

MEETING:	PLANNING AND REGULATORY COMMITTEE
DATE:	10 APRIL 2019
TITLE OF REPORT:	190280 - PROPOSED EXTENSION TO EXISTING PRIMARY SCHOOL WITH ASSOCIATED EXTERNAL WORKS INCLUDING NEW CAR PARK AND HIGHWAY IMPROVEMENT WORKS AT MARLBROOK PRIMARY SCHOOL, GREEN CROFT, HEREFORD, HEREFORDSHIRE, HR2 7NT For: Herefordshire Council per Ms Joyce Clifford, Matthews Warehouse, High Orchard Street, Gloucester Quays, Glos, GL2 5QY
WEBSITE LINK:	https://www.herefordshire.gov.uk/info/200142/planning_services/planning_application_search/details?id=190280&search=190280
Reason Application submitted to Committee – Council owned land	

Date Received: 25 January 2019

Ward: Red Hill

Grid Ref: 350293,238178

Expiry Date: 13 May 2019

Local Members: Cllr P Rone

1. Site Description and Proposal

- 1.1 The application site is that of Marlbrook Community Primary School, located on the Greencroft site in Redhill to the south of Hereford City. The local area is one that is primarily residential in character. To the north of the school grounds lies Blackmarston Primary School with the remaining boundaries being formed by residential properties. Access to the site is via two access roads off Green Croft. The Greencroft site also accommodates Marlbrook Nursery, Merry Go Rounds Nursery (Private), Greencroft (Local Authority children centre / services) and Redhill Residents Association (Community Centre).
- 1.2 Planning Permission is sought for extensions to the primary school and incorporates associated landscaping and engineering works on site to improve pedestrian routes and existing parking issues, including a new parent / visitor car park.
- 1.3 A two phased approach has been taken to accommodate the planned expansion of the school to accommodate an increase from 2.75 Form Entry to 3 Form entry school. This will increase pupil capacity at the school from 570 pupils to 630 pupils, an increase of 60 pupils over and above the current capacity. The increase in pupils will see an additional circa four full time and six part-time members of staff.
- 1.4 Phase 1 related to the remodelling of the Greencroft Childrens centre to provide an additional classroom space and an additional nursery space for use by Marlbrook Primary School.
- 1.5 This application seeks planning permission for the second phase and relates to the construction of a new permanent a two-storey extension and a small single storey extension to the existing

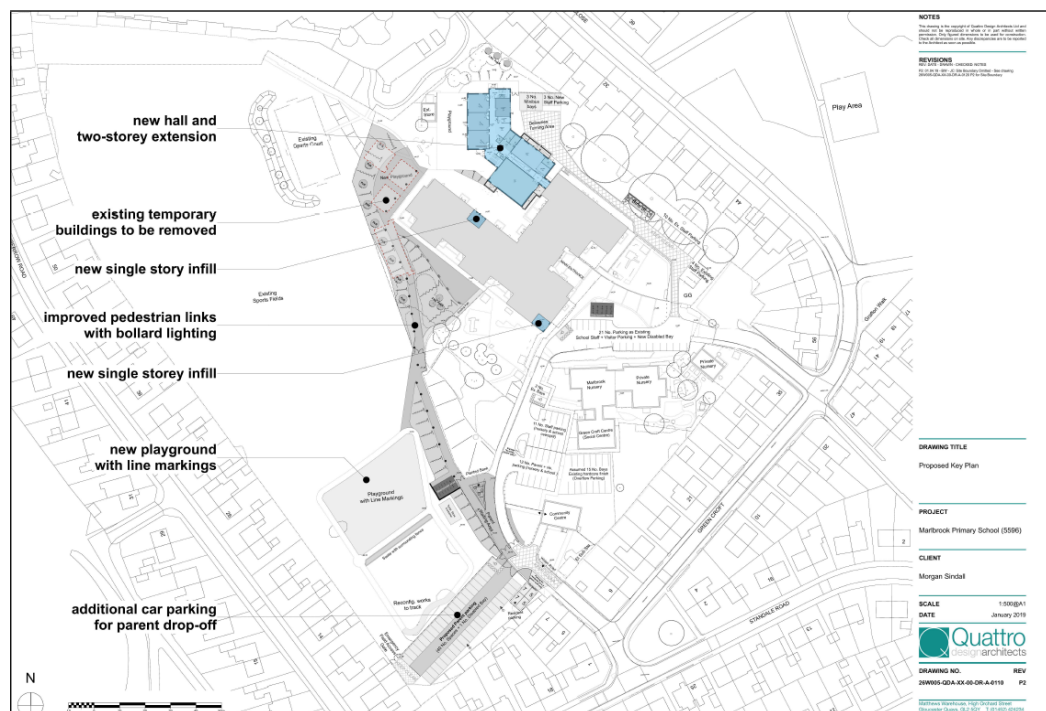
Further information on the subject of this report is available from Ms Kelly Gibbons on 01432 261781

Nursery Classroom. These classrooms will also be provided with the additional support spaces, circulation, hall space and some office accommodation. The majority of the work will revolve around this main extension, although some remodelling of the existing building is also proposed to improve adjacencies and functioning, particularly around the main entrance and admin area. This will remove the need for the temporary buildings currently being used within the site and create the permanent facilities required for a 3 form entry in accordance with Department for Education (DfE) guidelines. The application advises that Herefordshire Council is keen to see the works delivered as soon as possible to enable occupation of a permanent extension by summer 2020.

