

STAUNTON ON WYE GROUP PARISH COUNCIL

12th January 2025

Report of the Clerk on a site visit at the Former Jarvis School, Staunton on Wye, Herefordshire HR4 7NF (Planning Consultations 253284 and 253285), 6th January 2025.

Present: Jake Perrett, Senior Architectural Assistant, Owens Hicks Architecture, Rotherwas, Hereford; Councillors Arthur, Andrews, Boddington, Jones, Pearson-Gregory, Price, Sellar, and Shepherd, with the Clerk in attendance.

Councillors were briefed on protocol and procedures.

Mr Perrett was thanked for facilitating the visit, and for his presence.

Councillors were escorted around the main building, including the main school rooms on the ground and first floor, including the school hall and hostel hall; hostel rooms and the attic floor.

Visitors convened outside, adjacent to the two, projecting, north-facing cloistral wings.

Q1. Is it intended to retain all the existing historic building fabric?

A1. Unlike the previous permission, the aim is to retain the cloistral wings, fabric will be maintained.

Q2. Could you show us the layout of buildings in relationship to access and parking? A2. Mr Perrett showed the site plan. The main frontage remains untouched and new built form kept low to ensure Jarvis Building's primacy. Trees are to be removed but the tree officer's suggestion that the south of the site could be developed to prevent tree removal elsewhere would not be appropriate given listed status.

Q3. Will the main entrance be from School Lane?

A3. Yes, although it will require widening to accommodate two vehicles. There may be some adjustments to the splay.

Q4. Are trees being retained? What will be the building heights close to the school Lane entrance?

A4. As far as possible. All category A trees, and most category B. Buildings will be 1.5 storeys, with dormers, to keep eaves (roof) heights as low as possible to limit development visual impact.

Q5. How close with the new houses at the north of the site be to their existing neighbours? A5.

Statutory privacy distances have been observed, e.g. 21m from building to building as a minimum.

Q6. Will the access road across the site be adequate for waste trucks?

A6. This was raised as a standard technical note from a consultee, and our highways plans address this. Councillors inspected the main front facade.

Q7. Is this where the tree officer wanted to see more development? (South of site in front of Jarvis Building)

A7. Yes, but heavier planting here wouldn't fly from a heritage point of view. We expect some trees here, it will be mostly shared amenity space.

Q8. Will the gate opposite the main facade be a vehicular access?

A8. No, School Lane will be the main access. The gate opposite the main facade might be for pedestrian access is needed.

Q9. How will houses on the east of the site be accessed? Is the intention to access from the north?

A9. Access will be from the spine road entering from School Lane.

Q10. How many dwellings are anticipated in the north-east?

A10. 12.

Q11. How many car parking spaces will be provided on site?

A11. Just shy of 100, in line with Herefordshire guidelines. Works out as 2 spaces per dwelling roughly.

Q12. Construction deliveries will be made via which access?

A12. The main entrance will be from School Lane, although this will be a matter for contractors.

Q13. The east of the site is crossed by powerlines, these will be re-sited?

A13. Yes, although the re-routing is a building regulations issue. They will be diverted or taken under ground.

Q14. How will be the bungalows' area boundary be marked?

A14. Planted hedging and boundary walls, refer Design Access Statement.

Q15. What will be building heights on the north-east of the site?

A15. 3 stories including ground floor.

Q16. Will the east of the site require levelling?

A16. Ground will need to be levelled, probably down, so there will be no additional implications for residents. Privacy rules will be maintained re overshadowing, privacy distances and protection of amenity for dwellings to the north.

Q17. Can you indicate the likely development timetable?

A17. We do not yet have a solid view of that, or a fixed timetable.

A draft of this summary was provided to Mr Perrett who suggested some small non-substantial clarifications to the reported answers, which have been incorporated for the sake of clarity.

David Thame

6 January 2025