

**13 DCSE2004/2238/F - BUILDING TO PROVIDE ACCOMMODATION FOR PRE-SCHOOL AND NURSERY EDUCATION AT MUCH MARCLE C. OF E. PRIMARY SCHOOL, MUCH MARCLE, LEDBURY, HEREFORD HR8 2LY**

**For: The School Governors per Mr. J.L. Reed, The Old Barn, Perrystone Hill, Ross-on-Wye, Herefordshire HR9 7QX**

**Date Received: 22nd June, 2004 Ward: Old Gore**

**Grid Ref: 65719, 33046**

**Expiry Date: 17th August, 2004**

Local Member: Councillor J.W. Edwards

## **1. Site Description and Proposal**

- 1.1 This site is located in the village of Much Marcle. The site itself is a rough unused area of land within the primary school grounds immediately adjacent to the main school building. There is a hard-surfaced play area to the rear of the building and a playing field to the south east.
- 1.2 The proposal is to erect a timber clad building with a pitched roof. This single storey building will measure approximately 12 metres by 6 metres and will have bitumen shingles on the roof. The building will be used to provide pre-school and nursery education.

## **2. Policies**

### **2.1 Planning Policy Guidance**

PPG.1	General Policy and Principles
PPS7	Sustainable Development in Rural Areas

### **2.2 Hereford and Worcester County Structure Plan**

Policy CTC2	Area of Great Landscape Value
Policy CTC9	Development Criteria
Policy CTC15	Preservation, Enhancement and Extension of Conservation Areas

### **2.3 Malvern Hills District Local Plan**

Conservation Policy 2	New Development in Conservation Areas
Landscape Policy 3	Development in Areas of Great Landscape Value

### **2.4 Herefordshire Unitary Development Plan (Revised Deposit Draft)**

Policy S2	Development Requirements
Policy DR1	Design

Policy HBA6  
Policy CF5

New Development within Conservation Areas  
New Community Facilities

## 2.5 Much Marcle Parish Design Statement

### 3. Planning History

- 3.1 NE2002/3185/F Conversion of school house to entrance/cloakroom, formation of classroom and library in existing classroom, replace flat roof with pitched roof. - Planning Permission 06.12.02

### 4. Consultation Summary

#### Statutory Consultations

- 4.1 No statutory or non-statutory consultations required.

#### Internal Council Advice

- 4.2 Head of Engineering and Transportation has no objection.
- 4.3 The Director of Education supports the application which will enhance pre-school education.

### 5. Representations

- 5.1 The applicant's agent states:

- The nursery will provide pre-school care for a maximum of 16 children
- the organisation, layout and floor area are dictated by OFSTEAD rules
- the opening and closing times together with start/finish of any other session will be arranged so they do not coincide with those of the main school, e.g. nursery opens at 8.00 am whereas school starts at 9.00 am
- car parking is provided at the nearby Parish Hall for which an annual rent is paid.

- 5.2 The Parish Council returned their consultation making no comments.

- 5.3 One letter of objection has been received from Mr. K.E. Payne, Bartons Well, Much Marcle, Ledbury, Herefordshire HR8 2LY. The main points being:

- objector has visited log cabin at Much Birch which is understood to be similar to proposed building. Find it incomprehensible that a building of this size and cost should be contemplated
- a previous pre-school and nursery project held at village hall failed due to lack of numbers
- the village hall is due to be extended and the number of car parking spaces will be curtailed and any activity which will increase number of cars at the school is to be deplored
- object to the proposal as it will have yet another detrimental effect on objector's privacy and what peace and quiet there is remaining.

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

## **6. Officers Appraisal**

- 6.1 The main issues relate to the size, design and location of the building and its effect on the visual amenities of the area and the residential amenities of neighbouring dwellings. Also the effect the proposal will have on parking in the vicinity. The most relevant planning policies are CTC9 of the Structure Plan and Conservation Policy 2 of the Local Plan.
- 6.2 The proposed building set in this position adjacent to the main school building is considered to be acceptable. The building itself is not large and when viewed against the backdrop of the school, and also the hedge to the rear, it will not be prominent or detrimental to the visual amenities of the area. It will not harm the Conservation Area.
- 6.3 Also this type of use forms a natural extension to the existing primary school use and as such will not adversely affect the residential amenities of any neighbouring properties. The objector's dwelling is situated on the other side of the main school building and as such will not be adversely affected by the proposed development.
- 6.4 The design of the building is considered to be acceptable, although a better quality roofing material would be preferable to the proposed bitumen shingles. A condition requiring the roofing materials to be submitted for consideration could be imposed on any planning permission.
- 6.5 The proposed parking arrangements i.e. use of the existing nearby Village Hall car park is considered to be acceptable. The Head of Engineering and Transportation raises no objection.
- 6.6 The proposed development is considered to be acceptable and in accordance with planning policies and guidance.

## **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 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.**

- 4 The timber cladding to be used externally on the walls shall be treated to assume a matt dark brown concurrently with the construction of the building unless otherwise first agreed in writing by the local planning authority.

Reason: To protect the visual amenities of the area.

**Informative:**

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

Decision: .....

Notes: .....

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**Background Papers**

Internal departmental consultation replies.