- 1.6 Due to the restrictive nature of the site, being largely enclosed by its surroundings and with grounds already well populated, siting the proposal was inherently limited to just a few potential locations for development. The site also presents some challenging topography and site levels. The design and access statement provides a very detailed assessment of the design process, site constraints, parameters and requirements that were drawn out of engagement with the school and community. This document can be read at:

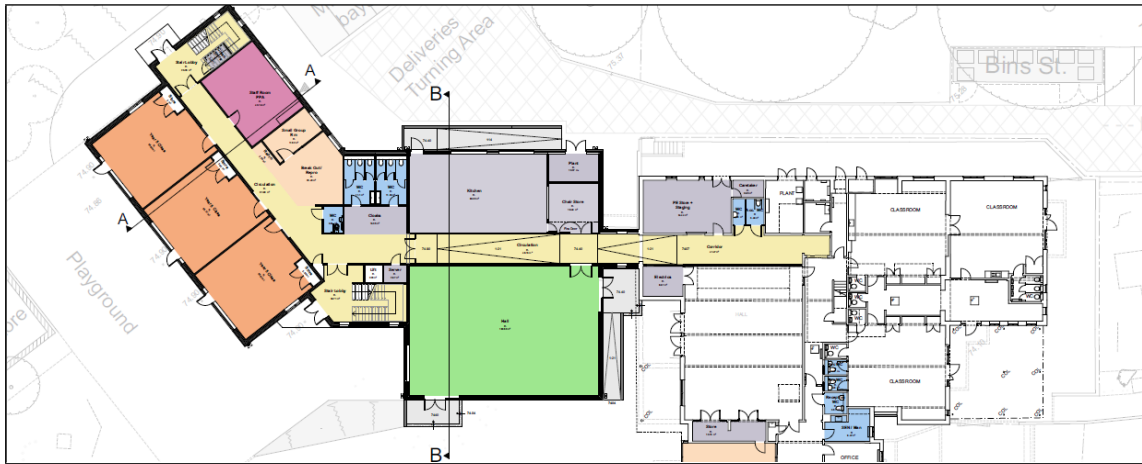
<https://myaccount.herefordshire.gov.uk/documents?id=fdd64f8f-2b96-11e9-ab65-0050569f00ad>

- 1.7 The proposed extension will be sited to the north west of the school on the area that is currently laid to playground and hardsurfaced. This is the side of the building closest to Honduu Close to the east. The mobile classrooms will be removed and a new pedestrian links and improvements made from the south west entrance to the school grounds including the provision of cycle / scooter parking. A new car park area will be formed to the south west of the site and alterations to the staff car park / mini bus area made to the eastern side of the site. The Proposed Key Plan (Drawing number 26W-005-QDA-XX-00-DR-A-0110 P2) is inserted below:



New Hall and Two Storey extension

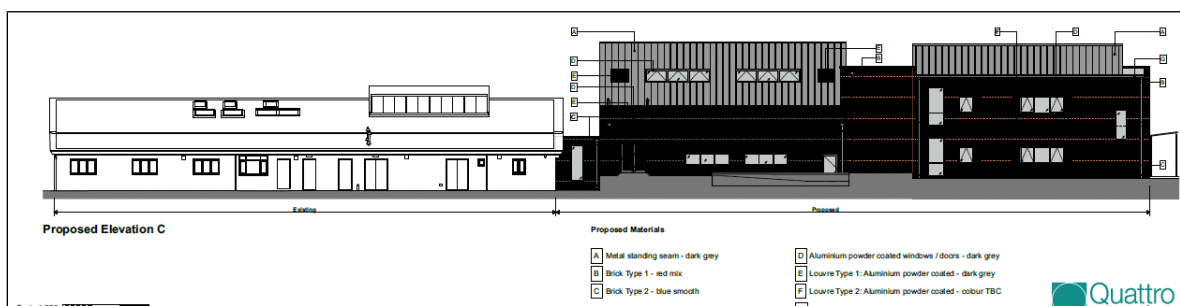
- 1.8 The extension would be a two storey addition to the school. At ground floor the extension would accommodate; 3 no. classrooms + associated storage, additional Hall space, New Kitchen, Chair Store / Served, Small group room, Staff PPA room, Break Out & Repo. Graphics, Cloaks and toilet facilities, Plant, Server Rooms & Cleaner's Stores.



- 1.9 At first floor there will be an addition 3 no. classrooms + associated storage, Staff PPA room, small group room, cloaks and toilet facilities, break Out & Repo, graphics, plant, server rooms & cleaner's Stores.



- 1.10 Externally the building is in contrast with the existing single storey school but is necessary to minimise the use of land within the site and retain the playing pitches.

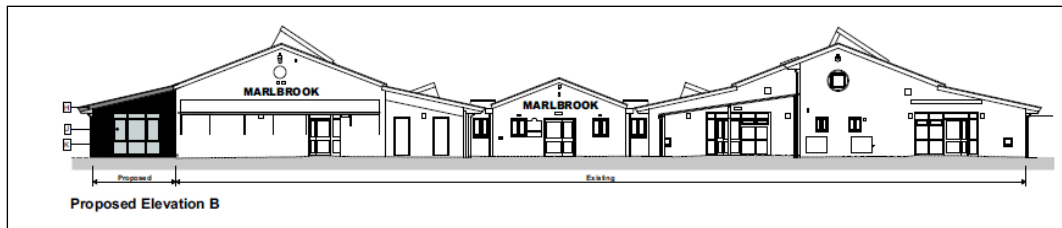


- 1.11 The design of the building uses a mix of brick and metal standing seam cladding. Solar PV panels are proposed to the roof. The application includes 'artists impressions' of the proposed extension. Two of these are inserted below:



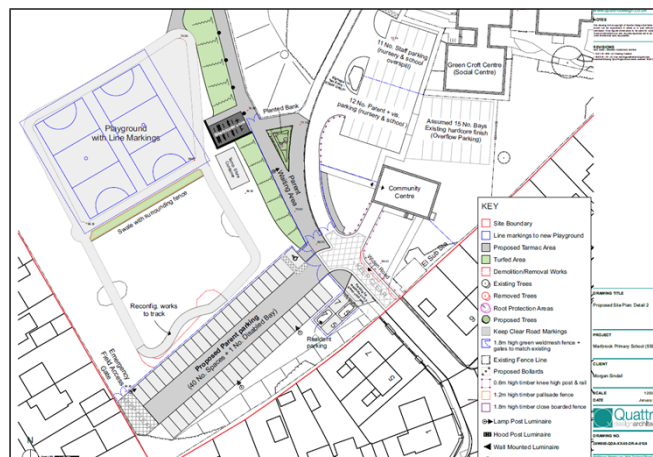
Single Storey infill extension and internal reconfiguration

- 1.12 Internal re-modelling and a small extension will also provide the following; 1no. Classroom extension to Y1, Library, SEN and Medical Inspection Rooms, Meeting Room, Interview Room, Plant, Elec. Rooms & Cleaner's Stores, PE Store & Staging, Toilet facilities & Hygiene Room. The extension to provide the classroom is the only element that requires planning permission. This element is single storey extension as detailed on the proposed plan below.



