

9 DCSW2005/3136/F - CHANGE OF USE FROM AGRICULTURAL USE, TO OVERSPILL CAR PARKING IN PART OF FIELD ON TEMPORARY BASIS, LAND ADJACENT TO HEREFORD WALDORF SCHOOL, MUCH DEWCHURCH, HEREFORDSHIRE, HR2 8DL.

For: Hereford Waldorf School per Mr. Kelly, The Stable Block, Broad Oak, Garway, Hereford, HR2 8QU.

Date Received: 30th September, 2005

Ward: Valletts

Grid Ref: 48080, 31001

Expiry Date: 25th November, 2005

Local Member: Councillor P.G. Turpin

1. Site Description and Proposal

1.1 Hereford Waldorf School is in the centre of Much Dewchurch. Access is gained off the main thoroughfare through the village (B4348 road) to the north-west of the main complex of buildings, via an unclassified road (u/c 73422).

1.2 It is proposed to create a temporary car park of 21 spaces at the northern end of a field acquired by the applicants. This car park is immediately adjacent to the kindergarten. Access is via an existing partially made up track that is well treed and has good hedging on it that sub-divides the school to the east from The Pippins immediately to the west. The track is approximately 70 metres from the access point to the south-western corner of the playground.

2. Policies

2.1 South Herefordshire District Local Plan

Policy GD.1 - General Development Criteria
Policy C.8 - Area of Great Landscape Value

2.2 Herefordshire Unitary Development Plan (Revised Deposit Draft)

Policy DR.3 - Movement
Policy DR.4 - Environment
Policy S.2 - Development Requirements

3. Planning History

3.1 Most recent and relevant history being:

SW2000/2970/F Change of use of educational premises with extension and alterations and erection of garage workshop - Approved 18.04.01

SW2003/3461/F New assembly hall, new classroom block and ancillary building. Removal of temporary buildings and sheds - Approved 09.01.04

4. Consultation Summary

Statutory Consultations

4.1 No statutory or non-statutory consultations required.

Internal Council Advice

4.2 The Traffic Manager requested that the car parking area be demarcated and details for the access position be provided. He is satisfied that the parking provision relates to existing demand on site only. Therefore, no objections are raised.

5. Representations

5.1 In a letter that accompanied further plans demarcating the actual car parking area the applicant's agent states:

- only small area top end of field will be used, close to existing gate access
- parking will be for teachers and other staff in order to relieve congestion in the car park area
- only for temporary period pending future Hereford Waldorf Academy project

5.2 Much Dewchurch Parish Council has no objections.

5.3 Three letters of objection have been received from:

W.E. Ashwick, 2 The Pippins, Much Dewchurch, HR2 8DL

G.R.D. Johnstone, Willow End, 4 The Pippins, Much Dewchurch, HR2 8DL

Mr. N. Bright, Ty Berllan, The Pippins, Much Dewchurch, HR2 8DL

The following main points are raised:

- temporary can become permanent, i.e. like temporary classrooms
- need better definition of temporary, already used by school
- how will it be policed
- not assist queuing on B4348, blocked driveways, should not encourage more traffic
- leave arrangements as they are, wait until new application for school extension is received
- piecemeal encroachment/urbanisation on site outside village envelope
- access road, 3 metres not suitable, no passing places.

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. Officer's Appraisal

6.1 The main issues are considered to relate to the principle of allowing vehicles to park on the field in association with the Waldorf School. There are other relevant issues, including the means of access, traffic congestion expressed by local residents and the term of permission, in the event that the application is supported.

- 6.2 The field that the school has acquired is some 5.5 acres (2.3 hectares) in area. The application received did not delineate that part of the field that would be utilised for car parking. This has been rectified with the submission of a block plan providing details for a 21 space car park aligned along the northern boundary of the field close to the kindergarten. This parking area is also out of view of most residents in The Pippins and from the porch of St. David's Church. Therefore it is not considered that the car park will detract from the amenities of this part of Much Dewchurch, given the siting of the car park, and that in the event that planning permission is granted it would be made conditional that the land is reinstated to the satisfaction of the local planning authority.
- 6.3 The track serving the field, and therefore the car park, is narrow as stated and approximately 70 metres in length. It will not be surfaced and therefore will retain the ambience of a country lane. The car park will not be used by parents or others dropping off children therefore the usage will be generally restricted to those times before and after school opening times. It is not considered that vehicles will meet often, given they will by large either going to the car park or leaving it. Whether or not the use of the car park has negligible input on traffic congestion experienced by local residents is not a reason in itself to reasonably withhold planning permission, nor is the possibility that the school may be granted Academy status by the Government. This is a temporary planning permission for a car park, that should at least free up some space in the playground for vehicles manoeuvring around the restricted site.
- 6.4 The application can be supported with the proviso that it is made temporary and that the use is restricted as overflow car park for the benefit of teachers and staff only.

