



# REGULATORY SERVICES COMMITTEE<sup>29</sup>

January 2015

# REPORT

**Subject Heading:**

**P1346.14: Rise Park Junior School,  
Annan Way, Romford**

**Re-commissioning existing Pedestrian  
access from Pettits Lane into school,  
including construction of new fenced  
off holding area. (Application received  
23 September 2014)**

**Ward:**

**Pettits**

**Report Author and contact details:**

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**Policy context:**

**Local Development Framework  
London Plan, Planning Policy  
Statements/Guidance Notes**

**Financial summary:**

**None**

**The subject matter of this report deals with the following Council Objectives**

Clean, safe and green borough	<input type="checkbox"/>
Excellence in education and learning	<input checked="" type="checkbox"/>
Opportunities for all through economic, social and cultural activity	<input type="checkbox"/>
Value and enhance the life of every individual	<input checked="" type="checkbox"/>
High customer satisfaction and a stable council tax	<input type="checkbox"/>

## SUMMARY

The proposal is for the re-commissioning of the existing pedestrian access from Pettits Lane North and the construction of a new fenced off holding area in the south west corner of the playing field providing an additional pedestrian access into the school campus.

On balance the proposal is considered to be acceptable in all material respects and it is recommended that planning permission is granted subject to conditions.

## RECOMMENDATIONS

It is recommended that planning permission be granted subject to the following conditions:

1. Time Limit

The development to which this permission relates must be commenced not later than three years from the date of this permission.

**Reason:** To comply with the requirements of section 91 of the Town and Country Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).

2. In Accordance with Plans

The development hereby permitted shall not be carried out otherwise than in complete accordance with the plans detailed on page 1 of the decision notice approved by the Local Planning Authority.

**Reason:** The Local Planning Authority consider it essential that the whole of the development is carried out and that no departure whatsoever is made from the details approved, since the development would not necessarily be acceptable if partly carried out or carried out differently in any degree from the details submitted.

### 3. Fencing, Gates and Railings

Prior to the use of the access path and the installation of the proposed holding area, the gates, railings and proposed hooped top fencing shall be painted in a colour scheme previously agreed by the Local Planning Authority.

**Reason:** To safeguard the appearance of the premises and the character of the immediate area, and that the development accords with the Development Control Policies Development Plan Document Policies DC61 and DC54.

### 4. Landscaping

No development shall take place until there has been submitted to and approved by the Local Planning Authority a scheme of hard and soft landscaping, which shall include indications of all existing trees and shrubs on the site, and details of any to be retained, together with measures for the protection in the course of development. All planting, seeding or turfing comprised within the scheme shall be carried out in the first planting season following completion of the development and any trees or plants which within a period of 5 years from completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of a similar size and species, unless otherwise agreed in writing by the local Planning Authority.

**Reason:** In accordance with Section 197 of the Town and Country Planning Act 1990 and to enhance the visual amenities of the development, and that the development accords with the Development Control Policies Development Plan Document Policy DC61.

## INFORMATIVES

1. A fee is required when submitting details pursuant to the discharge of conditions. In order to comply with the Town and Country Planning (Fees for Applications, Deemed Applications, Requests and Site Visits) (England) Regulations 2012, which came into force from 22.11.2012, a fee of £97 per request or £28 where the related permission was for extending or altering a dwellinghouse, is needed.
2. Statement Required by Article 31 (cc) of the Town and Country Planning (Development Management) Order 2010: No significant problems were identified during the consideration of the application, and therefore it has been determined in accordance with paragraphs 186-187 of the National Planning Policy Framework 2012

## REPORT DETAIL

### 1. Site Description

- 1.1 The application site relates to Rise Park Junior School, Annan Way, Romford, located on the north side of Pettits Lane North. The school consists of a relatively large campus of several single storey and two storey buildings to the east with surrounding playground areas and grassed playing fields to the west.
- 1.2 Vehicular and pedestrian access to the school is via Annan Way and the site is surrounded by residential dwellings adjoining the rear garden boundaries of houses at Pettits Lane North, Ayr Way, Ayr Green and Wallace Way.

