

DCSE2006/2479/F - INSTALLATION OF CELLULAR GRASS REINFORCEMENT TO FORM OVERSPILL PARKING AREA AT WALFORD PRIMARY SCHOOL, WALFORD, ROSS-ON-WYE, HEREFORDSHIRE, HR9 5SA

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

Date Received: 27th July 2006

Ward: Kerne Bridge

Grid Ref: 59282, 20911

Expiry Date: 21st September 2006

Local Member: Councillor J Jarvis

1. Site Description and Proposal

- 1.1 Walford School is on the east side of the main village road through Coughton. The large playing field is to the south of the school. It is proposed to form an overflow car park at the southern end of the playing field using an existing field access. A plastic membrane (Netlan Netpare 25) would be used to help prevent the grass wearing away. There would be space for 24 cars to park on either side of a central access aisle which would occupy an area of about 30m x 16m.
- 1.2 To the south of the site is a small group of houses with further housing on the opposite side of the road. To the east of the school is open countryside. The school car park is immediately to the south of the school buildings.
- 1.3 The current application is a revision of an earlier proposal (SE2006/1240/F) with the existing entrance gates widened to provide a more suitable vehicular access. Objections to that proposal were received from Sport England. The current application provides more information about the existing level of playfield provision at the school. In the event that Sport England objects to the current application the application would have to be referred to the Secretary of State if the Committee is minded to grant permission. This is reflected in the recommendation.

2. Policies

2.1 Planning Policy Guidance

PPG17 - Planning for Open Space, Sport and Recreation

2.2 Hereford and Worcester County Structure Plan

Policy CTC1 - Area of Outstanding Natural Beauty
Policy CTC2 - Area of Great Landscape Value

2.3 South Herefordshire District Local Plan

Policy C5 - Development within AONB

Policy C8	-	Development Within Area of Great Landscape Value
Policy CF1	-	
Policy GD1	-	General Development Criteria
Policy T3	-	Highway Safety Requirements

2.4 Herefordshire Unitary Development Plan (Deposit Draft)

Policy LA1	-	Areas of Outstanding Natural Beauty
Policy CF8	-	School Proposals
Policy T11	-	Parking Provision

3. Planning History

3.1	SE2001/0533/F	New playground and conversion of existing playground to car park; fencing access gates.	-	Approved 27.6.01
	DCSE2006/1240/F	Overflow car park	-	Withdrawn 27.7.06

4. Consultation Summary

Statutory Consultations

4.1 Sport England's comments are awaited.

Internal Council Advice

4.2 Traffic Manager's comments are awaited.

4.3 Conservation Manager's comments are awaited.

5. Representations

5.1 Property Services Manager acting as agent for this application has submitted an assessment of the existing playing field provision.

The last suitability assessment was conducted in June 2004. Assessments were based on Building Bulletin 82 (Area Guidelines for Schools) which indicates that 'the planning authority may stipulate a specific number of car parking spaces.... It is common practice to allow one space per full time equivalent member of staff. Appropriate provision should be made for disabled staff and/or visitors which should include at least one suitable parking space near the entrance. A limited number of spaces may be provided for visitors to the school, depending on local circumstances. More spaces might be necessary if there is significant community use of the school facilities.' This statement is also implied in Building Bulletin 99 (Briefing Framework for Primary School Projects) that supersedes Building Bulletin 82.

No shortfall of car parking was identified in the suitability assessment. However the assessment was made based on the minimum requirement (i.e. one space per FTE teaching staff and one visitor's space). The circumstances surrounding community use of the school may have changed since the last assessment especially as the hall has recently been extended. This may impact on the number of car parking spaces required by the school.

The school does have a large playing field which is far in excess of that required for a school of its size. Based on a capacity of 196 pupils, I would expect the playing field to be a minimum of 10,000m². Walford Primary has in excess of these areas and therefore I can see no objection for part of the playing field being used as a temporary car park.

5.2 Parish Council's observations are awaited.

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 There are 3 main issues: whether there would be an unacceptable loss of school playing field; the effect on road safety and the effect on the amenities of neighbours and the visual amenities of the area.

6.2 Paragraph 15 of PPG 17 states that planning permission for development of playing fields should not be given unless:

- (i) development is ancillary to the playing field and does not adversely affect the quality or quantity of pitches and their use
- (ii) only affects land which is incapable of forming a playing pitch
- (iii) equivalent replacement field(s)
- (iv) for a sports facility of sufficient benefit to outweigh the loss of the playing field.

The current proposal does not fall within any of these categories. The submitted information shows that the playing fields are sufficient for 2 football and 2 hockey pitches for the Autumn/Winter terms and a running track for the summer term. The Education Department advises that Walford School has an excess of playing fields and sports pitches (paragraph 5.1 above). In view of this level of provision, that the land will remain as part of the grassed field and that the car parking area will only be used as an overspill car park the proposal would not result in any significant loss of playing field.

6.3 The existing access is in the corner of the field with somewhat restricted visibility to the south-west. A new access and gate would be necessary therefore which if of an appropriate size and position would provide good visibility along the highway. There would not therefore be an appreciable harm to highway safety.

