

12 DCSE2005/1190/F - BRICK AND SLATE CONSTRUCTION TO PROVIDE REPLACEMENT HALL, TOILETS AND PLAYGROUND AT ST JOSEPH'S RC PRIMARY SCHOOL, THE AVENUE, ROSS-ON-WYE, HEREFORDSHIRE HR9 5AU

For: St Joseph's RC Primary School Governors per Herefordshire Council, Property Services, Franklin House, 4 Commercial Road, Hereford, HR1 2BB

Date Received: 14th April, 2005 Ward: Ross-on-Wye East Grid Ref: 59869, 23470
Expiry Date: 9th June, 2005

Local Members: Councillor Mrs. A.E. Gray and Councillor Mrs. C.J. Davis

1. Site Description and Proposal

- 1.1 The 0.88 hectare site lies to the south of the town centre of Ross-on-Wye and within the town's Conservation Area and the Wye Valley Area of Outstanding Natural Beauty. It is situated to the east of the Walford Road, with access gained off The Avenue to the north of the site.
- 1.2 The flat roofed, school building is in the northern part of the long, narrow site, with a tarmaced playground, carparking and grassed play areas to the south. To the west of the school building lies St Joseph's Convent and a detached ancillary building, which contains the existing school hall. There are current applications for Conservation Area Consent and Planning Permission to demolish the building containing the school hall.
- 1.3 It is proposed to extend the school with a pitched roofed extension to provide a replacement school hall and associated toilets, storage area and beverage area facilities. The extension would be attached to the southern elevation of the existing building and would be some 23.9 metres in length, 13.6 metres in width at the widest point (10.8 metres at the narrowest) and 9.7 metres in height to the roof ridge. The elevations would be predominantly brick with some glazing and a slate roof. It is also proposed to create a new playground area, to compensate for that lost due to the proposed sports hall, between two existing playground areas.

2. Policies

2.1 Department of the Environment

- PPS 1 - Delivering Sustainable Development
- PPG 17 - Planning for Open Space, Sport and Recreation

2.2 Hereford and Worcester County Structure Plan

- Policy CTC1 - Area of Outstanding Natural Beauty
- Policy CTC15 - Conservation Areas

2.3 South Herefordshire District Local Plan

Policy GD1	-	General Development Criteria
Policy C5	-	Development within AONB
Policy C23	-	New Development affecting Conservation Areas
Policy CF1	-	Retention and provision of New Community Facilities
Policy CF6	-	Access for All

Part 3 – Chapter 37

Policy 4	-	Primary Residential Areas
Policy 16	-	Conservation Area

2.3 Herefordshire UDP (Revised Deposit Draft)

Part 1

Policy S2	-	Development Requirements
Policy S8	-	Recreation, Sport and Tourism Development
Policy S11	-	Community Facilities and Services

Part 2

Policy DR1	-	Design
Policy LA1	-	Areas of Outstanding Natural Beauty
Policy HBA6	-	New Development within Conservation Areas
Policy RST1	-	Criteria for Recreation, Sport and Tourism Development
Policy RST2	-	Recreation, Sport and Tourism Development within Areas of Outstanding Natural Beauty

3. Planning History

3.1	SH94/0854/PF	Extension to form new office accommodation.	-	Granted	29.08.94
	SH95/1345/PF	Extension to form larger classroom, with cloaks and toilet.	-	Granted	31.01.96
	SH99/2705/PF	Extension to rear of school to create a new classroom area.	-	Granted	19.08.99
	SE2000/0609/F	New Playground and access steps.	-	Granted	26.05.00
	SE2002/2705/F	Extension to provide classroom, cloaks and store. Re-provision of displaced car parking.	-	Granted	19.08.02

4. Consultation SummaryStatutory Consultations

- 4.1 Sport England has objected to the proposal because it is considered that the size of the proposed hall would not be suitable for community uses/sports. The storage provision within the extension, the proposed siting of the new playground and the opportunity to mark out pitches for organised sports are also questioned.
- 4.2 Welsh Water raise no objections, subject to the imposition of conditions regarding foul and surface water discharges and land drainage run-off.

Internal Council Advice

- 4.3 The Traffic Manager raises no objections in principle, recommends consideration is given to upgrading carparking provision and providing secured and covered cycle parking. A Travel Plan is also required.
- 4.4 The Conservation Manager's advises that there is no objection in principle. However there is concern regarding the scale and height in relation to the existing design and proportion of the fenestration.
- 4.5 The Director of Education advises that the original hall was small and isolated from the main school building. The replacement needs to be an integral part of the school and a minimum of 140 square metres (hall only). Without a hall the P.E curriculum will not be able to be taught, so it is a vital facility. The classrooms should not be reduced in size as a result of the proposal.

