

**DCNW2009/0275/F - PROPOSED NEW SCHOOL, PRE-SCHOOL, ASSOCIATED WORKS AND LANDSCAPING ON LAND TO THE SOUTH OF RYE GRASS COTTAGE, STAUNTON-ON-WYE, HEREFORDSHIRE, HR4 7LT.**

**For: Governors Staunton-on-Wye Primary per  
Architype LTD, Upper Twyford, Hereford,  
Herefordshire, HR2 8AD**

**Date Received: 13th February 2009 Ward: Castle  
Expiry Date: 15th May 2009**

**Grid Ref: 36260, 45061**

Local Member: Councillor J W Hope, MBE

**1. Site Description and Proposal**

- 1.1 The application site is located adjacent to but outside of the development boundary, on the south-western fringe of the settlement at Staunton-on-Wye.
- 1.2 The site consists of 1.64 hectares of arable land.  
To the north and east of the site are detached dwellings of various scale and design. Some of the dwellings to the north being separated from the site by the C1090 public highway. Adjacent to the southern boundary is the A438 public highway. To the west of the application site is agricultural land. Between some of the dwellings located to the north-west, and the application site, is a public footpath known as Coffin Lane, this footpath runs towards the centre of the village linking up with a public highway, on the opposite side of which, is the present primary school (140 metres east of the application site). This is a three-storey, Grade II, listed building of the Victorian era.
- 1.3 The application site is outside of any recognised landscape designations. The Conservation Area is within close proximity to the site, its nearest boundary being on opposite side of School Lane.
- 1.4 Planning permission is sought for a new primary school (for 90 pupils), and facilities for pre-school use, (26 places), to replace the existing primary school which is considered seriously inadequate for modern day education facilities, the classrooms being arranged over three floors with no lift provision, therefore failing to meet with disabled access standards, classrooms being poorly ventilated, with unsatisfactory natural light provision and the building's listed status meaning up-grading is restricted.
- 1.5 The application proposes a new single-storey building with a gross internal floor area of 811 square metres (654 square metres for school use and 157 square metres for pre-school use). Provision is also made for cycle store, refuse and recycling, which will all be housed in small external structures.
- 1.6 It is proposed to construct the building using natural materials, these will include local stone, timber cladding and timber windows and doors for the external construction and a 'green roof' constructed externally of sedum and grass with wild flower varieties within its turf.

- 1.7 The application also proposes extensive landscaping in order to integrate the building into the surrounding rural environment. The proposal includes school vehicle and pedestrian access and drop-off points within its own grounds to the north-east of the application site, outdoor sport facilities which will include individual recreational access for early year playground, pre-school provision and areas for interaction between all ages.

Landscaping of the site also includes orchard plantings, native hedging to improve existing hedging (which will be retained) alongside the western and southern boundaries (the northern boundary contains an existing native hedge which is proposed for retention). Also proposed is a wild flower meadow creation within close proximity to the school building in order to help enable pupil understanding of the natural environment, as well as woodland planting to the south of the application site, adjacent to the A438 public highway, this area also contains a pond area in order to encourage a natural wildlife habitat, access to this area will be restricted by means of fencing provision for security and safety reasons.

## 2. Policies

### 2.1 National Policies

- Planning Policy Statement 1: Delivering Sustainable Development
- Planning Policy Statement 7: Sustainable Development in Rural Areas
- Planning Policy Guidance 13: Transport
- Planning Policy Guidance 15: Planning and the Historic Environment
- Planning Policy Guidance 24: Planning and Noise

### 2.2 Herefordshire Unitary Development Plan

- S1 - Sustainable development
- S2 - Sustainable requirements
- S11 - Community facilities and services
- DR1 - Design
- DR2 - Land use and activity
- DR3 - Movement
- DR4 - Environment
- DR13 - Noise
- T11 - Parking provision
- T13 - Traffic management schemes
- T14 - School travel
- LA2 - Landscape character and areas least resilient to change
- LA3 - Setting of settlements
- LA5 - Protection of trees, woodland and hedgerows
- LA6 - Landscaping schemes
- NC1 - Biodiversity and development
- CF5 - New community facilities
- NC8 - Habitat creation, restoration and enhancement
- NC9 - Management of features of the landscape important for fauna and flora

### 3. Planning History

- 3.1 NW2004/0080/O - Site for the building of a replacement Primary School - Approved 16th June 2004.

