

DCNE/092162/F - CHANGE OF USE FROM AGRICULTURAL TO SCHOOL PLAYING FIELD AND ERECTION OF SECURITY FENCING AND GATE AT ASHPERTON PRIMARY SCHOOL, ASHPERTON, LEDBURY, HEREFORDSHIRE, HR8 2SE

**For: MR BANDFIELD per MR ROBERT SCOTT
PROPERTY SERVICES, FRANKLIN HOUSE - H30**

**Date Received: 2 September
2009**

Ward: Frome

Grid Ref: 364464,241460

Expiry Date: 28 October 2009

Local Members: Councillor P. Morgan

1. Site Description and Proposal

- 1.1 The application site, accessed from the A417, is located on the edge of the built core of Ashperton, a designated 'smaller settlement'.
- 1.2 The application site comprises an agricultural field to the rear of Ashperton Primary School which is undeveloped, predominantly flat gradually slopping away to the southwest.
- 1.3 The school complex features a traditional stone rural school on the road frontage, and later modern extensions, along with associated hard standing, parking, play area and grassed playing field.
- 1.4 The proposal is for the change of use of the agricultural field to school playing field, along with associated fencing and security gate.

2. Policies

Herefordshire Unitary Development Plan:

DR1 – Design
DR2 – Land Use and Activity
H16 – Car Parking
CF5 – New Community Facilities

3. Planning History

DCNE2005/4171/F – Change of use of agricultural field to school playing field – Approved with conditions.

4. Consultation Summary

Internal Council Advice

- 4.1 The Council's Highways department makes no objection to the proposal, however notes that the proposed access gate is from a PROW and vehicular access rights must be obtained in order to operate a vehicle over it.
- 4.2 The Council's Conservation Officer makes no objection to the proposal.
- 4.3 The Council's PROW Officer makes no objection to the proposal.

5. Representations

- 5.1 The Parish Council supports the planning application.
- 5.2 Two representations of objection have been received from local residents:
- 5.3 Mr B Lines, Perrins Cottage, Ashperton, HR8 2SE comments that the field was purchased for the provision of a car park and comments on the parking issues connected with the school. The underutilisation of the existing playing field is also raised.
- 5.4 Dr J Mather, Upper House, Ashperton, objects to the proposed new fence stating 'it is out of keeping with the surrounding environment' and the existing fence is acceptable. The design of the gate is also criticised. Comments are also made in respect of the proposed hedgerow planting scheme.
- 5.5 The Ramblers' Association makes no objection to the proposal.
- 5.6 The Forestry Commission makes no objection to the proposal.
- 5.7 The full text of these letters can be inspected at Planning Services, Garrick House, Widemarsh Street, Hereford and prior to the Committee meeting.

6. Officer's Appraisal

- 6.1 The proposal follows pre-application discussions in which the principle of the proposal were discussed in regards planning policy and the sites' history.
- 6.2 The field subject of this application has previously been approved for change of use to school playing field through application DCNE2005/4171/F. This permission lapsed through its non-implementation and none of the planning conditions being discharged.
- 6.3 Unitary Development Plan Policy CF5 outlines the criteria against which new community facilities are assessed. The proposal relates well to both the existing school and community serving Ashperton itself and the rural hinterland. As the school itself is not increasing in pupil capacity, the existing parking facilities and alleged capacity issues are not a material consideration in regards this proposal.
- 6.4 The minimal associated development, namely gates and fencing, is considered acceptable with the mesh fence powder coated green to reduce the impact. It is noted that the height of the fence (2.1 metres) is required for security reasons. To

integrate this further a condition requiring a native species planting scheme along the southwest boundary is recommended. Planting is proposed along the woodland boundary to create a natural, secure boundary with native species. This also enhances the woodland setting, which is a Special Wildlife Site, and biodiversity.

- 6.5 Along with the minimal landscape impact of the proposal, it is considered there is no adverse impact on the privacy or amenity of residential properties given the requisite distances and existing situation, in that many of the properties adjoin or overlook the existing school complex.

RECOMMENDATION

The UDP supports the expansion of community facilities providing they relate well to their context and community they serve. Land uses should not create an adverse impact on adjoining existing uses, and proposals generally should relate and be influenced in regards to design by their location. In respect of these issues the proposal is considered to accord with UDP policies DR1, DR2, CF5 and approval with conditions is recommended.