Proposed car park

- 1.13 The proposed car park is included in the application following extensive pre-application discussions with officers, the school and local residents. The brief for the proposal included provision for additional car parking on site to meet the needs of the school staff, parents and visitors and help relieve pressure to on-street parking on the narrow residential streets surrounding the school and address safety concerns raised during pre-application consultations.
- 1.14 The proposed car park is sited to the south west of the application site adjacent to the site entrance. Its intention is that it will be used for parent pick up and drop off and it will provide an additional 40 No. spaces (plus 1 disabled parking bay) and be accessible via a new two-way road system from the south access point to promote more free flowing traffic system. In addition, the site has provided off road parking spaces for the adjacent residential properties to improve the free flow of traffic at the entrance. (Proposed Site plan – Detail 2 Rev P2) inserted:



- 1.15 The application also includes changes to existing parking provision with the remaining parking on the site being re-organised, designating spaces to parent, staff of visitors based on their location and remembering that this site serves not only the school but a number of other facilities. The existing staff car park will be extended to provide a safe area for deliveries / turning areas along with parking for mini-buses and additional staff parking.

External works and playground / netball court provision

- 1.16 Existing site issues surrounding traffic, poor parking behaviour and hazardous pedestrian routes have resulted in a brief to reorganise and rethink the existing arrangements and promote safer pedestrian routes for children and visitors to navigate across the site. A new pedestrian link is proposed, with new parent waiting areas that will lead via a new landscaped, DDA compliant footway to the classrooms for drop off and collection.
- 1.17 Provision of new, scooter and cycle parking areas are proposed, located adjacent to the parent waiting areas for pick up / drop off and to the main entrance.
- 1.18 As the existing upper playground becomes the site for the new extension, a new playground area will be provided within the existing bike track at the lower field level. In response to comments from Sport England, the netball courts will also be provided in this location. Some of the existing playground at the higher level will be retained and provide external space directly from the new classrooms. There will also be additional playground area created through the loss of the temporary classrooms. There will be no impact on the school playing field. Some additional planting is proposed to reinforce the new access path and replace the loss of a small number of trees.
- 1.19 At present there is not a secure boundary to the school site at all times because access is required by the other users of the wider site. As part of the improvements to the parking and pedestrian access it is proposed that new gates and fences are installed that will provide a secure perimeter for the school while maintaining access to the community building. These new gates will be lockable and controlled by the school, as will be the gates to the new parent parking area.
- 1.20 One letter of representation raised an issue in respect of the red edge application site extending beyond that of the school ground and taking in part of 32 Honddu Close that had been bought from the Council. The matter was referred to the applicants agent who have corrected the drafting error and amended the red edge so that it correlates with the registered land. Two areas were adjusted – next to 32 Honddu Close and at the northern access (adjacent Merry Go Round Nursery). The change to the red edge boundary had no impact on the proposals that remain as proposed.
- 1.21 In addition to the plans that have all been updated to reflect the change to the red edge boundary, the application has been supported by the following documents:
- Design and Access Statement
 - Flood risk Assessment
 - Drainage Strategy (and plans, inc response to Welsh Water query)
 - Transport Statement
 - School Travel Plan
 - Arboricultural Impact Assessment
 - Habitat Survey and Protected Species Survey (inc Bat survey)
 - Planting Schedules
 - Response to Sport England Objection

2. Policies

2.1 Herefordshire Local Plan – Core Strategy

SS1 – Presumption in favour of sustainable development
SS4 – Movement and transportation
SS6 – Environmental quality and local distinctiveness
SS7 – Addressing climate change
SC1 – Social and community facilities
OS1 – Requirement for open space, sport and recreation
OS2 – Meeting open space, sport and recreation needs
MT1 – Traffic management, highway safety and promoting active travel
LD1 – Landscape and townscape
LD2 – Biodiversity and geodiversity
LD3 – Green infrastructure
SD1 – Sustainable design and energy efficiency
SD3 – Sustainable water management and water resources
SD4 – Waste water treatment and river water quality

The Herefordshire Local Plan Core Strategy policies together with any relevant supplementary planning documentation can be viewed on the Council's website by using the following link:-

https://www.herefordshire.gov.uk/info/200185/local_plan/137/adopted_core_strategy

2.2 National Planning Policy Framework (2019) (NPPF)

The following sections are considered particularly relevant:

- 2. Achieving sustainable development
- 4. Decision making
- 6. Building a strong, competitive economy
- 8. Promoting healthy and safe communities
- 12. Achieving well-designed places
- 15. Conserving and enhancing the natural environment

2.3 National Planning Practice Guidance (NPPG)

3. Planning History

3.1 Greencroft building was initially built following the granting of planning permission in 2002 (CW2002/2542/F) as an 'Early Excellence Centre' and was subsequently extended following the granting of planning permission for the centre to provide a co-location centre for Council services (the MAO).

In 2014 an additional classroom was built (142046) to allow the school to accommodate their first intake of 90 pupils.

In 2015 the school's nursery class was relocated to the Greencroft children's centre, freeing up one teaching classroom in the school for a second year group of 90 to be accommodated.

In 2016 a planning application was submitted for the installation of a mobile classroom block to provide two classrooms (160910). This allowed them to continue to accept 90 pupils for a further two years. (Temporary Permission – Expires 17th May 2020).

4. Consultation Summary

Statutory Consultations

4.1 Welsh Water (28th February 2019)

We have reviewed the information submitted as part of this application with particular focus on the Drainage Strategy 26W005-OBP-XX-XX-SP-D-0001 and drawing number 26W005-OBP-00-XX-DR-D-0002 Rev POI. We note that the intention is to convey additional foul and surface water generated by the extension to the public sewer and understand that the drainage design has followed SuDS principles, however we cannot see any evidence has been submitted to demonstrate what options have been considered and the reasons they have been discounted. We expect to see soakaway testing, above ground source control to provide storage as well as well amenity and biodiversity benefits.

