

**251073 - PROPOSED TWO-STOREY EDUCATIONAL BUILDING WITH ASSOCIATED LANDSCAPING AND INFRASTRUCTURE WORKS AT AYLESTONE HIGH SCHOOL, BROADLANDS LANE, HEREFORD, HEREFORDSHIRE, HR1 1HY**

**For: Herefordshire Council per Mr Gareth Hooper, 11-13 Penhill Road, Pontcanna, Cardiff, CF11 9PQ**

**ADDITIONAL CONSULTATION RESPONSES/ REPRESENTATIONS**

HC Environmental Health (Noise) – no further comments.

HC Watse & Recycling – no objection.

Since the publication of the agenda and Committee Report, one further written representation has been received and is attached at **Appendix 1** of this schedule of updates.

**OFFICER COMMENTS**

- As a point of clarification, and notwithstanding the comments provided by the Built Environment Team (Building Conservation), it is noted that the western extremity of the application site falls within the Aylestone Hill Conservation Area. In accordance with section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990, special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area. The proposed development is sited well within the school grounds, away from the conservation area boundary, and does not introduce built form or alterations which would be considered to materially impact upon, the character or appearance of the conservation area. As such, it is concluded that the proposal would preserve the character and appearance of the Aylestone Hill Conservation Area and accords with the statutory duty under s.72(1) of the Act.
- Some minor changes to the wording of conditions has been made, and the full list of approved plans has been inserted to Condition 2. The revised schedule of conditions is shown at **Appendix 2**.
- The applicant has submitted additional information in an attempt to satisfy the requirements of Condition 4 (Contamination), specifically through a Ground Gas Protection System Verification and Strategy Plan. Due to the late submission of this material, the Local Planning Authority has not had sufficient time to review it with input from the Council's Environmental Health Team. Accordingly, it is recommended that Condition 4 remains unchanged at this stage. However, should Members resolve to approve the application in line with the officer recommendation, the condition could be amended following a review of the submitted information by Environmental Health during the 21-day Secretary of State referral period.
- The further written representation following the publication of the agenda and officer report. It is not considered to raise any new material planning considerations that are not already identified and assessed, as set out within the report.

**Updated Recommendation: That planning permission be granted subject to the conditions listed, together with any subsequent amendments or additional**

**conditions considered necessary by officers under the scheme of delegation, and subject to referral to the Secretary of State in accordance with the Town and Country Planning (Consultation) (England) Direction 2021, due to the statutory objection from Sport England.**