

DELEGATED DECISION REPORT

APPLICATION NUMBER

161579

Eardisley Church Of England Primary School, Eardisley, Hereford, HR3 6NS

CASE OFFICER: Mr Adam Lewis

DATE OF SITE VISIT: 3rd June 2016

Relevant Development

Plan Policies:

Herefordshire Local Plan Core Strategy (HCS)

SS6, SC1, LD1, LD4, SD1

Eardisley Group Neighbourhood Development Plan

SD1, E2

NPPF

Relevant Site History:

N1017751F - Replacement windows to south and west elevations of school - Approved

DCN083055/F - Proposed single storey extension for storage - Approved

CONSULTATIONS

	Consulted	No Response	No objection	Qualified Comment	Object
Parish Council	✓	✓			
Transportation	✓	✓			
Historic Buildings Officer	✓	✓			
Ecologist/Landscape Officer					
Environmental Health					
Environment Agency					
Forward Planning					
PROW					
Neighbour letter/ Site Notice	✓	✓			
Historic England	✓		✓		
Local Member	✓		✓		

PLANNING OFFICER'S APPRAISAL:

Site description and proposal:

The site of the application is Eardisley CE Primary School, located at the centre of the village. The site fronts the A4111, with the Grade I listed St Mary Magdalene's Church being located on the opposite side of the highway. The school building is of late Victorian red brick style,

and has a hard play area to the front and grass playing fields to the rear. The site is located in the Eardisley Conservation Area.

The proposal is for the replacement of the existing chain-link fence which encloses the playground to the front of the school building. As existing, this fence varies in height between 2.5 metres to the north of the playground and 3 metres to the south. It is proposed to replace this with new green weldmesh fencing which will be 3 metres high on all sides of the playground, except for a small section on the west boundary where it will be 2 metres. The existing fence is set behind a 1m high brickwork wall on the north and west site boundaries, which is to be retained as part of the proposals.

Representations:

Local Member – No objections. Confirms application can be dealt with as delegated matter.

Historic England – No objections

Pre-application discussion:

None

Constraints:

Conservation Area

Grade I listed building adjacent – St Mary Magdalene's Church

Appraisal:

The application entails the replacement of the fence which encloses the playground to the front of Eardisley Primary School. The main issues to consider are the impacts of the proposals on visual amenity and the setting of the Conservation Area and adjacent Grade I listed church.

It is noted that the existing chain-link fence surrounding the school playground is in a state of deterioration, and as such the proposed replacement is considered an improvement in terms of both visual amenity and function. The proposals are considered acceptable in terms of scale, design and materials, and will have no adverse impact on residential amenity.

The site occupies a prominent position within the Eardisley Conservation Area and is directly opposite a Grade I listed building. The proposed replacement of the existing and aging chain-link fence with green weldmesh of a similar height however is considered to respect these heritage assets, and will not adversely affect their setting, character or appearance. The proposals are therefore in accordance with policy E2 of the Eardisley Group NDP, and policies LD1 and LD4 of the HCS. Similarly, Historic England have raised no objections to the proposals.

Consequently the application is recommended for approval.

RECOMMENDATION:

PERMIT

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REFUSE

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CONDITION(S) & REASON(S) / REASON(S) FOR REFUSAL:

(please note any variations to standard conditions)

C01

C07 – (177-01, Exe/04/11 – CLD EXEMPLA)

Informatives

Signed

A. M. L.

Dated: 1st July 2016

TEAM LEADER'S COMMENTS:

DECISION:

PERMIT

☒

REFUSE

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M. Tan

Signed:

..... Dated: 1/7/16.....