

**4 DCCE2004/0568/F - CONSTRUCTION OF NEW DETACHED BUILDING FOR TEACHING MUSIC PLUS ASSOCIATED ACTIVITIES, TOGETHER WITH CURVED ROOF EXTENSION OVER EXISTING SINGLE STOREY BUILDING, AND NEW COVERED CORRIDOR LINK. HEREFORD SIXTH FORM COLLEGE, FOLLY LANE, HEREFORD, HEREFORDSHIRE, HR1 1LU**

**For: Hereford Sixth Form College per Mr. Morris,  
Stocks Tree Cottage, Kings Pyon, Hereford, HR4 8PT**

**Date Received: 24th February, 2004**

**Ward: Aylestone**

**Grid Ref: 52256, 40727**

**Expiry Date: 20th April, 2004**

Local Members: Councillors D.B. Wilcox and A.L. Williams

**1. Site Description and Proposal**

- 1.1 The application site is located within the grounds of Hereford Sixth Form College on the north east side of Folly Lane. The Sixth Form College itself forms part of the Hereford "Learning Village" which also includes Herefordshire College of Art & Design and Herefordshire College of Technology.
- 1.2 The site itself is positioned amongst existing college buildings on an area presently used for car parking and for the stationing of temporary classroom units. To the north of the site are residential properties in Aylestone Grange.
- 1.3 The proposal is to remove the existing temporary classrooms and erect a permanent two storey music/art and design building. The building would be positioned between and attached to the existing performing arts building and sports annex. Its overall dimensions would be 33.2m by 22m by approximately 8.5m high to the ridge of the curved roof.
- 1.4 It is also proposed to erect a curved roof over the existing single storey wing to the rear of the sports annex incorporating first floor offices and stores. A suspended and enclosed walkway would link the music/art and design building to the new offices and stores.
- 1.5 Outside new car parking courts would be constructed to the rear of the new building providing spaces for 34 vehicles. A further temporary classroom would also be removed to the side of the sports annex, allowing 20 additional spaces to be provided in this area. New planting would be provided on the boundary with Aylestone Grange and further parking areas by the main entrance to the college.

## 2. Policies

### 2.1 Hereford Local Plan:

ENV14 – Design

CON13 – Conservation areas – development proposals

SC6 – Permanent educational accommodation

### 2.2 Herefordshire UDP (Revised Deposit Draft):

S2 – Development requirements

DR1 – Design

T11 – Parking provision

HBA6 – New development within conservation areas

## 3. Planning History

- 3.1 CE2001/1687/F - Erection of two temporary classrooms - approved 30 July 2001.
- 3.2 CE2001/2153/F - Alterations to existing and construction of a new three storey main classroom block - approved 6 November 2001.
- 3.3 CE2002/0110/F - Gravelled area to allow car parking during construction of new developments on college campus - two year temporary permission approved 27 February 2002.
- 3.4 CE2002/1387/F - Temporary permission for pre-fab classroom - approved 1 July 2002.
- 3.5 DCCE2004/0475/O - Partial redevelopment of college campus to provide new learning village - approved subject to Section 106 agreement 7 April 2004.
- 3.6 DCCE2004/0859/F - Retention of gravelled area to allow staff car parking during construction of new developments on college campus - approved 28 April 2004.

## 4. Consultation Summary

### Statutory Consultations

- 4.1 Dwr Cymru Welsh Water: recommends conditions.

### Internal Council Advice

- 4.2 Head of Engineering and Transportation: no objection.
- 4.3 Chief Conservation Officer: no objection.
- 4.4 Director of Education: no objection; proposed will enhance the provision of education in Herefordshire.

## 5. Representations

- 5.1 Hereford City Council: no objection.
- 5.2 There are no third party representations.

5.3 In support of the application, the applicant states the following:

"The existing Music Department is housed in temporary prefabricated buildings or is forced to use various other remote classrooms as the timetable allows.

The existing Art & Design facility is at present housed off site in rented accommodation. There are no existing rooms suitable for the Design Workshop where prototypes of designs can be fabricated.

The Sixth Form College has been subject to recent development, part of which, in addition to providing badly needed additional teaching facilities, has rationalised access corridors through the school. The only remaining isolated building is the Sports Building/Classrooms which is situated to the east (rear) of the site.

The Performing Arts Building (The Griffin Centre) which caters for theatrical/dance studies has outgrown its present building and no longer provides adequate accommodation. Siting the new Music Facility is intended to rationalise accommodation.

The Music Department, as a result of its performance/reputation, is no longer able to continue to provide accommodation for the student enrolment nor facilities consistent with the teaching standards being achieved from the temporary prefabricated buildings now occupied.

The Sixth Form College has therefore identified a need to expand the Music Faculty to incorporate both the performance and the technical aspects of Music Art. The subjects recognise both academic achievement and vocational needs. This proposal is intended to show how the location of the new facility adjacent to the existing Performing Arts Building will allow cost saving and operational efficiencies by linking with the Foyer and auditorium of the existing building.

This proposal will contribute to the facilities required as part of the Herefordshire Learning Village project, and ancillary works are intended to form the remaining link between the existing Sports Building Classroom Annexes and the Main Classroom/Administration Buildings of the Sixth Form College.

The proposed building will become the administrative base of The Herefordshire LEA and the building will provide bespoke accommodation for teaching Music and associated studies not available in any other school within the county.

This proposal is a part of the general development planned for the Combined Folly Learning Village. There is provision in the proposed application to maintain the existing number of car parking spaces. This is achieved by the proposed building resulting in the final removal of temporary buildings on the site together with the addition of visitors parking adjacent to the existing main school reception. The final provision of parking facilities will be better addressed as part of the co-ordinated Transport Plan and Student Welfare Facilities for the Herefordshire Learning Village."

