

15 DCCW2006/1743/F - NEW PRIMARY SCHOOL AND DEMOLITION OF EXISTING SCHOOLS AT RIVERSIDE PRIMARY SCHOOL (FORMERLY HUNDERTON INFANT AND JUNIOR), BELMONT AVENUE, HEREFORD, HR2 7JF

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

Date Received: 24th May 2006

Ward: St. Martins & Hinton

Grid Ref: 50326, 39200

Expiry Date: 23rd August 2006

Local Members: Councillors Mrs. W.U. Attfield, A.C.R. Chappell and R. Preece

1. Site Description and Proposal

- 1.1 Hunderton Infant and Junior Schools are located at the western end of Belmont Avenue, Hunderton, Hereford. The River Wye forms the boundary to the north, Great Western Way to the west, Belmont Avenue and the Asda site to the east together with Springfield Avenue and Hunderton Avenue to the south.
- 1.2 The proposal is to replace both schools with one new school to be known as 'Riverside Primary School'. The existing community and children's centre at the site will be retained with the remainder of the buildings being demolished. The demolition will be phased to enable the school to remain on site whilst the proposed new school is constructed. This will involve the Junior School de-camping into mobile classrooms. The Infants School will be demolished upon completion of the new school.
- 1.3 The new school would be single storey and constructed of brick, some of which will be re-claimed from the existing schools, timber cladding to the higher levels, underneath a profiled zinc clad roof. Twenty one main classrooms are proposed in three wings that emanate out from the school in a western, northwestern and northerly direction. Each wing has its own toilet facilities and a group teaching area. The main block contains the main hall, small hall, ICT suite, music room, staff room toilets, offices, outdoor changing rooms together with other ancillary rooms.
- 1.4 The school playing fields are not affected by this proposed development. A new outdoor games court area together with staff parking are also proposed.
- 1.5 Due to the site's location near the River Wye, a Flood Risk Assessment has been submitted with the proposal.

2. Policies

- 2.2 National:

PPS1	-	Delivering Sustainable Development
PPS9	-	Biodiversity and Ecological Conservation
PPG25	-	Development and Flood Risk

2.3 Hereford Local Plan:

Policy SC6	-	Permanent Educational Accommodation
Policy SC7	-	Hunderton Infants' School
Policy ENV14	-	Design
Policy ENV15	-	Access for All
Policy NC4	-	Local Nature Reserves

2.4 Herefordshire Unitary Development Plan (Revised Deposit Draft):

Policy S1	-	Sustainable Development
Policy S2	-	Development Requirements
Policy S11	-	Community Facilities and Services
Policy DR1	-	Design
Policy DR2	-	Land Use and Activities
Policy DR3	-	Movement
Policy DR4	-	Environment
Policy DR7	-	Flood Risk
Policy NC4	-	Sites of Local Importance
Policy T14	-	School Travel
Policy T6	-	Walking
Policy T7	-	Cycling
Policy T16	-	Access for All
Policy CF8	-	School Proposals

3. Planning History

- 3.1 DCCW2006/1392/F Provision of 7 double and one single mobile classroom units, hardplay areas and some demolition. Not yet determined.

4. Consultation Summary

Statutory Consultations

- 4.1 Environment Agency: Comments awaited on the FRA.
- 4.2 Welsh Water: Comments awaited.
- 4.3 Sports England: Comments awaited.
- 4.4 CABE: Comments awaited.

Internal Council Advice

- 4.5 Traffic Manager: Comments awaited.
- 4.6 Conservation Manager: Comments awaited.

5. Representations

- 5.1 Hereford City Council: Welcome the proposed development.

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 This proposal provides for the replacement of Hunderton Infants and Junior Schools with one new school, to be called 'Riverside Primary School'.
- 6.2 The new school will be sited essentially on the area of the former Junior School and therefore further away from residential property to the east and south and although it will concentrate the school buildings in the northwest corner of the site this will not impact unacceptably on dwellings located at Charles Witts Avenue to the west, as Great Western Way separates the two sites.
- 6.3 Although 21+ classrooms are proposed, the nature of the design in three wings breaks up the façade and roofscape to provide a well-designed building. The use of a zinc profiled roof is a well established material in Hereford and is appropriate in this context and having regard to the functional design of the building. Ultimately it will weather to give the appearance of a leaded roof. The re-use of bricks from the school meets policies for sustainable development and will also provide an attractive contrast to the new brick and timber cladding.
- 6.4 This report has been prepared at an early stage in the processing of the planning application due to their being no Planning Committee meeting until September. Therefore the majority of consultation responses are still awaited and a verbal update will be given at the meeting.

RECOMMENDATION

Subject to no further objection raising additional material planning considerations by the end of the consultation period, the Officers named in the Scheme of Delegation to Officers be authorised to approve the application subject to the following conditions and any further 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. **A06 (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. **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.

