

4 DCSW2004/0092/F - SPORTS HALL AND CHANGING ROOMS, KINGSTONE HIGH SCHOOL, KINGSTONE, HEREFORD, HR2 9HJ**For: Herefordshire Council per Property Services,
Herefordshire Council, Franklin House, 4 Commercial
Road, Hereford, HR1 2BB****Date Received: 19th January 2004****Ward: Stoney Street/ Grid Ref: 42145, 36348
Vallets****Expiry Date: 15th March 2004**Local Member: Councillor D. C. Taylor
Councillor P. G. Turpin**1. Site Description and Proposal**

- 1.1 The proposal site is on the northern side of the B4359 road and is two metres to the south-east of a recently built science block. It is sited on the eastern side of existing playing fields at the Secondary School. No playing fields will be impinged upon by the proposed building. It is on the site of the vacant science block. The site straddles the boundaries of Madley and Kingstone, which are also in different constituent wards.
- 1.2 The main hall is 19.5 metres wide, 34.5 metres long. This element has an eaves height of 8.5 metres. The overall height on the barrel roofed building is 10.3 metres. On the western side of the hall building is the administrative, lobby and reception areas and the area for changing rooms, lockers, shower and toilet facilities. This element is 10.1 metres wide and again 34.5 metres in length. This block of building joins the main hall at a height of 5 metres, the roof then curves down to a height at eaves of 3.2 metres. The third element is a smaller building only 5.1 metres wide and 17.5 metres long, it is on the eastern side of the main hall, i.e. on the playing fields side. It joins the main building at a height of 4.1 metres and slopes down to an eaves height of 3.5 metres. This building will be used for storage purposes. Twelve parking spaces are provided on the south-eastern gable end of the building, two of these spaces are allocated for disabled motorists.
- 1.3 The buildings will be faced in red/brown facing brick under aluminium sheeted roofs.

2. Policies**2.1 Planning Policy Guidance**

PPG.17 - Sport and Recreation

2.2 Hereford and Worcester County Structure Plan

Policy CTC.9 - Development Requirements

2.3 South Herefordshire District Local Plan

Policy GD.1	-	General Development Criteria
Policy CF.1	-	Retention & Provision of New Community Facilities
Policy R.4	-	Protection of Recreation Land & Open Space
Policy R.6	-	Dual Use

2.4 Unitary Development Plan

There are no policies that are considered to raise issues different from the current Development Plan policies.

3. Planning History

3.1	SH931154PF	Erection of a double classroom for a period of 5 years	-	No objection 19.10.93
	SH961392JZ	Joint use sports hall, gym, changing rooms, storage and ancillary facilities	-	No objection 08.01.97 (approved by H & W CC 20.03.97)
	SW1999/3151/F	Science block and relocation of classrooms	-	Approved 14.03.00
	SW2000/0773/F	Sports hall and changing rooms	-	Approved 05.09.00 (following referral to Secretary of State)

4. Consultation SummaryStatutory Consultations

- 4.1 Sport England objects on grounds that "there will be a loss of a playing field of value as local amenity land and to the interest of sport. This is given that the applicant has not addressed advice contained in paragraph 15 of PPG.17. Need more information. Our architect comments on access between changing facilities and playing field, i.e. going through the reception area. Suggests re-siting the cleaner's store and providing an access with a boot lobby."

Internal Council Advice

- 4.2 Head of Engineering and Transportation has no objection, however recommends that the development proceeds without any additional car parking on site.
- 4.3 Head of Environmental Health has no comments.

5. Representations

- 5.1 Kingstone Parish Council has no objections.
- 5.2 Madley Parish Council supports the application.

6. Officers Appraisal

- 6.1 The main issue relates to the objection of Sport England, a statutory consultee. Sport England had objected previously, such that the planning permission for the last proposal needed to be referred to the Secretary of State following presentation to the Southern Area Planning Sub-Committee on 2nd August, 2000. A secondary issue is the new car parking provision.
- 6.2 The current complex is approximately 100 square metres larger in footprint than the extant sports hall planning approval. It is sited closer to the new science block to the north-west and will be no higher than the extant planning permission. It is smaller in footprint than the sports hall approved in 1997.
- 6.3 It is considered that, notwithstanding the objections raised by Sport England, there is not a material impingement of playing fields. There are also other playing fields in Kingstone, one to the north of Coldstone Cross and the other in the centre of the playing field. The design is satisfactory and will not detract from the amenities of the locality nor will it impact upon the amenities of residents in the locality. This will though entail the local planning authority, in the event that Members support the scheme, referring the application to the Secretary of State.
- 6.4 The car parking provision can be reduced from 12 spaces to 2 spaces for the disabled, this would be in accordance with Government advice contained in PPG.13, that is seeking to reduce car journeys. There are considered to be sufficient parking facilities near the sports complex, as well as paths leading to the site.

RECOMMENDATION

That: 1. The application be referred to the Secretary of State for the Environment, Transport and the Regions, together with the representations of Sport England.

2. Subject to the Secretary of State confirming that he does not intend to call it in, the officers named in the Scheme of Delegation to Officers be authorised to approve the application subject to the following conditions and any further conditions considered necessary by officers:

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. A07 (Development in accordance with approved plans)

Reason: To ensure adherence to the approved plans in the interests of a satisfactory form of development.

3. B01 (Samples of external materials)

Reason: To ensure that the materials harmonise with the surroundings.

Informative(s):

1. N15 - Reason(s) for the Grant of Planning Permission

Decision:

Notes:

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Background Papers

Internal departmental consultation replies.