### 2. Description of Proposal

- 2.1 The application is seeking planning permission for the re-commissioning of the existing pedestrian access from Pettits Lane North and the construction of a new fenced off holding area in the south west corner of the playing field providing an additional pedestrian access into the school campus.
- 2.2 The proposal would involve opening up the existing gateway adjacent to the footway on Pettits Lane North and the cutting away of overgrown vegetation along the 28 metre footpath which leads between No.264 Pettits Lane North and the Rise Park Chapel site. The gates and surrounding railings at either end of the access would be fully refurbished. The section of grassed playing field adjacent to the access path would be excavated to reduce the levels and a new tarmac finished applied creating a 124 square metre holding area enclosed with 2 metre high hooped fencing and a matching double gate.
- 2.3 As part of the proposal 2no. sapling trees would be removed to make way for the holding area with 2no. replacement sapling trees planted adjacent to the fence line to the north of the development site.

### 3. Relevant History

- 3.1 P1589.14 - Demolition of three exterior stores and the erection of a single storey building comprising 4no. classrooms and toilets and the erection of a single storey studio as an extension to the existing building – Undetermined current application.
- 3.2 D0049.12 – Certificate of lawfulness for single storey extension to the front entrance of the school – Approved

3.3 D0181.11 - Certificate of lawfulness for a single storey extension – Approved

#### **4. Consultations/Representations**

4.1 Notification letters were sent to 22 properties and 2 objections have been received.

4.2 The representations can be summarised as follows:

- Increased use of the Zebra crossing at Pettits Lane North in close proximity to the neighbouring driveway will put the additional and existing users of the crossing at risk as it is located on a bend on a busy road and will affect the safety of the crossing and driveway exit.
- Loss of privacy and enjoyment of property due to the route of the proposed access path passing alongside the garden and side of the house and the assembly of people in the holding area will cause noise and disturbance to nearby residents and cause stress to pet dogs.
- Parking problems – parents picking up children will park on Pettits Lane North and cause an obstruction and danger to existing residents.
- The times of use of the additional access and holding area are not clear and could result in the access being used day and night and at weekends resulting in an intrusion of privacy compromising residents' enjoyment of the environment.
- Loss of property value of adjacent houses.
- The 2 metre high fencing around the holding area will be unsightly.
- If the access is not locked the holding area could become a focus for anti-social behaviour and gatherings affecting the security of nearby houses.

4.3 The Local Highway Authority – no objection.

4.4 Environmental Health – no comments.

#### **5. Relevant Policies**

5.1 Policies CP17 (Design), DC26 (Location of community facilities), DC29 (Educational Facilities), DC34 (Walking), DC35 (Cycling), DC55 (Noise), DC61 (Urban Design) and DC63 (Delivering Safer Places) of the Local Development Framework Core Strategy and Development Control Policies Development Plan Document are considered to be relevant.

5.2 Other relevant documents include the Residential Design SPD, Sustainable Design and Construction SPD and the Planning Obligations SPD.

5.3 Policies 3.18 (Education Facilities), 5.3 (sustainable design and construction), 6.9 (cycling), 6.10 (walking), 7.3 (designing out crime) and 7.4 (local character) of the London Plan, are material considerations.

- 5.4 The National Planning Policy Framework, specifically Sections 7 (Requiring good design) and 8 (Promoting healthy communities) are relevant to these proposals.

## **6. Staff Comments**

- 6.1 The main considerations relate to the principle of the development at the site, the impact on the character of the surrounding area and on the amenity of the surrounding residential properties as well as the implications for highway safety.

### ***Principle of Development***

- 6.2 Policy DC26 seeks to ensure that community facilities are accessible by a range of transport modes including walking and cycling.
- 6.3 The application relates to an existing educational use and the proposal would be to re-establish a pedestrian access point into the school campus that was previously in use at the site. The proposed access point on Pettits Lane lies some 375 metres from the main school entrance on Annan Way and the proposal would therefore vastly improve pedestrian accessibility into the school from the west of the campus.
- 6.4 On this basis the proposal is considered to be policy compliant in landuse terms and is regarded as being acceptable in principle.

### ***Design/Impact on Street/Garden Scene***

- 6.5 Policy DC61 states that development must respond to distinctive local buildings forms and patterns of development and respect the scale, massing and height of the surrounding context.
- 6.6 The existing access has not been in use for several years and as such the path has become overgrown with tree branches and vegetation and the gates and railings have a run-down and neglected appearance. The path is 2 metres in width and 28 metres long and it is considered that in its existing state the untidy visual appearance detracts from the quality of the streetscene along this section of Pettits Lane North.
- 6.7 The proposed scheme would refurbish the existing gate and railings adjacent to the footway and cut back the overgrown vegetation tidying up the length of the path. As a result it is considered that the proposed scheme would serve to enhance the overall appearance of the narrow pedestrian access and its setting within the streetscene.
- 6.8 The proposed holding area will be located at the end of the access path some 28 metres from Pettits Lane and within the school playing field. As a

result the enclosure and 2 metre high fencing will not be visible from the road.