- 5. H27 (Parking for site operatives).

Reason: To prevent indiscriminate parking in the interests of highway safety.

- 6. 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.

- 7. G01 (Details of boundary treatments).

Reason: In the interests of visual amenity and to ensure dwellings have satisfactory privacy.

- 8. F16 (Restriction of hours during construction).

Reason: To protect the amenity of local residents.

- 9. F39 (Scheme of refuse storage).

Reason: In the interests of amenity.

- 10. C02 (Approval of details).

Reason: To safeguard the character and appearance of the building.

Informative:

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

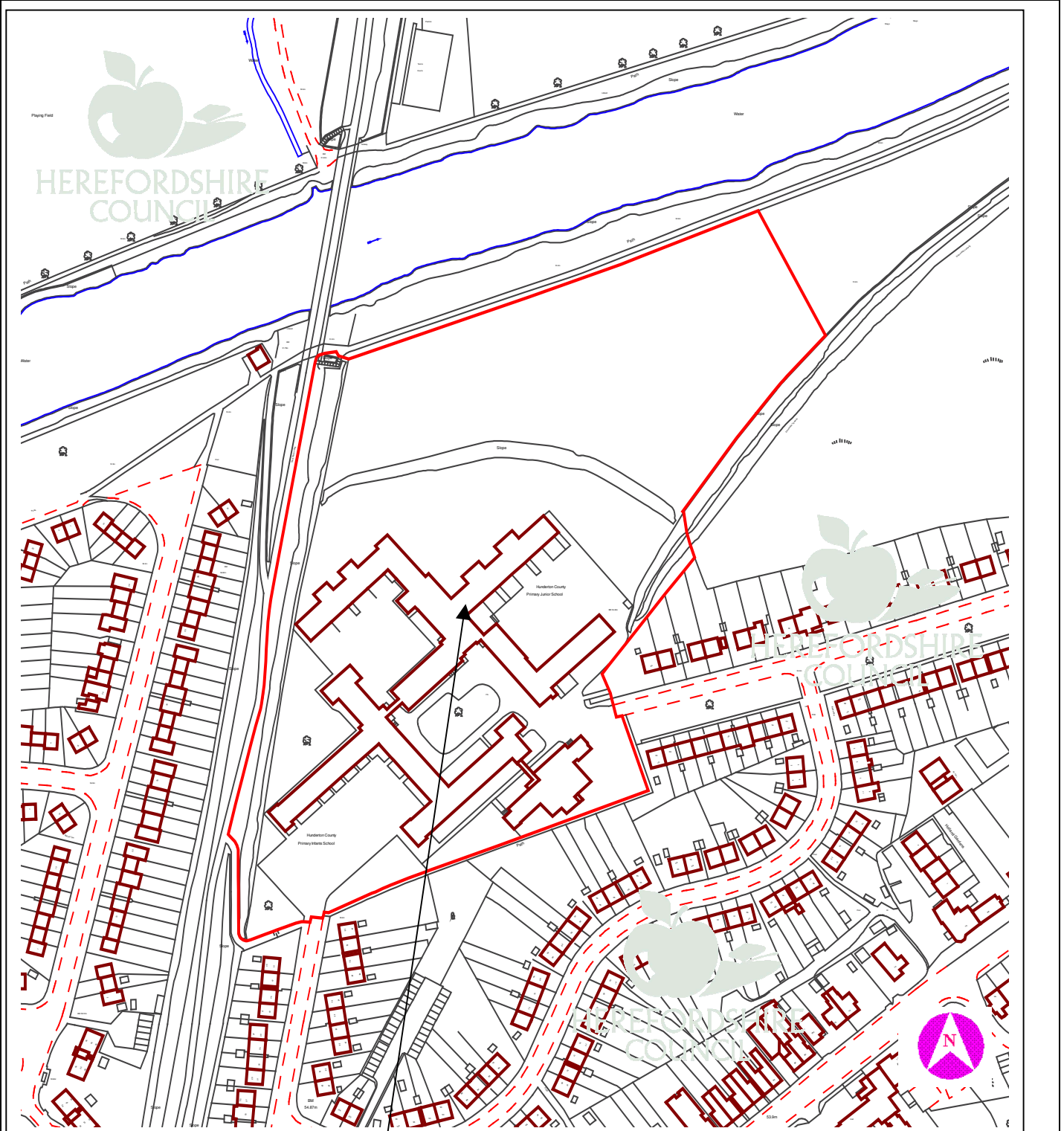
Decision:

Notes:

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Background Papers

Internal departmental consultation replies.



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APPLICATION NO: DCCW2006/1743/F

SCALE : 1 : 2500

SITE ADDRESS : Riverside Primary School (formerly Hunderton Infant and Junior), Belmont Avenue, Hereford, HR2 7JF

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