### 4. Consultation Summary

#### Statutory Consultations

- 4.1 The Ramblers Association raise no objections, however, comment is made that the adjacent public right of way remains open at all times.
- 4.2 Sport England raise no objection and comment that they are impressed by the design of the school building and the ethos behind it.

#### Internal Council Advice

- 4.3 The Forward Planning Manager raises no objections
- 4.4 The Public Rights of Way Manager raises no objections, subject to an appropriate condition attached to any approval notice subsequently issued in respect of the surface of the adjacent Coffin's Lane public right of way.
- 4.5 The Transportation Manager raises no objections subject to standard conditions being attached to any approval notice subsequently issued with regard to access and turning areas, wheel washing (during construction) and travel plans.
- 4.6 The Children and Young People's Directorate supports the application stating the current school facilities in Staunton-on-Wye are unfit for purpose.
- 4.7 The Planning Ecologist raises no objections.
- 4.8 The Landscape Planning Manager raises no objections indicating the proposed layout and associated landscaping to be exemplary for a development scheme of this nature located on the edge of a village settlement.

### 5. Representations

- 5.1 Staunton-on-Wye Parish Council has responded to the application raising no objections, commenting that the design is good. However, they have raised concerns in relationship to highway access to the site and commented that careful consideration be given to an appropriate surface for the adjacent Coffin Lane, which serves as a public right of way adjacent to the northern boundary of the application site.
- 5.2 Brobury with Monnington-on-Wye Parish Council have also echoed the comments made by Staunton-on-Wye Parish Council
- 5.3 Eight letters in support of the application have been received from:
- Mr Phillips, Ryegrass Cottage, Staunton-on-Wye
  - Dr Rob Sykes and Dr Oliver Penny, on behalf of the Weobley and Staunton-on-Wye Surgeries
  - Suzy Jack (via e-mail)

- Sarah Girling, Fallsbrook, Byford
- Dr Bryan Beach, Church House, Staunton-on-Wye
- B F Robertson, 1 The Rucketts, Staunton-on-Wye
- Martin and Diana Powell, Lower House, Staunton-on-Wye
- Ms O Parker, Cromford House, Staunton-on-Wye

Comments made can be summarised as follows:

- Car parking proposals for users of the school are much improved in consideration of existing arrangements.
- Proposed school design is good.
- Proposal is a welcome addition to the village, which will benefit enormously the local community.

5.4 One letter of objection has been received from Paul Stephenson, Vine House, Staunton-on-Wye.

- The letter states concerns about the impact traffic using the site will have on the surrounding area and that no new full traffic impact assessment accompanies the current application. Concerns are also raised that the proposed building is not in keeping with other buildings in the village. The letter however does clearly state that, in principle, a new school for Staunton-on-Wye is favoured.

5.5 A letter in support of the application has also been received from Pippa Lloyd, Headteacher at Staunton-on-Wye Primary School. This letter can be summarised as follows:

- There are currently 69 children at the school which has a capacity for 70 pupils split between 3 classes, current sporting facilities are poor and the proposed new school will provide much better sports provision for pupils of the school, as well as other much improved facilities.
- The proposed new school has a strong emphasis on the outdoor learning environment, which is an important ethos of the school.
- The facilities proposed will also be available for the local community in a friendly environment.

5.6 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:

- Principle of the development
- Public highway access
- Design and layout

### **Principle of the Development**

6.2 The application proposed a new school on a site adjacent to the settlement boundary. Policy CF5: New Community Facilities; supports such a location for development which would result in the provision of new or improved community facilities, of an appropriate scale that does not have significant impact upon amenity of neighbouring

residents with provision for safe and convenient pedestrian access together with appropriate provision for car and cycle parking and operational space. It must be stressed that no objections have been received to the principle for a new school in Staunton-on-Wye.