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

## 6. Officers Appraisal

- 6.1 The main issues in this case are the impact of the proposed development on the visual and residential amenities of the locality and highway safety. The site is an established educational facility and, consequently, no objection can be raised to further development and/or redevelopment as a matter of principle.
- 6.2 On 7 April 2004 the Sub-Committee resolved to grant outline planning permission for the partial redevelopment of the entire college campus (comprising Herefordshire Sixth Form College, Herefordshire College of Technology and Herefordshire College of Art & Design), to provide a new 'Learning Village'. The resolution is subject to the applicants entering into a Section 106 Agreement requiring a financial contribution to be made towards the cost of a resident only on-street parking scheme on nearby roads. Work is currently progressing towards completion of this agreement.
- 6.3 More particularly, the outline application includes a Master Plan which details a phased approach to the redevelopment/refurbishment of the village, including new decked car parks at the rear. Conditions will require minimum numbers of the car parking spaces to be provided as part of the phasing in accordance with a programme to be agreed.
- 6.4 This current detailed planning application for the music/art and design building features in phase 1 of the Master Plan. Regrettably the application has been made outside of the outline application. Normally such a detailed proposal would be expected to be presented as reserved matters following the grant of outline planning permission. This situation has arisen in view of the Sixth Form College's requirement for the building now. The implications are that the development cannot readily be 'tied' into the phased programme of works set out in the Master Plan and, more particularly the expected phased provision of new car parking.
- 6.5 In an attempt to address this, the proposal incorporates, in isolation, improved parking facilities within the grounds of the Sixth Form College. This would include some 20 extra spaces to the side of the sports annex, where a temporary building would be removed and existing parking spaces reordered, 3 new spaces by the reception area and 5 extra spaces to the rear of the new building. The College also points out in supporting documentation that it " .... is a 16 – 18 institution. Less than half of our students are even old enough to drive. Transport is provided for all students living more than three miles away. Cycle sheds have been installed and no students are permitted to park on the site ....". These circumstances are material to the consideration of the application in isolation of the Master Plan.
- 6.6 Notwithstanding these circumstances, it is considered that the Sixth form College does contribute to the acknowledged on-street parking problems in the vicinity of the colleges. This is because some students do drive in their own vehicles, regardless of the alternative options made available by the college through its successful Green Transport Plan. Furthermore, it is considered that although the proposals are intended to upgrade existing facilities at the college only, additional students are likely to be attracted by the new building. The proposed additional on-site parking would help to meet extra demand for parking at least from staff and would, it is considered, remove the immediate need for the decked car parking proposed in the Master Plan to be provided as part of this element of phase 1. However, this would not address the student related on-street parking problems in the locality.

- 6.7 To address these problems, it is considered that the Sixth Form College will have to make a financial contribution towards the resident only parking scheme now (effectively its share of the contribution already expected as part of the outline planning application). This will require a separate Section 106 agreement in isolation of the agreement relating to the outline planning application. Planning permission is recommended on this basis.
- 6.8 Regarding amenity, the sites for the building and roof alterations are adjacent to residential properties in Aylestone Grange. However, the height of the building is limited (8 to 8.5m) with sufficient intervening space to ensure no adverse relationships. The roof alterations are much closer to the common boundary but, being curved and 'read' against an existing gable wall, are not considered to be overbearing or unneighbourly. The parking areas associated with the building are positioned in areas already used for this purpose and consequently would not cause additional nuisance. Removal of the existing temporary classrooms would positively enhance the visual amenities of the area and conservation area.

## RECOMMENDATION

That:

- i) **The County Secretary and Solicitor be authorised to complete a planning obligation under Section 106 of the Town and Country Planning Act 1990 requiring the applicant to make a financial contribution towards the cost of implementing a "resident only" on-street parking scheme on nearby roads and any additional matters and terms as she considers appropriate; and**
- ii) **Upon completion of the aforementioned Planning Obligation, the Officers named in the Scheme of Delegation to Officers be authorised to issue planning permission subject to the following conditions and any additional conditions considered necessary by Officers.**

**1 A01 (Time limit for commencement (full permission))**

**2 B01 (Samples of external materials)**

**3 All windows/glazing panels in the north west facing (rear) elevation of the Music Building, any elevation of the curved roof over the existing single storey flat roof, and to the sides of the suspended new corridor shall be glazed with obscured glass and permanently fixed shut.**

**Reason: To safeguard the amenities of nearby residential properties.**

**4 F01 (Scheme of noise attenuating measures)**

**5 F48 (Details of slab levels)**

**6 Prior to the first use of the Music Building hereby approved the temporary buildings named 'TEMP'Y1', 'TEMP'Y2', 'TEMP'Y3' and 'TEMP'Y4' on drawing No. SITE PLAN 1 shall be removed from the site.**

**Reason: To accord with the terms of the application and safeguard the amenities of the locality.**

- 7 H13 (Access, turning area and parking)
- 8 Foul water and surface water discharges must be drained separately from the site. No surface water shall be allowed to connect, either directly or indirectly, to the public sewerage system. No land drainage run off will be permitted, either directly or indirectly, to discharge into the public sewerage system.

Reason: To protect the integrity of the public sewerage system.

**Informatives:**

- 1 - N02 - Section 106 Obligation
- 2 - N15 - Reason(s) for the Grant of PP/LBC/CAC

Decision: .....

Notes: .....

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**Background Papers**

Internal departmental consultation replies.