

**DCCW2006/1247/RM - CONSTRUCTION OF  
COMMUNITY FACILITY AND REPLACEMENT PRIMARY  
SCHOOL AT LAND OPPOSITE SUTTON COUNTY  
PRIMARY SCHOOL, SUTTON ST. NICHOLAS,  
HEREFORD, HR1 3AZ**

**For: Children's Services per Property Services  
Manager, Herefordshire Council Property Services,  
Franklin House, 4 Commercial Road, Hereford, HR1  
2BB**

**Date Received: 11th April 2006    Ward: Sutton Walls    Grid Ref: 53482, 45738**

**Expiry Date: 6th June 2006**

Local Member:    Councillor J.G.S. Guthrie

**1.    Site Description and Proposal**

- 1.1 The application site is comprised of a parcel of agricultural land located on the northern fringe of the settlement of Sutton St. Nicholas.
- 1.2 The application site extends to 2.74 hectares and outline planning permission DCCW2004/1004/O was granted in October 2004 for the erection of a replacement primary school incorporating a village hall and 15 houses has established the principle of development.
- 1.3 The outline permission envisaged the residential element being located at the southern end of the site, with the school and community facility to the north.
- 1.4 This application seeks consent for the approval of the reserved matters of design, siting and layout of the school/community building together with the associated hard and soft landscaping including formal outdoors play areas and parking and access arrangements.

**2.    Policies**

2.1 South Herefordshire District Local Plan:

Policy GD1        -        General Development Criteria  
Policy CF1        -        Retention of Provision of New Community Facilities

2.2 Herefordshire Unitary Development Plan (Revised Deposit Draft):

Policy DR1        -        Design  
Policy CF8        -        School Proposals

### 3. Planning History

- 3.1 DCCW2004/1004/O Construction of a replacement primary school incorporating a village hall and the provision of 15 residential houses. Approved 19th October 2004.
- 3.2 DCCW2005/1166/F Proposed new vehicle access. Withdrawn June 2005.
- 3.3 DCCW2006/0015/RM Construction of community facility and replacement primary school. Withdrawn January 2006.

### 4. Consultation Summary

#### Statutory Consultations

- 4.1 Environment Agency: No objection.
- 4.2 Sports England: No objection but comment that the proposal represents a missed opportunity in regard to the provision of sports facilities, based on the needs of the school and the community.

#### Internal Council Advice

- 4.3 Traffic Manager: Objection.
- The proposal for a new school at this site is dependent on a speed restriction on the C1125 road (to 30 mph) which is subject to a Traffic Regulation Order (TRO). No details of any speed restrictions have been submitted.
  - There are inadequate footway improvements on the east side of the main road (which I also note that the footway width is only shown as one metre).
  - There are no details of upgrading the footway on the west side of the main road.
  - No off-site footway improvements have been shown (especially to the footway link to Fieldway).
  - No cycle parking appears to be shown.
  - No details of the controlled pedestrian crossing have been submitted.
  - Possible conflict between the coach turning area and parking spaces.
- 4.4 Conservation Manager: No objection in principle but from a landscape perspective it is regrettable that some aspects have not been integrated in the best way possible.

### 5. Representations

- 5.1 Sutton Parish Council: Comments awaited.
- 5.2 Mr. T. Lewis, Pren Helyg: No objection. The revised landscaping and reduction in the size of the football pitch have overcome most of my concerns, however I would like a undertaking that no flood lighting will be erected on the football pitch.

5.3 Letters have been received from Mr. Butler, The Stone House; Mrs. I. Butler, The Stone House and Mr. & Mrs. Smith, Elmstone. Objection summarised as follows:

- Concern is raised that the development will give rise to flooding.
- This application cannot be determined until the UDP is adopted.
- Without details of the proposed housing development there is insufficient detail to determine the application.
- Conditions should be imposed to control the noise levels and hours of operation of the school use and village hall.
- Increased traffic and road safety is a cause for concern.
- Falling demographics suggest there is a no need for a new school.
- This is not the site suggested by the local community and results in a loss of prime agricultural land, alternatives should be found.

The full text of these letters can be inspected at Central Planning Services, Blueschool House, Blueschool Street, Hereford and prior to the Sub-Committee meeting.

## 6. Officers Appraisal

6.1 As the principle of development has already been established, the primary issues in determining this application are considered to be:

- The impact of the siting, design and visual appearance.
- The impact of the proposed development on the amenity of adjoining residential properties
- Access and highways issues
- Flood risk

Siting, Design and visual appearance:

6.2 The building is of a modern design, and takes the overall form of 'T' shape with small projecting wings which assist with breaking the overall appearance into a less uniform block. The foot of the 'T' will point to the highway to the west, with the top of the 'T' running parallel to it.