6.4 The new access would be well set back from the edge of the carriageway and consequently would only involve the loss of a small section of the hedgerow. There would not be any hard surfacing other than the access itself which would appear to be part of the grassed field. The parked car park would not detract from the area which is within the Wye Valley Area of Outstanding Natural Beauty to any significant extent, bearing in mind the limited use. A wide shrubbery with trees would screen the car park from the adjoining residential properties and should also help to disperse fumes. There would not therefore be any significant harm to either residential or visual amenities of this area.

RECOMMENDATION

That subject to Sport England not objecting and no other objection having been received at the expiration of the consultation period 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 H02 (Single access - footway)

Reason: In the interests of highway safety.

- 3 H08 (Access closure)

Reason: To ensure the safe and free flow of traffic using the adjoining County highway.

- 4 G04 (Landscaping scheme (general))

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

- 5 G05 (Implementation of landscaping scheme (general))

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

Informative(s):

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

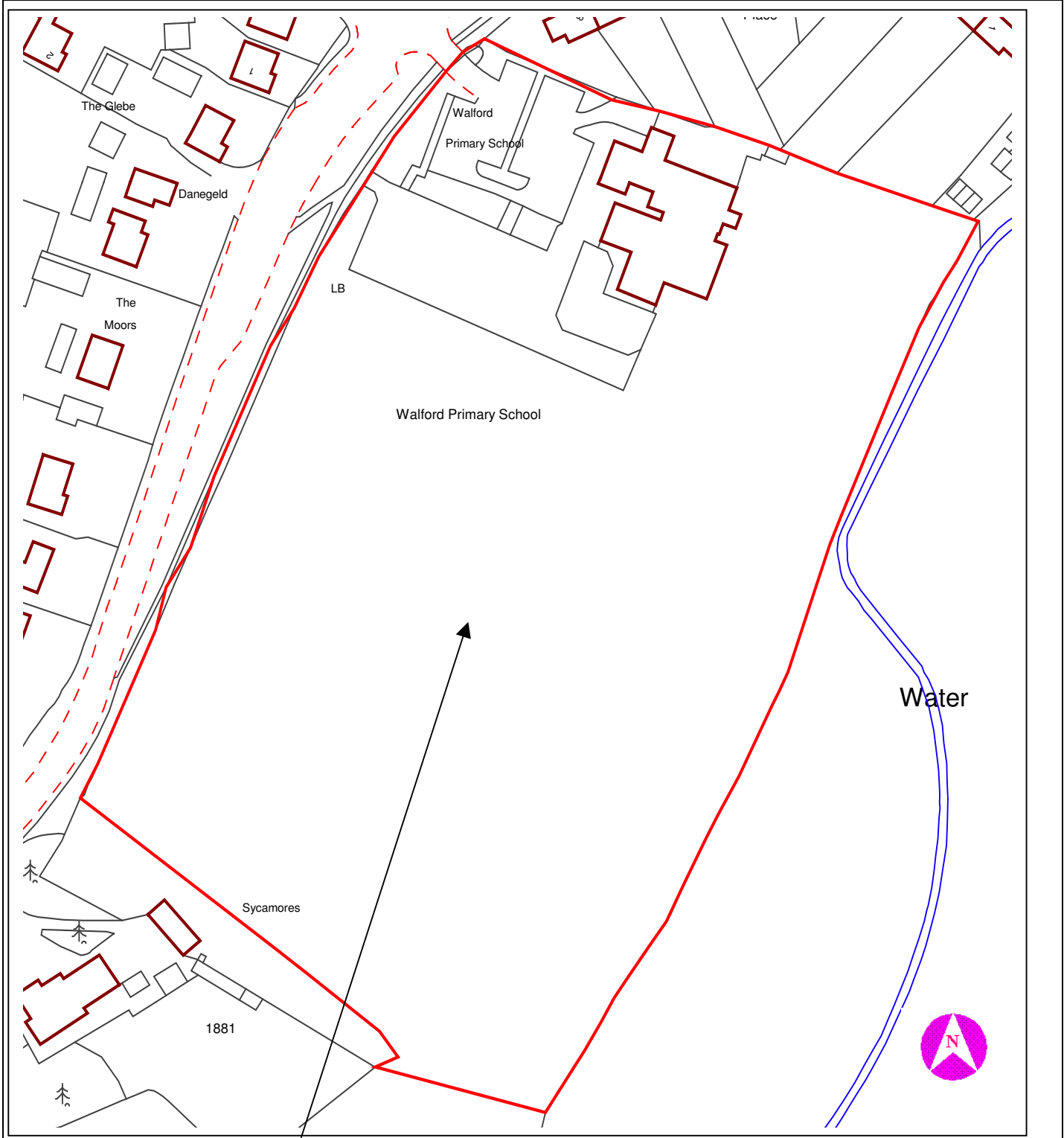
Decision:

Notes:

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Background Papers

Internal departmental consultation replies.



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APPLICATION NO: DCSE2006/2479/F

SCALE : 1 : 1250

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