

8 DCSE2005/0843/F - CONVERSION OF PART SCHOOL BUILDING WITH EXTENSION TO 2 NO. DWELLINGS AND THE CONSTRUCTION OF 4 NO. NEW DWELLINGS, LAND AT LEA PRIMARY SCHOOL, LEA, ROSS-ON-WYE, HEREFORDSHIRE

**For: Mr. M. Savidge per Andrew P Jones Associates,
Hollybank House, Stockwell Lane, Cleeve Hill,
Cheltenham, GL52 3PU**

Date Received: 16th March 2005

Ward: Penyard

Grid Ref: 65672, 21762

Expiry Date: 11th May 2005

Local Member: Councillor H. Bramer

1. Site Description and Proposal

- 1.1 This site at Lea is located within the approved 'larger village' settlement boundary designated for the village and flanks the north western side of the A40 Trunk Road which runs through the village. The site itself was formerly the village primary school and comprises the school building and attached dwelling (school house) with a playground area at the rear. There is an existing vehicular access onto the Trunk Road.
- 1.2 There is also an existing access driveway and access adjacent to this (school) access which leads to Village Hall and car park. There are two fields on either side of the site. However the small field immediately to the south-west of the site is currently the subject of a planning application for 11 dwellings (ref. No. DCSE2005/1396/F - Land off The Brambles).
- 1.3 This current application (subject of this report) is for the creation of an additional residential unit at the main school building. This will involve changing the use of the original section of this building and erecting a two-storey extension onto the original dwelling. The more modern extensions at the rear of the school will be removed. The proposed development also involves the erection of four dwellings (semi-detached) in the rear playground area. As a result of this proposed development there will be six dwellings on this site, i.e. five new dwellings plus the existing dwellinghouse. The existing vehicular access to the school will be removed, the existing stone wall on the road frontage set back to improve visibility and parking spaces allocated for the new dwellings with access onto the existing village hall driveway.

2. Policies

2.1 Planning Policy Guidance

PPS.1	-	Delivering Sustainable Development
PPG.3	-	Housing

2.2 Hereford and Worcester County Structure Plan

- Policy H.16A - Development Criteria
- Policy H.18 - Residential Development in Rural Settlements
- Policy CTC.9 - Development Criteria

2.3 South Herefordshire District Local Plan

- Policy GD.1 - General Development Criteria
- Policy C.2 - Settlement Boundaries
- Policy C.29 - Setting of a Listed Building
- Policy C.36 - Re-use and Adaptation of Rural Buildings
- Policy C.37 - Conversion of Rural Buildings to Residential Use
- Policy C.43 - Foul Sewerage
- Policy SH.6 - Housing Development in Larger Villages
- Policy SH.8 - New Housing Development Criteria in Larger Villages
- Policy SH.14 - Siting and Design of Buildings
- Policy SH.15 - Criteria for New Housing Schemes
- Policy SH.24 - Conversion of Rural Buildings
- Policy T.3 - Highway Safety Requirements
- Policy T.4 - Highway and Car Parking Standards

2.4 Unitary Development Plan (Revised Deposit Draft)

- Policy S.2 - Development Requirements
- Policy S.3 - Housing
- Policy DR.1 - Design
- Policy H.4 - Main Villages Settlement Boundaries
- Policy H.16 - Car Parking

3. Planning History

- | | | | | |
|-----|----------------|--|---|---------------------------------------|
| 3.1 | SH940869JZ | Extension to playground area | - | No objections 19.07.94 |
| | SE1999/2607/O | Site for 1 dwelling on outdoor play area | - | Outline Planning Permission 20.03.00 |
| | SE1999/2608/F | Change of use of existing school building to two dwelling units in connection with existing and established school house | - | Planning Permission 16.03.00 |
| | SE2003/0273/RM | Erection of two-storey dwelling and garage (amended plans) | - | Approval of Reserved Matters 27.05.03 |
| | SE2005/1273/F | Variation of condition 1 of outline planning permission ref. No. SE1999/2607/O to provide a further two years before commencement of development | - | Planning Permission 27.06.05 |

4. Consultation Summary

Statutory Consultations

4.1 The Highways Agency observe:

“With respect to the further information in support of the application received by the Agency it is considered that this additional information has addressed the Highways Agency concerns and as such the previous holding objection is withdrawn.”