6.3 The design has avoided making any elevation overly dominant over the others, offering equal visual interest in each elevation, whilst the mass of the building has been broken up through the use of varied roof pitches and orientation incorporating oversailing eaves along the eastern elevation to provide sheltered external teaching areas.

6.4 The building will predominantly be clad with red brick, interspersed on several smaller elevations with rendered panels, under an artificial slate roof

6.5 To the northwest of the building a new communal village green will be created, with the remaining land to the south and east being laid out as amenity space for the school. This would comprise formal and informal recreation areas, a sports field, and a hard surfaced games court.

- 6.6 A 1.5 metre high fence running along the north, east and southern boundaries, will enclose the whole of the school site. The western boundary being partially formed by the building to which the fence will be connect either end.
- 6.7 The western part of the site comprising the parking area and community building and village green will fall outside of the fence enclosure as these areas are intended for wider public access.
- 6.8 A 25 metre deep landscape buffer zone running parallel to the eastern boundary will separate the development from the rear curtilages of the dwellings accessed from Churchway, and is a direct response by the applicant to concerns previously raised in respect of noise and site security.
- 6.9 Elsewhere a less dense planting scheme is proposed, which incorporates the provision of new trees and shrubs to soften the visual impact of the development. However, notwithstanding the submitted landscaping details, and in order to ensure proper control of over the exact details of the planting scheme both in the buffer and elsewhere within the application site, it is considered expedient to require the submission of a detailed schedule of planting for approval.

Residential amenity:

- 6.10 With regard to the long term impact of the proposed development it is acknowledged that the erection of the building and associated landscaping on what was previously a green field site will inevitably alter the setting and outlook of the dwellings surrounding the application site.
- 6.11 However it is not considered that any demonstrable harm will arise, as the revised landscaping and the siting and design of the development has sought to mitigate against this impact, and clearly the principle of the development has been accepted. With regard to the properties lying to the east and accessed from Churchway, the dwellings themselves lie at the top of large private gardens, which have an average depth of 100 metres to the boundary of the application site, and back directly onto the 25 metres deep landscaping buffer.
- 6.12 Approximately 35 metres to the southeast, 7 Churchway is the closest dwelling to the boundary of the application site, whilst it's neighbours lie approximately 50 metres from the boundary. However these properties will also benefit from the landscaping buffer.
- 6.13 To the south three properties border the boundary of the application site, but the interceding land will in due course be subject to the erection of 15 houses approved by the outline permission. Therefore the impact of the school/community is not considered to significantly impact these properties.
- 6.14 To the west and on the opposite side of the public highway, lie a row of properties, which have direct views over the frontage of the development. However although their visual outlook will alter, it is not considered that there will be any demonstrable loss of residential amenity. It is considered that this revised reserved matters submission satisfactorily addresses the concerns raised by local residents and will retain acceptable levels of residential amenity.

Access and parking:

- 6.15 At present the adjoining highway (C1125) has a speed limit of 40mph, and the Traffic Manager has suggested that the application should be refused on the grounds that the necessary TRO required to reduce the speed to 30mph has not been granted or applied for, as well as an absence of detail concerning other improvements required to upgrade or improve the network of pavements leading to the site.
- 6.16 At the time of writing this report, active negotiations to try and overcome these objections and secure the submission of a satisfactory scheme of highway improvements were being undertaken, and will be reported verbally. The attached recommendation reflects this outstanding concern

Flooding:

- 6.17 The site is located within Zone 1 on the Environment Agency's indicative flood plain maps, and as such has little or no risk of flooding, however due to the size of the development in accordance with standing advice a Flood Risk Assessment (FRA) is required.
- 6.18 In this particular case the primary consideration is whether or not the proposed development will give rise to increased flood risk either within the site itself or elsewhere in the locality, arising from increase in surface water run-off from the proposed impermeable surfaces (roofs, and hard standing)
- 6.19 The FRA indicates that the surrounding ditches and watercourses are capable of accommodating the additional run-off, and in order to ensure they are not overloaded at times of heavy rainfall a balancing pond is proposed on the northern boundary of the application site to store any excess flows. Therefore it is not considered that there are any flooding issues associated with the proposal.

Conclusion:

- 6.20 Overall the siting design and layout of the building and associated hard and soft landscaping complies with the relevant policies in the Local Plan, and as such, approval is recommended.