### **Public Highway Access**

- 6.3 Concerns have been raised about public highway access to the site, by a member of the public, as well as a comment from one of the supporters to the application.
- 6.4 The applicants, in support of their application, have submitted a supplement to a transport assessment submitted in support of the previous Outline application for a school on site granted planning permission on 16<sup>th</sup> June 2004.
- 6.5 The supplementary transport assessment indicates that traffic and speed surveys and access to the school is satisfactory in terms of capacity, and in line with the original more detailed transport assessment carried out by traffic consultants, Halcrow, and that the proposed new primary school can be satisfactorily accessed by all relevant modes of transport.
- 6.6 The Council's Transportation Manager has responded to the application stating that in his opinion the proposed development is acceptable in relationship to highway issues, subject to appropriate standard conditions being attached to any approval notice subsequently issued.
- 6.7 It is noted members of the public in support of the application have welcomed the proposed on site car parking provision, indicating this is an improvement in consideration of the existing parking arrangements.

### **Design and Layout**

- 6.8 The application proposes a new school complete with overall energy and environmental principles as a key consideration.
- 6.9 The new structure is single-storey using external construction materials that will blend into the surrounding landscape, using mainly stone, glass and timber cladding for the external walls under a 'green' sedum and grass roof. The overall aim to allow as much natural daylight into the complex with strong consideration to the outdoor environment.
- 6.10 The layout of the school is organised around the school's needs and in accordance with current relevant school design and layout standards.
- 6.11 Strong emphasis has been put on the creation of outdoor play and recreational facilities within a green environment consisting of a grass and wildflower meadow, orchard, production garden patch, woodland and pond area and a willow coppice, which will aid drainage of an adjacent sports pitch and surrounding area.
- 6.12 Overall the proposal is for a school with strong 'green credentials' that will blend into the surrounding natural environment, the site being located on the south-western fringe of the village.
- 6.13 It is acknowledged that the building's external structure is not typical of the surrounding built environment (predominantly brick), however in consideration of the site topography, contours and the fact that the proposal is for a single-storey structure in a

rural environment, on balance the proposed development is considered acceptable, appearing to have gained overall wide local public support.

## 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. **F01 (Restriction on hours of working )**

**Reason: To safeguard the amenities of the locality and to comply with Policy DR2 of Herefordshire Unitary Development Plan.**

5. **G02 (Retention of trees and hedgerows )**

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

6. **Prior to any development on site details will be submitted and approved in writing by the Local Planning Authority of planting numbers, sizes or species to be planted and fencing colour and specifications.**

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

7. **G11 (Landscaping scheme - implementation )**

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

8. **I32 (Details of floodlighting/external lighting )**

**Reason: To safeguard local amenities and to comply with Policy DR14 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.

10. 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 Herefordshire Unitary Development Plan.

11. 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 and to conform with the requirements of Policy DR3 of Herefordshire Unitary Development Plan.

12. Prior to any development on site details will be submitted and approved in writing to the Local Planning Authority, with regards to the public footpath surface alongside the entrance to the application site known as Coffin Lane (a pedestrian route to the school).

**Reason:** In the interests of the amenity of footpath users and amenity of surrounding dwellings and to comply with Policy DR3 of the Herefordshire Unitary Development Plan.

13. The recommendation as set out in Section 3 of the Ecologist Report dated 13th January 2009 shall be followed unless otherwise agreed in writing by the Local Planning Authority.

**Reason:** In the interest of the biodiversity of the surrounding area and to comply with Policies NC8 and NC9 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. HN01 - Mud on highway
4. HN04 - Private apparatus within highway
5. HN05 - Works within the highway
6. HN10 - No drainage to discharge to highway
7. HN22 - Works adjoining highway

8. **HN26 - Travel Plans**

9. **HN28 - Highways Design Guide and Specification**

Decision: .....