4.2 English Heritage observe:

“Do not intend to comment in detail but an opportunity should be taken to remedy the large window on front gable. The application should be determined in accordance with the relevant policies, guidance and advice.”

4.3 Dwr Cymru Welsh Water advise that certain conditions relating to drainage be imposed on any planning permission.

Internal Council Advice

4.4 The Conservation Manager has no objection to the revised drawings from an architectural point of view subject to conditions imposed on any permission with respect to external materials.

5. Representations

5.1 The applicant's agent states:

- the revised drawings show visibility splays in both directions at the access road of 2.4 x 90 metres. The scheme includes the provision of a footpath adjacent to access road
- with regard to traffic flows the proposals will result in a reduction in traffic using the access road when compared to the existing planning status of a school.

5.2 The Parish Council state:

“Grave concerns over highway safety. Many more vehicle movements from site. Over-development of site leading to need for parking of vehicles on other side of this already busy entrance to school and village hall. Vehicles will cut across footpath which school children use on daily basis. Design of new houses not in keeping with old school buildings.”

5.3 A letter of objection has been received from:

S. R. & B. Coates, 1 The Brambles, Lea, Nr. Ross-on-Wye, HR9 7SY

The main points being:

- do not think there is a need for such infill of modern housing
- narrow footpaths for pedestrians

- on school days up to 70 various vehicles arriving to park and drop off children plus delivery vans with various traffic in evenings attending village hall
- at weekends there have been caravans, wedding receptions and jumble sales, etc
- must get priorities right.

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 principle of erecting/creating new dwellings on this site, the impact on the visual amenities and character of the area and also road safety issues, i.e. the visibility and use of the access point from the existing driveway onto the Trunk Road. The most relevant policies are GD.1, SH.6, SH.8, SH.14, SH.15 and T.3 of the Local Plan.
- 6.2 The site is located within the 'larger village' boundary of Lea, where new residential development in principle is considered to be acceptable. There have been previous permissions for new residential development on this site, i.e. three new dwellings plus the existing dwelling on this site. The proposed development will increase this overall number by two. It is considered that the site is large enough to cater for the proposed development and that the proposed development in itself in terms of its size, design, form and layout is considered to be acceptable. The removal of the more modern extensions at the rear of the original school building will improve the look of this building. Also the small two-storey extension at the south-western end of the building is considered to be in keeping with its appearance and character.
- 6.3 The proposed development will not adversely affect the character or appearance of the area and will not adversely affect any neighbours. Nor will it adversely affect any of the new dwellings which are due to be approved in the adjacent paddock to the south-west. The proposed parking arrangements are also considered to be acceptable.
- 6.4 One of the main issues relates to the impact of the proposed development on road safety and the A40 Trunk Road. The Highways Agency were originally concerned about the proposed development and placed a holding objection on the proposal until certain details/information relating to the access point and visibility splays and also projected traffic flows had been received. These details were submitted and the Highways Agency reconsulted. The details indicated that the projected traffic flows which were likely to be generated by the proposed residential development would be far less than the traffic flows which would have been generated from the site when it was an operational school. The Highways Agency are satisfied with these details and that the access point onto the Trunk Road will, as a result of the proposed repositioning of the roadside wall, enable the required visibility to be achieved. The Highways Agency have therefore withdrawn their objections to the proposed development.
- 6.5 The proposed development is therefore considered to be acceptable and in accordance with the planning policies for the area and in particular those relating to new residential development in the Local Plan.

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. **Before any work commences on site full details of all new joinery, flues and vents with respect to the development of the original school building and house shall first be submitted to and be subject to the prior written approval of the local planning authority.**

Reason: To ensure the development is satisfactory in appearance and in keeping with the character and appearance of the original building.

5. **G04 (Landscaping scheme (general))**

Reason: In order to protect the visual amenities of the area.

6. **G05 (Implementation of landscaping scheme (general))**

Reason: In order to protect the visual amenities of the area.

7. **H13 (Access, turning area and parking)**

Reason: In the interests of highway safety and to ensure the free flow of traffic using the adjoining highway.

8. **W01 (Foul/surface water drainage)**

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

9. **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.

10. **W03 (No drainage run-off to public system)**

Reason: To prevent hydraulic overload of the public sewerage system and pollution of the environment.