In the absence of a surface water strategy in which an assessment is undertaken to explore the potential to dispose of surface water by sustainable means, we cannot support the application in full.

Notwithstanding the submitted information, if you are minded to grant planning permission we request that the following Conditions and Advisory Notes are included within any subsequent consent

Conditions

No development shall commence until a drainage scheme for the site has been submitted to and approved in writing by the Local Planning Authority. The scheme shall provide for the disposal of foul, surface and land water, and include an assessment of the potential to dispose of surface and land water by sustainable means. Thereafter the scheme shall be implemented in accordance with the approved details prior to the occupation of the development and no further foul water, surface water and land drainage shall be allowed to connect directly or indirectly with the public sewerage system.

Reason: To prevent hydraulic overloading of the public sewerage system, to protect the health and safety of existing residents and ensure no pollution of or detriment to the environment

4.2 Welsh Water (19th March 2019 – response to additional information)

We have reviewed the revised information submitted as part of this application with particular focus on the Surface Water Drainage Strategy and based on the fact that there will be a minimal increase in impermeable area but through the introduction of attenuation and treatment **trains** the resulting impact on the public sewer will be negligible. It is unclear if the surface water will indirectly communicate to the public combined or designated surface water. If it is the public surface water sewer then we have no objection in principle.

4.3 Natural England

NO OBJECTION

Based on the plans submitted, Natural England considers that the proposed development will not have significant adverse impacts on designated sites and has no objection.

Natural England's advice on other natural environment issues is set out below.

4.4 Sport England – (15th March 2019) – Objection

Statutory Role and Policy

It is understood that the proposal prejudices the use, or leads to the loss of use, of land being used as a playing field or has been used as a playing field in the last five years, as defined in the Town and Country Planning (Development Management Procedure) (England) Order 2015 (Statutory Instrument 2015 No. 595). The consultation with Sport England is therefore a statutory requirement.

Sport England has considered the application in light of the National Planning Policy Framework (particularly Para 97) and Sport England's Playing Fields Policy, which is presented within its 'Playing Fields Policy and Guidance Document': www.sportengland.org/playingfieldspolicy

Sport England's policy is to oppose the granting of planning permission for any development which would lead to the loss of, or prejudice the use of, all/part of a playing field, unless one or more of the five exceptions stated in its policy apply.

The Proposal and Impact on Playing Field

The proposal principally involves the erection of a new school extension in the north eastern part of the site. Whilst the existing playing field is not affected by this part of the development, an existing hardcourt area marked up with two netball courts would be affected. The plans show that a reduced area of playground will be retained in this part of the site, and whilst no line markings are shown, it would appear that the reduced area will be too small to retain an existing court?

The development also involves creating a new playground on the existing playing field at the southern end of the site. It is noted that this would be situated within the inner area of an existing cycle track that has previously been constructed in this part of the playing field under a previous planning consent. The additional information provided sets out that the intention is to mark up the infilled hard surface area for team games, though no specific details are provided. The plans also show that an area of playing field to the south of the cycle track is proposed to be laid out as car parking.

Assessment against Sport England Policy/NPPF

The FA, Football Foundation and England Netball have been consulted on this application and have made the following comments:

Football Foundation:

- *The Football Foundation and Herefordshire FA are not aware of any existing community football club use on the site or grass pitches, or are they aware of any demand or need for community use in that particular area.*
- *It is worth noting that the Hereford Academy 3G is located close to this site, with Belmont Wanderers FC being the local club who use that site.*

England Netball:

- *England Netball have no records to suggest that this site is being used for Club netball or growth programmes.*
- *We do have concerns about the loss of 2 netball courts as this would have a negative impact on the Schools' ability to deliver netball within the PE curriculum or as an after school activity. We would wish to be assured that the proposed new playground space could accommodate netball to the same or greater extent.*

Sport England notes the comments made and has taken them into account in providing this response. It is acknowledged that the proposed development will not have an adverse impact on the ability to mark out playing pitches on the existing playing field. The works to infill the cycle track will not reduce the capacity of the playing field to provide pitches. The car parking area could also not form part of a pitch due to its limited size and dimension and so the loss of this area is not a concern as this can be agreed under exception E3.

The comments raised by England Netball regarding re-provision of 2 netball courts are considered to be significant and Sport England would wish to secure suitable replacement provision of 2 netball courts, without this generating the loss of playing field. If an amended/additional plan could be provided to demonstrate the re-provision of 2 courts, perhaps within the cycle track, this would address this concern. However, as it stands in the absence of sufficient details to demonstrate that the replacement playground area will have capacity to re-provide the two netball courts, it is not considered that the proposal accords with Paragraph 97 of the NPPF and Sport England's policy.

Conclusion

In light of the above, Sport England objects to the application because it is not considered to accord with any of the exceptions to Sport England's Playing Fields Policy or with Paragraph 97 of the NPPF. However, if this issue could be addressed through the submission of an amended plan please re-consult me as this may then allow me to lift Sport England's objection.

If this application is to be presented to a Planning Committee, we would like to be notified in advance of the publication of any committee agendas, report(s) and committee date(s). We would be grateful if you would advise us of the outcome of the application by sending us a copy of the decision notice.

4.5 Sport England (20th March 2019) – Suggests Conditions

I'd be happy to agree the following condition to secure the additional design details:

Prior to the construction of the replacement netball courts, further details of their design and specification to include:

- a) a cross section showing the proposed levels of the courts and the associated run off areas, and
- b) construction details of the courts to from sub-base level to surface course level including any colour coating (where proposed) and application of the proposed line markings to demonstrate that the courts will provide appropriate slip resistance, shall be submitted to and approved in writing by the Local Planning Authority (after consultation with Sport England).

The specification of the courts shall accord with Sport England guidance in "Artificial Surfaces for Outdoor Sport" Design Guidance Note (SE 2013) and the relevant Technical Design Guidance from England Netball.

The netball courts shall not be constructed other than in accordance with the approved details and before the school extension hereby permitted is first brought into use.