RECOMMENDATION

That planning permission be granted subject to the following conditions:

1. E21 (Temporary permission and reinstatement of land)

Reason: The nature of the development is such that it is only considered acceptable in this location having regard to the applicant's special circumstances.

2. E25 (Personal and time limited permission)

Reason: The nature of the development is such that it is only considered acceptable in this location having regard to the applicant's special circumstances.

3. The car park shall be laid out, as specified, to the satisfaction of the local planning authority prior to first use

Reason: In order to define the terms to which the application relates.

Informative(s):

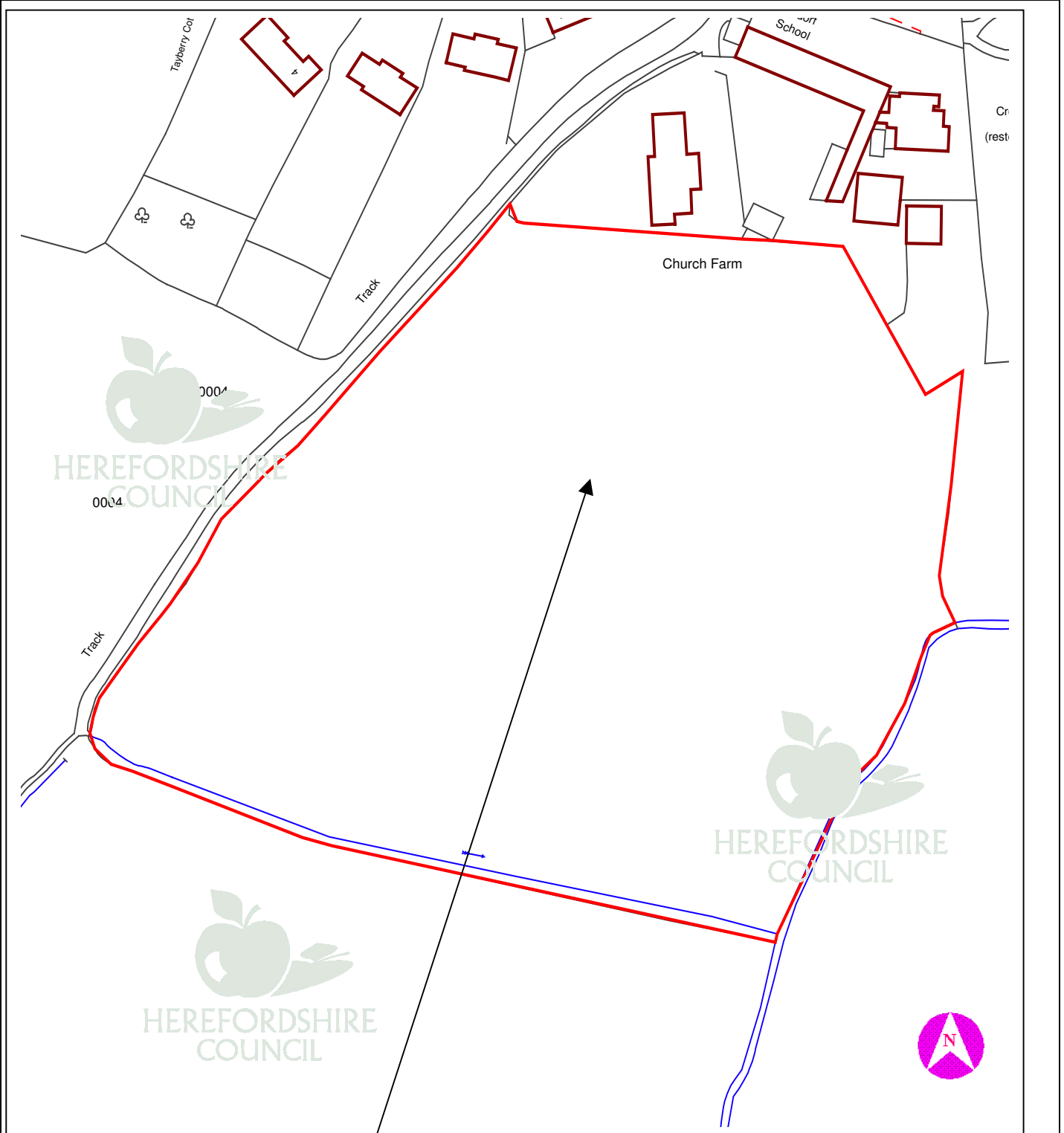
1. N15 - Reason(s) for the Grant of Planning Permission

Decision:

Notes:

Background Papers

Internal departmental consultation replies.



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APPLICATION NO: DCSW2005/3136/F

SCALE : 1 : 1250

SITE ADDRESS : Land Adjacent to Hereford Waldorf School, Much Dewchurch, Herefordshire, HR2 8DL

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