That planning permission be granted subject to the following conditions:

- 1. **A01 Time limit for commencement (full permission)**
- 2. **G10 Landscaping scheme**
- 3. **G11 Landscaping scheme - implementation**
- 4. **G12 Hedgerow planting**

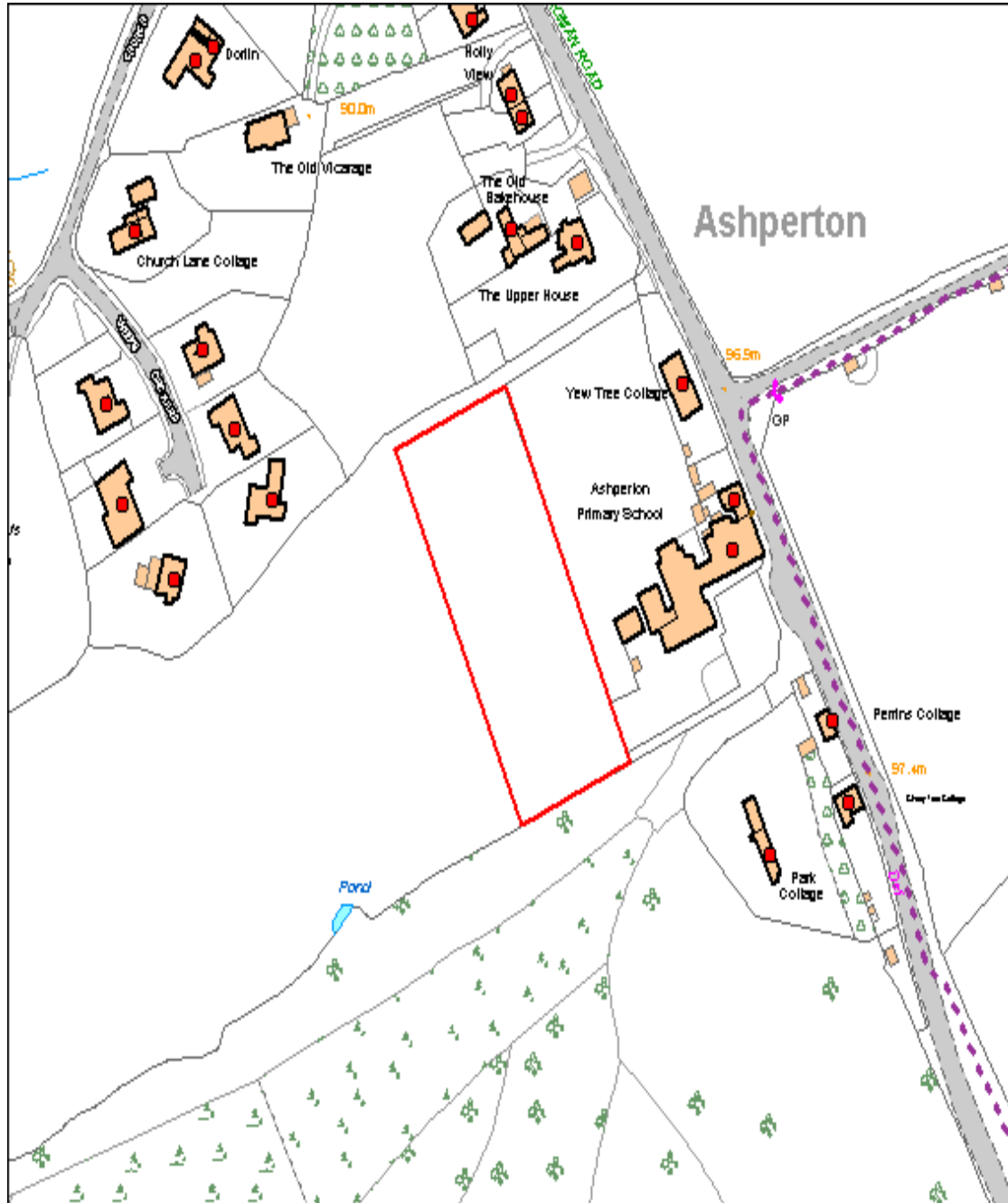
Decision:

Notes:

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Background Papers

Internal departmental consultation replies.



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APPLICATION NO: DMNE/092162/F

SITE ADDRESS : ASHPERTON PRIMARY SCHOOL, ASHPERTON, LEDBURY, HEREFORDSHIRE, HR8 2SE

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Further information on the subject of this report is available from Mr C Brace on 01432 261795