Informative(s):

- 1. N03 - Adjoining property rights**
- 2. The applicant/developer should be aware that this planning permission does not override any civil/legal rights enjoyed by adjacent property owners. If in doubt the applicant/developer is advised to seek legal advice on the matter.**
- 3. N16 - Welsh Water Informative**
- 4. N15 - Reason(s) for the Grant of Planning Permission**

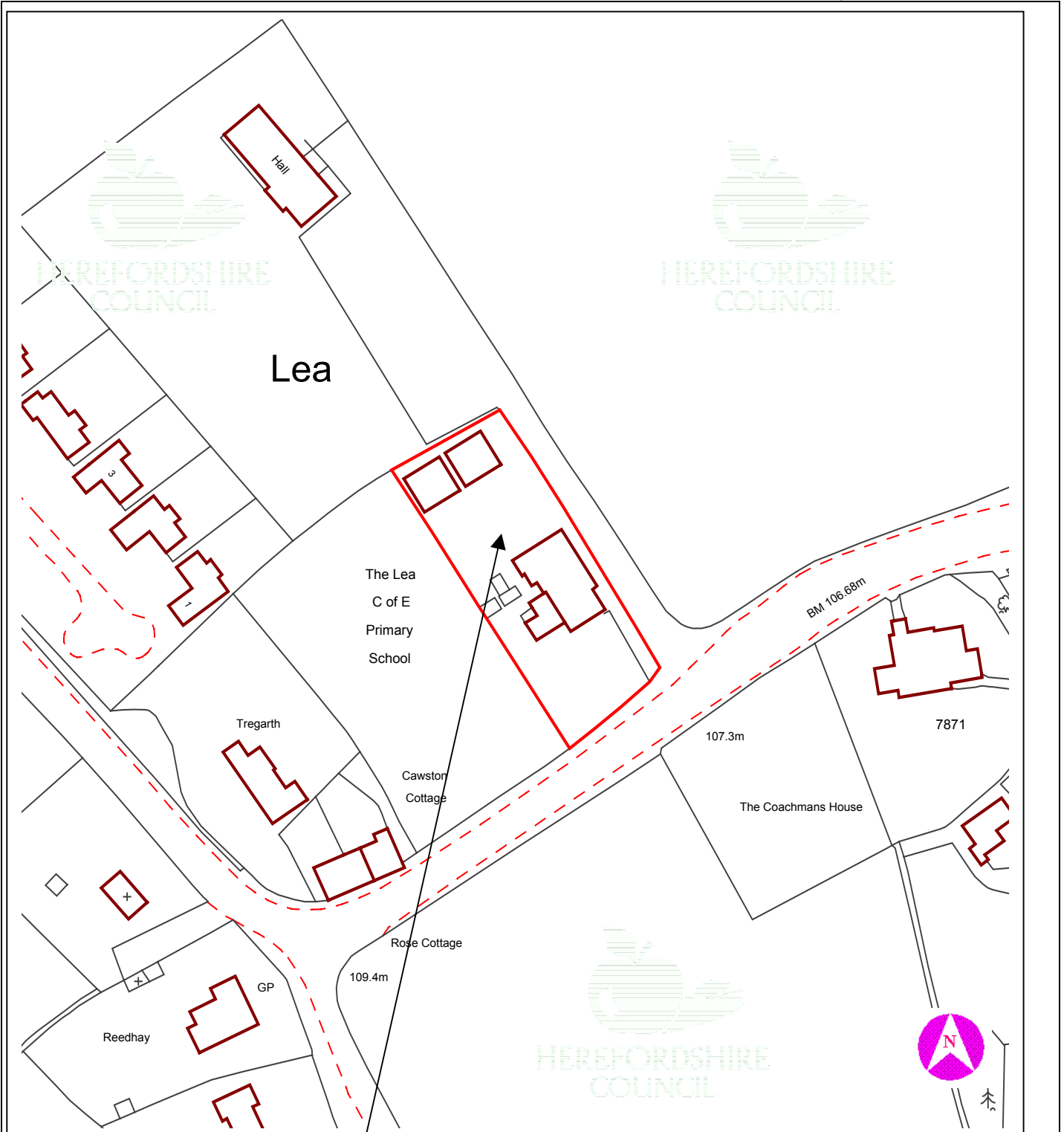
Decision:

Notes:

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Background Papers

Internal departmental consultation replies.



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APPLICATION NO: DCSE2005/0843/F

SCALE : 1 : 1250

SITE ADDRESS : Land at Lea Primary School, Lea, Ross-on-Wye, Herefordshire

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