- 6.9 The proposed 2 metre high hooped top fencing would be located in close proximity to the rear garden boundaries of the adjacent dwellings at No.s 264 & 266 Pettits Lane North. However, the proposed type of fencing would be relatively unobtrusive, of a sympathetic design for a residential area and barely visible above the existing timber boarding garden boundary fence line and hedgerow along the rear garden boundaries of 264 & 266 Pettits Lane.
- 6.10 On balance it is considered that the proposed development would serve to maintain the character and appearance of the surrounding area, including the streetscene at Pettits Lane and the rear garden setting in relation to the neighbouring houses in accordance with Policy DC61.

### ***Impact on Amenity***

- 6.11 The main consideration in terms of residential amenity relates to the impact on the houses to the west of the development site at 264 & 266 Pettits Lane North, with specific regard to privacy, noise and disturbance.
- 6.12 It is acknowledged that the proposal is likely to result in an intensification of students and parents using the path and congregating in the holding area primarily in the peak morning drop-off and afternoon pick-up times. In this regard the residents of the neighbouring houses are likely to encounter a greater degree of people passing along the pavement during these key times. The path is already in place and has been in previous use for this purpose. Given the existing circumstances and the proximity of the neighbouring houses to the school and its existing activities it is considered that any residents living nearby can reasonably expect to experience an element of activity from pupils, parents and passers-by on a day to day basis.
- 6.13 The proposed holding area would provide a secure area for parents and pupils to congregate within the existing school campus and away from the road thus improving accessibility for students living to the west of the site. On balance and taking into account the site location and distance from the rear of the neighbouring houses, it is not considered that the proposed scheme would result in any unreasonable or undue loss amenity to neighbouring residents in accordance with Policy DC61.
- 6.14 In terms of the concerns from neighbouring residents in relation to security; the re-instated gated access would be unlocked to coincide with school usage and locked at other times. Officers consider this arrangement to be satisfactory, however Members may wish to consider imposing a condition restricting the times that the access and holding area can be used.

## ***Trees***

- 6.15 As part of the proposal 2 no. sapling trees would be removed to make way for the holding area. However 2 no. replacement sapling trees would be planted adjacent to the fence line to the north of the development site. Details of landscaping can be secured by condition.

## ***Environmental Issues***

- 6.16 The site forms part of a school campus and is in use as a playing field. As such there are no historical contaminated land issues associated with the plot.
- 6.17 The site is not located within a Flood Zone and presents no issues in relation to flood risk.
- 6.18 The proposal is not considered to give rise to any significant noise issues subject to conditions required by Environmental Health.

## ***Parking and Highway Issues***

- 6.19 Given the location of the proposed development it would not result in any implications for the existing vehicular access to the school or parking arrangements for the site.
- 6.20 The proposal would re-instate an existing access path to the west of the school. At the path entrance on Pettits Lane North an existing railing located centrally within the pavement has been positioned to act as a pedestrian calming barrier for persons using the school path and adjacent Zebra crossing.
- 6.21 The Local Highway Authority has raised no objection in relation to the proposal and it is therefore considered that the access arrangements are acceptable and would not result in highway safety issues.

## **7. Conclusion**

- 7.1 Having regard to all relevant factors and material planning considerations Staff are of the view that this proposal would be acceptable.
- 7.2 Staff consider that the proposed development raises considerations in relation to the impact on the character and appearance of the streetscene and the impact on the amenity of the neighbouring residents. On balance the proposal is considered to be acceptable in all material respects.
- 7.3 Staff are of the view that the siting, scale and location of the proposal would not be disproportionate or have a harmful impact on the character of the



street scene or rear garden setting nor would it result in a loss of amenity to neighbouring occupiers. The proposal is considered to be acceptable in all other respects and it is therefore recommended that planning permission be granted subject to conditions.

## **IMPLICATIONS AND RISKS**

### **Financial implications and risks:**

None.

### **Legal implications and risks:**

None.

### **Human Resources implications and risks:**

None.

### **Equalities implications and risks:**

The Council's planning policies are implemented with regard to equality and diversity.

## **BACKGROUND PAPERS**

Application form, drawings and supporting statements received on 23 September 2014.