I've attached links to the relevant guidance referred to so you could include these within an informative or email them to the agent as necessary:

<https://www.sportengland.org/facilities-planning/design-and-cost-guidance/artificial-sports-surfaces/>

If you can confirm that you would be happy to include this condition I could then confirm that I can withdraw Sport England's objection. If you wish to re-word the condition please let me know so that this can be agreed before you proceed to ensure that this meets Sport England's objectives for securing suitably designed replacement sports facility. I'm happy with the note below which records that the cycle track and the courts would not be used at the same time in the interests of users safety.

4.6 **Sport England (26th March 2019) – No Objection – Rec Condition**

As discussed, Sport England is happy to withdraw its objection providing the recommended condition as set out in my earlier email of 20 March be included within any decision to grant consent so that the required additional information can be secured and to ensure that the development is only implemented in accordance with those agreed details.

Internal Council Consultations

4.7 **Transportation Manager**

The local highway authority has no objection to the proposals. However, the implementation and ongoing promotion of the Travel Plan will be key to the success of the proposals. It is important that the provision of a car park for parents to drop off and pick up their children does not facilitate more parents to drive their children to school. The objective of the car park is to improve highway safety in the surrounding streets rather than to make it easier for parents to drive to the school.

Annual travel surveys should be undertaken for both staff and pupils and progress in shifting the modal share to more sustainable modes monitored and reported to Herefordshire Council

Informatives: I54

Conditions: CAL, CAZ, CB2, CB3 (with requirement for annual travel surveys)

4.8 **Service Manager Built and Natural Environment (Ecology)**

As recognised by Natural England's comments this application triggers a Habitat Regulations Assessment process. The appropriate assessment submitted to Natural England must be formally approved PRIOR to any grant of planning consent. Subject to Natural England approving the appropriate assessment submitted to them a condition to secure the relevant mitigation measure is requested if planning consent is granted.

Habitat Regulations (River Wye SAC) – Foul- and Surface Water

For the development approved under this Decision Notice all foul water shall discharge through a connection to the local Mains Sewer network; and all surface water managed through and on site attenuation system with final discharge to existing mains sewer network; unless otherwise agreed in writing by the Local Planning Authority.

Reason: In order to comply with Habitat Regulations (2017), National Planning Policy Framework, NERC Act (2006) and Herefordshire Council Core Strategy (2015) policies LD2, SD3 and SD4.

Habitat Regulations (River Wye SAC-SSSI) - Nature Conservation Protection

Before any work, including any site clearance or demolition begin, equipment or materials moved on to site, a Construction Environmental Management Plan (CEMP) shall be supplied to the planning authority for written approval. The approved CEMP shall be implemented and

remain in place until all work is complete on site and all equipment and spare materials have finally been removed.

Reason: In order to comply with Conservation of Habitats and Species Regulations (2017), National Planning Policy Framework, NERC Act (2006), NPPF (2018) and Herefordshire Council Core Strategy (2015) policy LD2.

The supplied ecology report and accompanying bat survey is relevant and appropriate although it is noted that the recommendations for additional optimal period bat surveys related to initial concept approaches and associated significant works and not the currently proposed 'smaller scale' application. There are no indications of any likely effects on protected species or wildlife however it is acknowledged that any works should be undertaken in an appropriately safe and considerate manner. The required CEMP is required to have a relevant section on Ecological Working Methods/Ecological Risk Avoidance Measures and so no additional condition is reasonable or appropriate.

4.9 Environmental Health Manager (Noise and Nuisance)

From a noise and nuisance perspective our department has no objections to this proposal and the lighting scheme proposed.

5. Representations

5.1 Hereford City Council

No objection from Hereford City Council Planning Committee in regards to Planning Application 190280

5.2 Hereford Civic Society

Reference is made to the proposal at Marlbrook Primary School, Green Croft, Hereford for extension to existing buildings by the addition of a hall and classrooms with associated external works including new car park and highway works. It is understood that the school wishes to grow its pupil roll by another 60 and employ 10 more staff. A Transport Statement and Travel Plan have been submitted with the supporting documents, together with a number of useful visualisations.

The new buildings in brick and seamed metal are uninspiring but in their context as additions to modern buildings they do not unduly detract. Equally neither do they inspire. The seamed metal-clad hall, lacking eaves, has the extruded appearance of a small hanger. The brick elevations, unrelieved by the least detail, the work perhaps of the children in the school kindergarten. Alas Herefordshire Council's new City Design Guide (currently in draft from Allies and Morrison) cannot help, for it doesn't include this part of the City. What might help architects Quattro and their clients would be a visit to the new hall at the Steiner Academy at Much Dewchurch, a beautiful building, nicely proportioned with good use of natural materials and plenty of solar panels on its roof.

The proposed new car-parking is more of a concern. Cotswold have produced a travel plan which makes all the right noises 'to facilitate and promote sustainable travel and reduce single occupancy car travel'. It acknowledges that the purpose of a School Travel Plan nowadays is to reduce private car use and increase active travel, which is especially urgent in South Wye. We learn on p. 26 that at present 47% walk, 12% cycle, 36% car and 5% car share (oddly, no mention of buses)

So for the 60 extra pupils - assuming no change - there will be 24 additional pupil cars. Yet we find that a new car park is proposed for 42 cars. The hypocrisy of the Travel Plan is thrown into even starker relief when we see that for the 10 extra staff, who we would assume to be perfectly capable of cycling or walking, 13 car spaces are to be provided (section 6.19 on p.24). I have asked Herefordshire Council's Mark Edwards if he might be so kind as to advise in an effort to encourage Marlbrook School to work with its staff and parents more effectively so that its Travel Plan can be delivered without building yet more car parking which will only encourage more short car trips which will in its turn only discourage others to cycle and walk. There seems no need for this when the vast majority of pupils and staff live within such a local catchment

5.3 Letters of objection have been received from:

- *C Losada, 28 Honddu Close*
- *Ms K Ellis, 32 Honddu Close*
- *Mr C Looper, 34 Honddu Close*
- *Tracey Tedstone, 36 Honddu close, Hereford*
- *Mr John Bothamley, Trefaranon, St Weonards, Herefordshire*

These letters raised the following issues and can be summarised as follows:

1. Loss of light/overshadowing of south facing gardens
2. Two storey extension will overshadow gardens reducing enjoyment of gardens for occupiers
3. Loss of privacy – currently not overlooked by anybody & this planned extension has windows facing directly into garden.
4. Incorrect boundary (red edge)
5. Lack of consultation / concern about the process. Literature relates to new two storey extension to replace mobile classrooms that are on other side of the school and did not make this clear.
6. Other options would have less impact
7. Increase in capacity would increase traffic movements on small residential area with three schools and poor access road.
8. Increase vehicle movements will impinge on busy highway infrastructure and cause environmental damage
9. Creation of a 'mega sized' school – increased is seriously flawed – increasing because of popularity is not a good reason. Children coming here from other schools will put other schools at risk fracturing rural communities.
10. Provision of school places needs to be planned across the county in an informed way without the need to spend millions on new facilities that will cause others to be scrapped.
11. This application goes against all adopted policies – building communities, concern for the environment, minimising car travel

5.4 The consultation responses can be viewed on the Council's website by using the following link:- https://www.herefordshire.gov.uk/info/200142/planning_services/planning_application_search/details?id=190280&search=190280

Internet access is available at the Council's Customer Service Centres:-

<https://www.herefordshire.gov.uk/government-citizens-and-rights/customer-services-enquiries/contact-details?q=customer&type=suggestedpage>

6. Officer's Appraisal

Policy context and Principle of Development

6.1 Section 38 (6) of the Planning and Compulsory Purchase Act 2004 states as follows:

“If regard is to be had to the development plan for the purpose of any determination to be made under the Planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise.”

- 6.2 In this instance the adopted development plan is the Herefordshire Local Plan – Core Strategy (CS). The National Planning Policy Framework (NPPF) is also a significant material consideration.
- 6.3 Core Strategy Policy SC1 explicitly supports development proposals which protect, retain or enhance existing social and community infrastructure, such as schools, to ensure that new facilities are available as locally as possible. Such proposals should be in or close to settlements, have considered the potential for the colocation of facilities and where possible be safely accessible by foot, cycle and public transport, enhanced social and community infrastructure to assist in achieving sustainable communities across Herefordshire.
- 6.4 Herefordshire Council’s School Capital Investment Strategy identified a need for additional school places in the south of the city of Hereford. The analysis suggested Marlbrook Primary School should expand to meet the needs of the growing population as it is a high performing, popular school within its community and beyond, and the demand for places is very high. Marlbrook already admits 90 new pupils annually but is having to operate multiple classes and its staff room in temporary modular accommodation. The aim of this project is to replace all of these temporary buildings as part of the investment in the school and provide a well equipped, permanent facility, ultimately improving the teaching and learning environment for both staff and pupils. Concern raised about the growth of the school and impacts upon other schools in rural areas are noted but this growth is planned as part of a Council strategy. This policy supports such planned growth in principle but consideration must be given to the impacts from such a development. These matters are discussed below.

Highway Matters

- 6.5 The site is relatively well connected for pedestrians and the school travel plan and transport statement identify the desire to increase the numbers of children and parents travelling to the school by means other than the motorised vehicle. Nonetheless, as assessed and described within the Transport Statement and as viewed by officers on a number of visits at peak times, parents use the Greencroft Centre Car park for dropping off and picking up. The car parks are full and result in inappropriate parking on grassed areas and roadways in the vicinity obstructing the flow of traffic. This is described, along with the local area in detail within the Transport Statement: <https://myaccount.herefordshire.gov.uk/documents?id=c43ce22e-2ea4-11e9-9b0f-0050569f00ae>
- 6.6 The concerns raised by the civic society and in one other representation relate to the provision of additional car parking. This requirement stems from a longstanding request to provide additional parking to relieve the on-street parking pressures, that will address local residents frustrations in respect of inappropriate and inconsiderate parking but providing a genuine alternative. However, this development and its associated car park provision has been viewed as an opportunity to provide some of the requirements that were identified within the travel plans – including cycle and scooter parking, safer access for pupils via dedicated segregated walkway (rather than through the car park), sufficient parking for staff and visitors.
- 6.7 The Transportation Manager advises that they have no objections to the proposals but the implementation and ongoing promotion of the Travel Plan will be key to the success of the proposals. It is important that the provision of a car park for parents to drop off and pick up their children does not facilitate more parents to drive their children to school. The objective of the car park is to improve highway safety in the surrounding streets rather than to make it easier for parents to drive to the school. Annual travel surveys should be undertaken for both staff and pupils and progress in shifting the modal share to more sustainable modes monitored and reported to Herefordshire Council.

- 6.8 Officers are satisfied that, with the proposals will address the requirements of the proposed building but also offer a real opportunity to address existing deficiencies. Construction phase management has also formed part of the proposals from the outset and the additional parking will provide additional flexibility in the interests of safety. The proposals will comply with the requirements of policies SS4 and MT1 of the Herefordshire Local Plan – Core Strategy.

Siting, Design, Appearance and Impact on Amenity

- 6.9 The siting and layout of the building has been carefully considered in its design concept as described within the Design and Access Statement. Whilst the existing school is single storey, it lies within a residential area that is predominately two-storey. The plans demonstrate that, when taken in the context of the residential properties to the east, the height, due to the land topography is similar. The section through has been provided and is inserted below for ease of reference. The relationship is unlikely to lead to overshadowing of these gardens although the extension will be visible to those properties. The matter of overlooking and privacy has also been considered. The distance to neighbours gardens are approx. distances of over 20m. These first floor windows are the staff room, small group room and break out area rather than classrooms. Officers are of the opinion that the impacts upon privacy and amenity would not be so detrimental as to recommend refusal of this application.



- 6.10 The parking / turning area adjacent to the residential properties will replace the existing playground (that does have existing vehicular access) and will be lightly trafficked and used and

normally within school hours. Trees identified as category A along the eastern boundary will be retained as identified in the accompanying Arboricultural Impact Assessment and as shaded in green on the plan. A smaller group of less important trees will be removed and appropriate species planted in their location and within the wider landscape scheme as compensation. (Please note that the red edge has not been altered on this plan and this is inserted for reference to the trees only)



- 6.11 It is considered that the siting / layout and design of the proposed extensions to the building are acceptable having regard to the context of the site, the way in which it relates to neighbouring properties and the proposed hard and soft landscaping. The requirements of policy SD1 and LD1 in terms of design, appearance and preserving the amenity of residents are considered to have been met.
- 6.12 Turning to the other aspects of the development, officers have also considered the local residents that may be affected by the car parking – details of lighting and security have been submitted and are considered to be acceptable to ensure that the use of the car park in this location would not give rise to unacceptable impact upon amenity. This car park would remain part of the school site and therefore could be secured overnight or during school hours as appropriate. These elements of the proposal are also considered to be acceptable and in accordance with the requirements of policy SD1 of the Herefordshire Local Plan – Core Strategy.

