas
- The Cabin has a decking ramp from floor level up to its two entrance doors, both of which are European standard width, easily accessible to wheelchairs.

5.2 Much Birch Parish Council's response is awaited.

5.3 One letter of objection has been received from Mr W Padden, Fair View, Much Birch, HR2 8HL

The following main points are raised:

- school doubled in size since 1960s
- school run has become a feature of modern life
- works at school have pushed parents vehicles out onto road; difficult sometimes to put out rubbish bin for collection
- site for Cabin was on site of part of car park
- parents need to park, yellow lines, chicanes, etc suggested, would not assist
- yellow lines an eyesore; who would enforce?
- excepting youngest pupils, perhaps should be drop off and pick up points.

5.4 10 letters of support have been received. The following main points are raised:

- facility invaluable during term time and school holidays
- opportunity for working flexible hours; see our patients before 9.00am
- would not be able to work part time without facility and would be without means
- allows children to get accustomed to school environment/grounds
- close link between school and nursery, fabulous liaison
- allows us to provide before and after school care
- difficult to replace
- friendly and secure environment.

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 This proposal has generated local concerns relating particularly to car parking arrangements and traffic congestion.
- 6.2 The concerns raised by the local resident are noted but having regard to the comments of the Traffic Manager it is not considered that there are grounds to object to the continued use of the building in terms of highway safety implications.
- 6.3 It is acknowledged that there is disruption associated with arrival and departure of parents' cars at particular times of the day but it is not considered that the continued use of the building as proposed results in any significant concentration of congestion that would warrant the refusal of planning permission. Indeed the extended hours in place for the pre-school and after school facility effectively dilutes the problem since children are not arriving and leaving within a narrow timescale facilitating better phasing of traffic.
- 6.4 The nursery opening times are also phased to avoid school opening and closing times and it should be borne in mind that children using the nursery are not subject to strict hours with many children being there for possibly only part of the day thereby further spreading vehicular activity between 9.00am and 3.00pm
- 6.5 The proposal provides a base for pre-school children on a school site. The building proposed is considered to be a temporary one, therefore it would be necessary to grant a further temporary planning permission. It is considered that given the distance of the building from the public highway/footpath and the existing boundary scenery and the backdrop to the building of trees and the stone wall, this building would not materially detract from the amenity of the site.
- 6.6 Overall, it is considered that there has been no change of circumstances since the granting of the temporary permission in 2003 and as such the application is recommended for approval.

RECOMMENDATION

That planning permission be granted subject to the following condition:

- 1. The building/structure hereby permitted shall be removed from the site and the land restored to its former condition on or before 17 September 2013 in**

accordance with a scheme of work submitted to and approved by the local planning authority.

Reason: To define the terms to which the application relates as the proposed building/structure is considered to be unacceptable as a permanent fixture on this site within a designated Area of Great Landscape Value.

Informative(s):

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

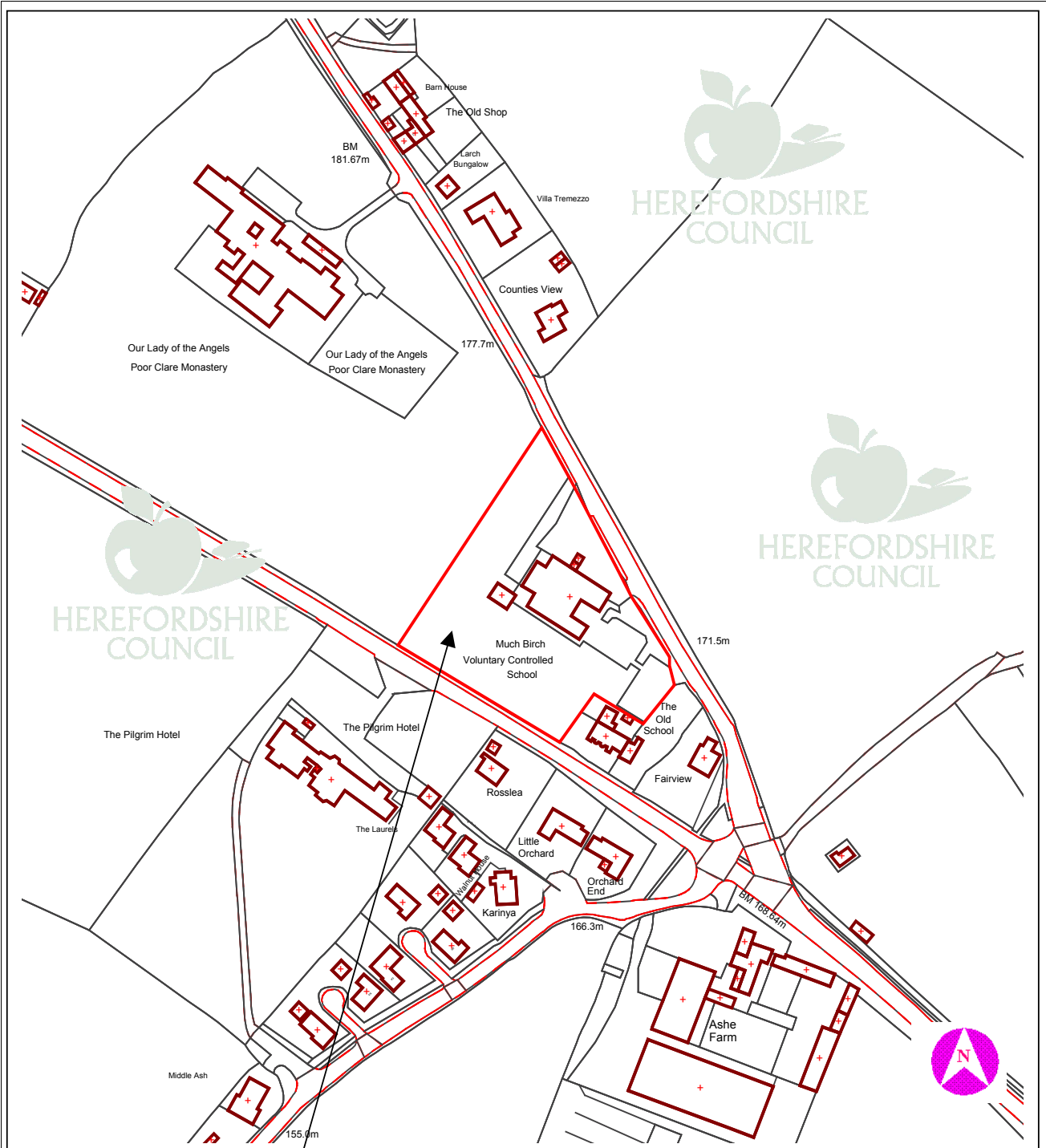
Decision:

Notes:

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Background Papers

Internal departmental consultation replies.



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APPLICATION NO: DCSW2008/2025/F

SCALE : 1 : 2500

SITE ADDRESS : The Cabin, Much Birch VC School, Much Birch, Hereford, Herefordshire, HR2 8HL

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