5. Representations

- 5.1 Ross-on-Wye Town Council - No objections
- 5.2 Two letters of objection have been received from D Whitehead of Badgers Rest and D. and E.G. Calder of Hornbeams, 9, Eastfield Road. The main issues raised are:
- Building is completely out of character with the rest of the school buildings, which have flat roofs
 - Building would overshadow the existing school
 - Could be argued that a sloping roof is necessary, but the school has managed with a roof slope of only 3 to 4 feet for some considerable time
 - It appears that the building would be some 3 to 4 feet above ground level, if this is so we would be overlooked from the classrooms into our lower ground floor rooms

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 considerations in the determination of this application are the effect of the proposal on the character and appearance of the Conservation Area and Wye Valley Area of Outstanding Natural Beauty, the impact upon highway safety and the amenity of area.
- 6.2 In principle, the Development Plan policies and Government advice, as set out in PPG 17, encourage the provision of new and extended sporting and community facilities. The existing school hall is on land that is now outside of the school's ownership and whilst there is a current goodwill arrangement for its use by the school this will not continue indefinitely.
- 6.3 The size of the proposed hall would meet the size requirements for primary school curriculum needs. In addition the inclusion of a beverage area and toilets would enable the hall to be used for other community uses outside of school hours. Sport England have objected to the proposal, primarily because the size of building would not be adequate to be used for a wide range of sporting facilities. They consider that

the proposal has the potential to significantly contribute to the Government's aim to improve health through physical activity. It is understood that funding would only be available from the Department of Education for the construction of a building to meet the primary school's needs. Such funding would cover 90% of the costs, with the remaining 10% being funded by the school. The applicants have advised that they would not be prepared or able to fund the additional costs to construct a larger building to meet Sport England's requirements. The siting of the replacement play area is adjacent to an existing tarmaced play area and is on a parcel of land that is not large enough to be used for formal sporting activities. Therefore it would still be used for informal play.

- 6.4 Both primary legislation and planning polices state that special attention shall be paid to the desirability of preserving or enhancing the character or appearance of Conservation Areas. Due to the siting of the school and proposed extension and the existing development to all of the site boundaries, any views of the proposal from outside of the site would be partially obscured by existing development and landscaping. The proposed extension is large in scale and would be some 6.5 metres taller than the existing school building. However its proposed use, as a hall, dictates to a large degree the size of the footprint and the height of the building. Whilst the height could possibly be reduced through the provision of a flat roof it is considered that on a functional building of this size, the benefits of reducing the height would be outweighed by the resulting appearance of the building. Amended plans are anticipated, following negotiations, to provide a reduced ridge height, an increased overhang on the roof and changes to the size and design of some of the windows. Subject to the plans addressing the concerns raised, it is considered that the scheme would not have an adverse impact upon the character and appearance of the Conservation Area as a whole.
- 6.5 The Wye Valley Area of Outstanding Natural Beauty washes over the town and built up areas. Taking into account the siting of the proposal and the existing character and appearance of the vicinity, it is considered that the proposal would not be detrimental to the scenic qualities of the Area of Outstanding Natural Beauty.
- 6.6 The proposal would replace the existing hall, so in terms of transportation issues for its use in connection with the school, the impact would be neutral. However it is intended to use the proposed hall facilities for community use, which may generate additional traffic outside of school hours. To accommodate other means of transport to private vehicle, the requirement for the storage of cycles is considered appropriate. A condition could satisfactorily control this.
- 6.7 The site lies within a primarily residential area. Although the proposed extension would be tall, almost half its height would be made up of roof slope. It is considered that as a result of the low eaves height (4.9 metres) of the roof, the resulting building would not be unduly overbearing. Furthermore when coupled with its siting set back from the boundaries, the building would not be unacceptably harmful to the residential amenity of neighbouring properties. With specific reference to the objectors' property, there would be a distance of some 71 metres between the eastern elevation of the proposed extension and the rear elevation of their property (9, Eastfield Road). Although the land levels are higher within the application site, by reason of the distance separation and the orientation of the proposal and dwelling so that they are not directly facing one another it is considered that the proposal would not unacceptably impinge upon privacy. Whilst the windows would be tall because the proposed use as a hall would only incorporate a ground floor overlooking would not result.

RECOMMENDATION

That

- i) the application is notified to the Government Office for West Midlands (GOWM)
- ii) subject to confirmation from GOWM that it is not intended to call the application in that subject to the receipt of suitably amended plans, 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))**
Reason: Required to be imposed by Section 91 of the Town and Country Planning Act 1990.
 - 2 **A09 (Amended plans)**
Reason: To ensure the development is carried out in accordance with the amended plans.
 - 3 **B01 (Samples of external materials)**
Reason: To ensure that the materials harmonise with the surroundings.
 - 4 **W01 (Foul/surface water drainage)**
Reason: To protect the integrity of the public sewerage system.
 - 5 **W02 (No surface water to connect to public system)**
Reason: To prevent hydraulic overloading of the public sewerage system, to protect the health and safety of existing residents and ensure no detriment to the environment.
 - 6 **W03 (No drainage run-off to public system)**
Reason: To prevent hydraulic overload of the public sewerage system and pollution of the environment.
 - 7 **H29 (Secure cycle parking provision)**
Reason: To ensure that there is adequate provision for secure cycle accommodation within the application site, encouraging alternative modes of transport in accordance with both local and national planning policy.
 - 8 **A Travel Plan for both staff and pupils of the school, containing measures to promote sustainable travel patterns, including a schedule for its implementation shall be submitted to and approved in writing by the local planning authority, within 3 months of the date of this decision. A detailed record shall be kept of**

measures taken to promote green transport initiatives and shall be made available for inspection by the local planning authority upon request.

Reason: To ensure the most efficient and sustainable modes of transport are promoted and used in accordance with the sustainable objectives of Herefordshire Council and Central Government.

9 F48 (Details of slab levels)

Reason: In order to define the permission and ensure that the development is of a scale and height appropriate to the site.

Informatives:

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

Decision:

Notes:

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Background Papers

Internal departmental consultation replies.