Loss of Playing Field

- 6.13 As fully detailed above, Sport England initially raised an objection to the proposals having regard to the requirements of the National Planning Policy Framework (particularly Para 97) and Sport England's Playing Fields Policy, which is presented within its 'Playing Fields Policy and Guidance Document': www.sportengland.org/playingfieldspolicy. Following an exchange of information and submission of additional plans that details the proposed replacement netball courts as suggested, Sport England have withdrawn their objection subject to the imposition of the suggested condition. Officers are satisfied that the matter can be resolved and that the proposals now comply with the requirements of the NPPF and policies of the Core Strategy.

Other matters

- 6.14 The application has been submitted with a drainage strategy and detailed plans. During the course of the application, further information has been submitted in response to queries raised by Welsh Water. Welsh Water have raised no objection, but recommend that a condition be imposed and this is included below. Officers are satisfied that the requirements of policies SD3 and SD4 of the Herefordshire Local Plan – Core Strategy have been met.
- 6.15 Policy LD2 of the Local Plan states that development proposals should conserve, restore and enhancement biodiversity and geodiversity assets. The Council's Ecologist has considered the information provided, including ecological surveys, and has raised no objections. However in order to satisfy the requirements in respect of the Habitat Regulations Assessment, the

Further information on the subject of this report is available from Ms Kelly Gibbons on 01432 261781

appropriate assessment submitted to Natural England included two suggested conditions that mitigate the impacts of development in respect of drainage and the provision of a Construction Environmental Management Plan (CEMP). Natural England have confirmed that they have no objection to this proposal on this basis. The proposal is considered to comply with policy LD2 of the Herefordshire Local Plan – Core Strategy.

Conclusion

- 6.16 In conclusion, the proposal would provide a much needed permanent social / community facility that would assist in sustaining identified educational needs to the South of city in an optimum location and have significant social benefits that can be attributed. In addition there are a number of additional employment opportunities associated with the growth of the school, along with employment during construction phases that can be considered as a benefit to the economy.
- 6.17 The proposed extensions and associated works are considered to be sited and designed appropriately taking account the context of the locality and relationship with adjoining residential properties in accordance with policies SC1, SD1 and LD1 of the Herefordshire Local Plan.
- 6.18 The proposals include detailed and well thought through proposals to mitigate existing highway and pedestrian safety issues whilst also promoting the use of alternative modes of transport to offset the impacts of the additional pupils and staff. The implementation and ongoing review of the travel plan will be key to its success and a condition is recommended to this effect. The proposals would comply with the requirements of policies SS4 and MT1 of the Herefordshire Local Plan Core Strategy.
- 6.19 Impacts upon trees and biodiversity have also been assessed with the submission of appropriate reports and strategies. No objections are raised and, with the inclusion of conditions the proposals would comply with the requirements of policies LD1, LD2, LD3, SD3 and SD4 of the Local Plan.
- 6.20 Officers have identified no conflict with the Local Development Plan and as such, in line with the requirements of the NPPF and policy SS1 of the Core Strategy recommend approval, subject to the conditions detailed below.

RECOMMENDATION

That officers named in the Scheme of Delegation to Officers are authorised to grant planning permission, subject to the conditions below and any other further conditions considered necessary by officers named in the scheme of delegation to officers:

- 1. C01 - Time limit for commencement (full permission)**
- 2. C07 - Development in accordance with approved plans and materials**

Pre-commencement Conditions

- 3. CNS - Habitat Regulations (River Wye SAC-SSSI) - Nature Conservation Protection**

Before any work, including any site clearance or demolition begin, equipment or materials moved on to site, a Construction Environmental Management Plan (CEMP) shall be supplied to the planning authority for written approval. The approved CEMP shall be implemented and remain in place until all work is complete on site and all equipment and spare materials have finally been removed.

Reason: In order to comply with Conservation of Habitats and Species Regulations (2017), National Planning Policy Framework, NERC Act (2006), NPPF (2018) and Herefordshire Council Core Strategy (2015) policy LD2

4. CNS – Welsh Water (Drainage)

No development shall commence until a drainage scheme for the site has been submitted to and approved in writing by the Local Planning Authority. The scheme shall provide for the disposal of foul, surface and land water, and include an assessment of the potential to dispose of surface and land water by sustainable means. Thereafter the scheme shall be implemented in accordance with the approved details prior to the occupation of the development and no further foul water, surface water and land drainage shall be allowed to connect directly or indirectly with the public sewerage system.

Reason: To prevent hydraulic overloading of the public sewerage system, to protect the health and safety of existing residents and ensure no pollution of or detriment to the environment having regard to the requirements of policy SD3 and SD4 of the Herefordshire Local Plan – Core Strategy

5. CNS – Construction Management Plan

No development shall commence until a Construction Management Plan has been submitted to and approved in writing by the Local Planning Authority. The plan shall include the following details:

- a) Parking for site operatives and visitors which shall be retained and kept available during construction of the development.
- b) Details of working hours and hours for deliveries
- c) Emergency / site contacts during the construction period
- d) Site compound location
- e) A scheme for the control of dust arising from building and site works
- f) Measures to promote sustainable means of transport for construction staff with respect to the construction site

The agreed details of the Construction Management Plan shall be implemented throughout the construction period.

