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Sent: 14 June 2021 11:45

To: Planning Enquiries <planning_enquiries@herefordshire.gov.uk>

Subject: 212041 - Planning application comment was submitted



The following is a comment on application **P212041/PA7** by 'William McGinley'

Nature of feedback: objecting_to_the_application

Comment:

See attached file

Attachment:

Old_School_Garway_Objection.docx

Their contact details are as follows:

First name: William

Last name: McGinley

Email:



Postcode: HR2 8RJ

Address: Upper Demesne
Garway

Infrastructure from Section 106 to consider:

Link Id:

https://www.herefordshire.gov.uk/info/200142/planning_services/planning_application_search/details?id=212041

Form reference: 760840

Objection to application 212041

This proposal flatly contradicts policy LD4 of Herefordshire Councils own Core Strategy and so should be rejected.

Here is the full text of LD4 which clearly applies in this case

‘Policy LD4 – Historic environment and heritage assets Development proposals affecting heritage assets and the wider historic environment should:

1. Protect, conserve, and where possible enhance heritage assets and their settings in a manner appropriate to their significance through appropriate management, uses and sympathetic design, in particular emphasising the original form and function where possible;
2. where opportunities exist, contribute to the character and local distinctiveness of the townscape or wider environment, especially within conservation areas;
3. use the retention, repair and sustainable use of heritage assets to provide a focus for wider regeneration schemes;
4. record and advance the understanding of the significance of any heritage assets to be lost (wholly or in part) and to make this evidence or archive generated publicly accessible and
5. where appropriate, improve the understanding of and public access to the heritage asset.

The scope of the works required to protect, conserve and enhance heritage assets and their settings should be proportionate to their significance. Development schemes should emphasise the original form and function of any asset and, where appropriate, improve the understanding of and public access to them.’

The fact that the Old School can be saved and put to good local housing use is emphasised by the owner’s successful application in 2013 (application 132281) which showed that the site would support 5 dwelling while fully retaining the distinctive character of the main school building. This was an imaginative scheme widely supported by local residents

Paragraph 5.3.3 in the Core Strategy states:

‘...Locally distinctive assets both natural and man-made, are finite and irreplaceable and any detrimental impacts can carry cultural, environmental, economic and social costs...’

Policy LD1 says developments must

‘...demonstrate that character of the landscape and townscape has positively influenced the design..’

Paragraph 5.3.23 states:

‘...The historic environment is defined as all aspects of the environment resulting from the interaction between people and places through time, including all surviving physical remains of past human activity...’

So demolition is unacceptable.

Furthermore, the proposal is to concrete over the site once the school buildings are removed. This would contradict a further decision by Council. In 2013 a companion application to 132281 (application 151308) was made to remove the requirement to decontaminate the land following its use as a garage site. This application was rightly rejected by the Council

Covering the site in concrete does not properly address the contamination issue, indeed from an environmental standpoint would constitute further contamination and raise the prospect of drainage issues affecting adjoining properties

It should be noted that in the discussions leading to Garway Neighbourhood Development Plan the reuse of the school building as housing was explicitly supported as part of a general policy to encourage the reuse of brownfield sites

Keeping and properly redeveloping the school building as housing for local people would remove a longstanding eyesore, greatly improve the look of the centre of the village and bring an important Heritage asset back into full and sustainable use

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