## RECOMMENDATION

**Subject to the receipt of suitably amended plans, officers named in the delegation agreement be authorised to issue planning permission subject to the following conditions and any additional conditions considered necessary by officers:**

1. **A07 (Development in accordance with approved plans).**

**Reason: To ensure adherence to the approved plans in the interests of a satisfactory form of development.**

2. **B01 (Samples of external materials).**

**Reason: To ensure that the materials harmonise with the surroundings.**

3. **F32 (Details of floodlighting/external lighting).**

**Reason: To safeguard local amenities.**

- 4. **G04 (Landscaping scheme (general)).**

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

- 5. **G06 (Scope of landscaping scheme).**

**Reason: In order that the local planning authority may be satisfied that the deposited scheme will meet their requirements.**

**Informative:**

- 1. **N15 - Reason(s) for the Grant of PP/LBC/CAC**

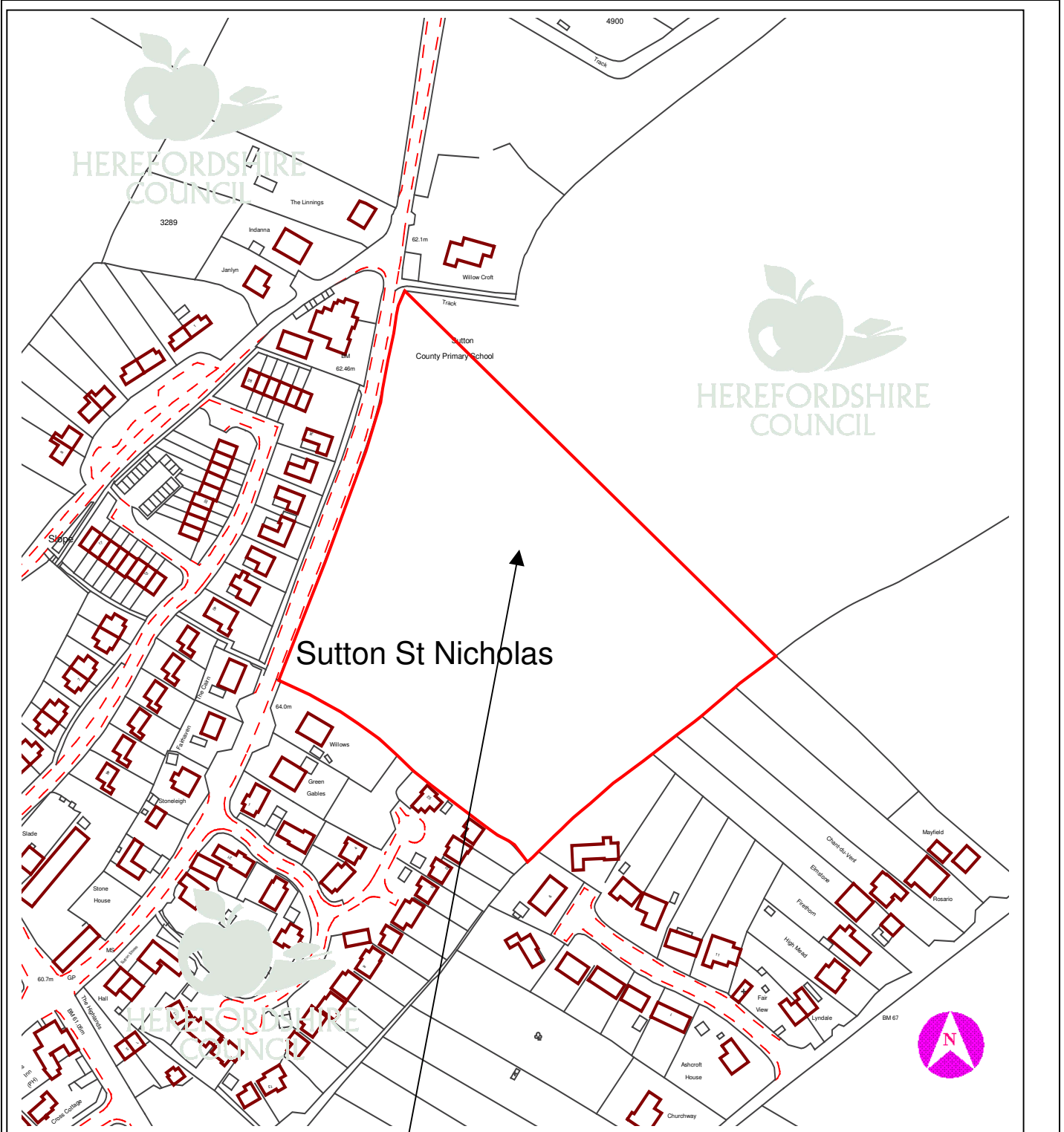
Decision: .....

Notes: .....

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**Background Papers**

Internal departmental consultation replies.



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**APPLICATION NO:** DCCW2006/1247/RM

**SCALE :** 1 : 2500

**SITE ADDRESS :** Land opposite Sutton County Primary School, Sutton St. Nicholas, Hereford, HR1 3AZ

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