Reason: In the interests of the residential amenity of properties within the locality and of highway safety in accordance with Policies SD1 and MT1 of the Herefordshire Local Plan – Core Strategy and the National Planning Policy Framework

6. C90 – Tree Protection

Pre-occupation Conditions

- 7. CAL - Access, turning area and parking**
- 8. CB2 - Secure covered cycle parking provision**
- 9. CB3 - Travel Plan (with requirement for annual travel surveys)**
- 10. C97 – Landscape Implementation (Soft and hard landscaping)**
- 11. CNS – Sport England (Court Provision)**

Prior to the construction of the replacement netball courts, further details of their design

and specification to include:

- a) a cross section showing the proposed levels of the courts and the associated run off areas, and
- b) construction details of the courts to from sub-base level to surface course level including any colour coating (where proposed) and application of the proposed line markings to demonstrate that the courts will provide appropriate slip resistance, shall be submitted to and approved in writing by the Local Planning Authority (after consultation with Sport England).

The specification of the courts shall accord with Sport England guidance in “Artificial Surfaces for Outdoor Sport” Design Guidance Note (SE 2013) and the relevant Technical Design Guidance from England Netball.

The netball courts shall not be constructed other than in accordance with the approved details and before the school extension hereby permitted is first brought into use.

Reason: To ensure the provision of the replacement courts to a satisfactory specification having regard to the guidance contained the National Planning Policy Framework (particularly Para 97) and Sport England’s Playing Fields Policy, which is presented within its ‘Playing Fields Policy and Guidance Document’

Compliance Conditions

12. CNS - Habitat Regulations (River Wye SAC) – Foul- and Surface Water

For the development approved under this Decision Notice all foul water shall discharge through a connection to the local Mains Sewer network; and all surface water managed through and on site attenuation system with final discharge to existing mains sewer network; unless otherwise agreed in writing by the Local Planning Authority.

Reason: In order to comply with Habitat Regulations (2017), National Planning Policy Framework, NERC Act (2006) and Herefordshire Council Core Strategy (2015) policies LD2, SD3 and SD4.

INFORMATIVES:

1. IP2 - Application Approved Following Revisions

2. INS - Having regard to condition 11:

Sport England have would refer you to the relevant guidance as follows:

<https://www.sportengland.org/facilities-planning/design-and-cost-guidance/artificial-sports-surfaces/>

<https://www.englandnetball.co.uk/surface-requirements/>

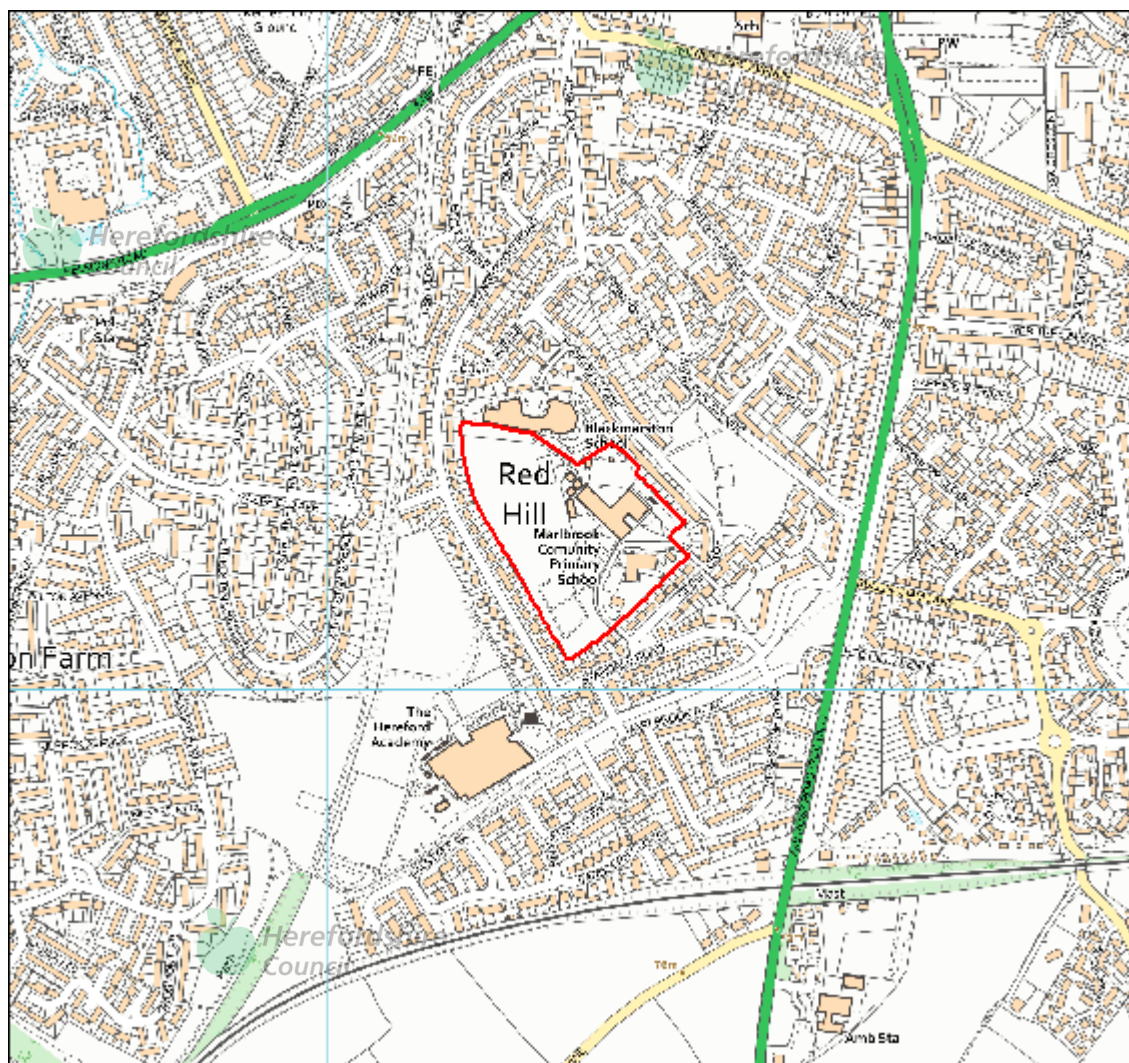
3. I54 - Disabled needs

Decision:

Notes:

Background Papers

Internal departmental consultation replies.



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APPLICATION NO: 190280

SITE ADDRESS : MARLBROOK PRIMARY SCHOOL, GREEN CROFT, HEREFORD, HEREFORDSHIRE, HR2 7NT

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