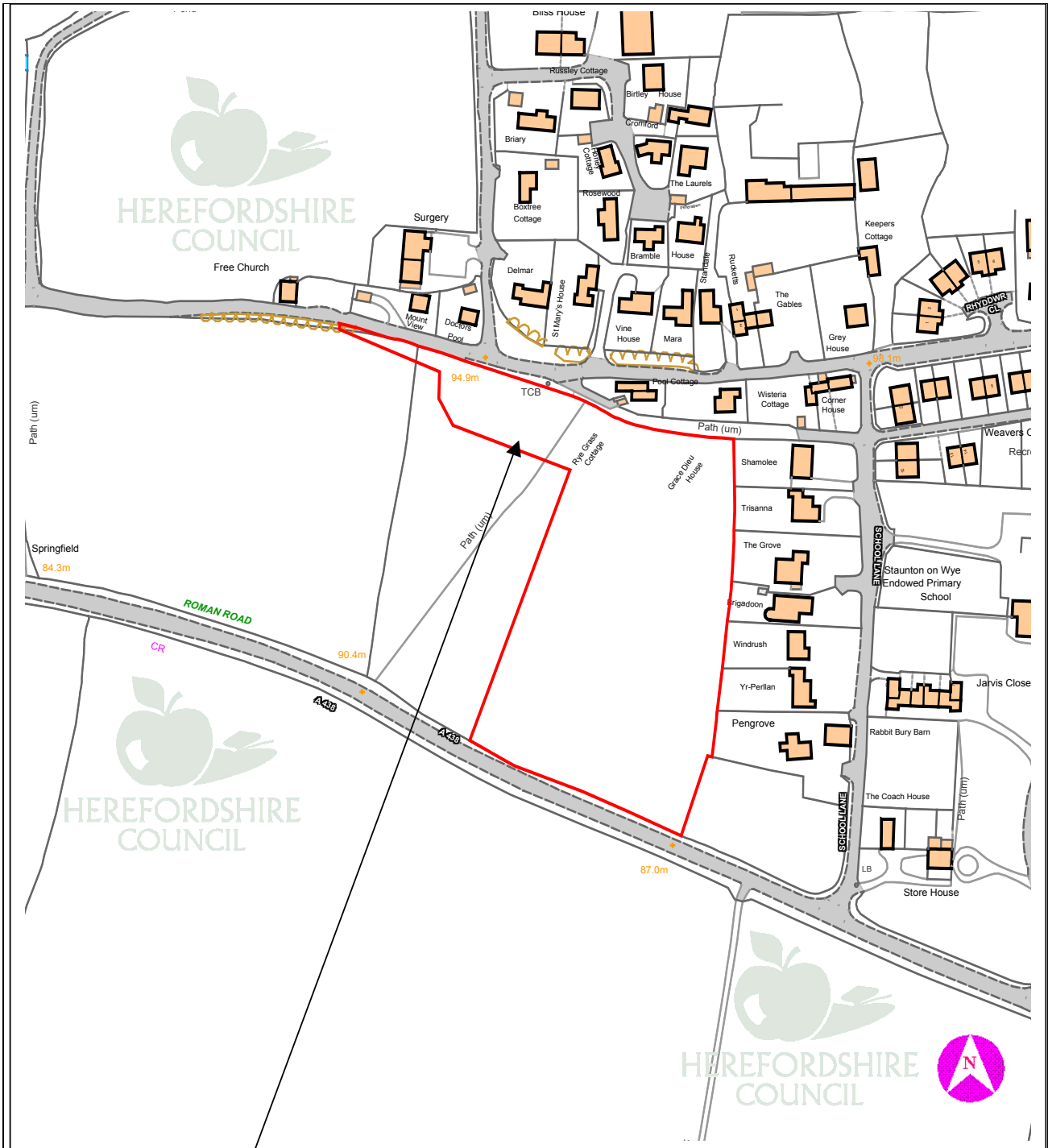
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**Background Papers**

Internal departmental consultation replies.





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**APPLICATION NO:** DCNW2009/0275/F

**SCALE :** 1 : 2500

**SITE ADDRESS :** Land to the south of Rye Grass Cottage, Stanton-on-Wye, Herefordshire. HR4 7LT.

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