



REGULATORY SERVICES COMMITTEE

23 October 2014

REPORT

Subject Heading:

P0963.14 – Crowlands Primary School, London Road, Romford - Install a Multi-Use Games Area, wooden play structure, a library bus and additional soft landscaping (received 18/07/14, revised drawings received 10/09/14)

Report Author and contact details:

Suzanne Terry
Interim Planning Manager
suzanne.terry@havering.gov.uk
01708 432755

Policy context:

Local Development Framework
The London Plan
National Planning Policy Framework

Financial summary:

None

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

Clean, safe and green borough	<input checked="" 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

This application is put before Members as the premises relates to a Council owned school. The planning application is for permission to install a Multi-Use

Games Area, wooden play structures, a library bus and additional soft landscaping. The planning issues are set out in the report below and cover the impact on streetscene, surrounding area and residential amenity. Staff consider the proposal to be acceptable.

REPORT DETAIL

That the 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.

2. Accordance with plans: The development hereby permitted shall not be carried out otherwise than in complete accordance with the approved plans listed on page 1 of this decision notice.

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. Also, in order that the development accords with Development Control Policies Development Plan Document Policy DC61.

3. Land contamination: The applicant shall enable a watching brief to be implemented for the presence of any land contamination throughout the construction works. In the event that contamination is found at any time when carrying out the development, it should be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must then be undertaken and if remediation is necessary a remediation scheme must be prepared, submitted in writing for the approval of the Local Planning Authority and the approved scheme implemented and verified to the satisfaction of the Local Planning Authority.

Reason: To ensure that risks from any unexpected land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems and the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with LDF Core Strategy and Development Control Policies DPD Policy DC63.

4. Soil contamination: Before any part of the development is occupied, site derived soils and/or imported soils shall be tested for chemical

contamination, and the results of this testing together with an assessment of suitability for their intended use shall be submitted and approved in writing by the Local Planning Authority and only approved soils shall be used on the application site.. Without prejudice to the generality of the foregoing, all topsoil used for gardens and/or landscaping purposes shall in addition satisfy the requirements of BS 3882:2007 "Specification of Topsoil".

Reason: To ensure that the occupants of the development are not subject to any risks from soil contamination in accordance with Development Control Policies Development Plan Document Policy DC53.

5. Floodlights: No floodlighting shall be erected at any time unless a scheme for external lighting has been submitted to and approved in writing by the Local Planning Authority and only approved external lighting shall be installed on the application site.

Reason: In the interests of residential amenity and in order that the development accords with the LDF Development Control Policies Development Plan Document Policies DC61.

6. Hours of Construction: No construction works or construction related deliveries into the site shall take place other than between the hours of 08.00 to 18.00 on Monday to Friday and 08.00 to 13.00 hours on Saturdays unless agreed in writing with the Local Planning Authority. No construction works or construction related deliveries shall take place on Sundays, Bank or Public Holidays unless otherwise agreed in writing by the Local Planning Authority.

Reason: To protect residential amenity, and in order that the development accords with the Development Control Policies Development Plan Document Policy DC61.

INFORMATIVES

1. Fee Informative:

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 comprises Crowlands Primary School located off London Road. The school is situated in a predominant residential area. The site is Council owned land.

2. Description of Proposal

- 2.1 The Council is in receipt of planning application seeking permission for the installation of a Multi-Use Games Area, wooden play structures, a library bus and additional soft landscaping.
- 2.2 The proposal is for various play apparatus on existing hardstanding to the east of the school building of which the highest structures would be wooden play tower features. These would measure 12.74m in length and 3.55m in width. The tower platforms would be at a height of 0.9 and 1.2m metres with the overall roof height at 3.55m and 3.64m. The highest platforms would be situated approximately 5m from the rear neighbouring boundaries of the properties along Lonsdale Avenue with the lower approximately 3.6m from this neighbouring boundary.
- 2.3 The proposed bus would be situated to the south-western corner of the site close to the corner of Lessington and Derby Avenue. The bus would not exceed 4m in height.
- 2.4 The proposed synthetic turf Multi-Use Games Area (MUGA) would be situated to the east of the school building on an existing hardstanding and would measure 20m in length and 11m wide. The MUGA would be enclosed by a 3m high mesh fence with 2 no. access gates

3. History

- 3.1 P2432.07 - New canopy outside reception classrooms - Approved
- 3.2 P1273.08 - Refurbishment and single storey extension of an existing scout hut - Approved.
- 3.3 P1562.13 - Detached single storey flat building, consisting of dining room, kitchen, office, toilet and store - Approved

4. Consultation/Representations

4.1 Notification letters were sent to 42 neighbouring properties, 2 letters of were received raising the following concerns:

- proposal would hinder the prospect of selling neighbouring home
- bus would impact on privacy of neighbours in its current position in the car park

5. Relevant Policies

5.1 Policies CP17 (Design), DC29 (Educational Premises), DC55 (Noise) and DC61 (Urban Design) of the Local Development Framework Core Strategy and Development Control Policies Development Plan Documents are material planning considerations. In addition, Policies 3.18 (Educational facilities), and 7.4 (Local character) of the London Plan and Chapters 7 (Requiring good design) and 8 (Promoting healthy communities) of the National Planning Policy Framework are relevant.

6. Staff comments

6.1 Impact on Local Character and Street Scene

6.1.1 It is considered that the various play apparatus would not be harmful to the streetscene or the surrounding area as it would be situated to the west of the school building and is well set back from the streetscene and set back 3.6m and 5m from the rear boundary of the properties along Lonsdale Avenue. Any visual impact would further be mitigated by a high wooden fence and dense vegetation to this neighbouring boundary.

6.1.2 The proposed bus would be situated to the south-western corner of the site close to the corner of Lessington and Derby Avenue. The bus would not exceed 4m in height. Although the proposal would be partially visible in the streetscene, Staff do not consider the bus to have an unacceptable impact on the streetscene as it will be situated behind a high hedge. Any potential impact is deemed acceptable.

6.1.3 The proposed synthetic turf Multi-Use Games Area (MUGA) would be situated to the east of the school building on an existing hardstanding. Any views would be limited as the MUGA is setback approximately 42m from Lessington Avenue and further mitigated by a high wall (in excess of 3m) on the eastern boundary.

6.2 Impact on Amenity

6.2.1 Policy DC61 considers that new developments should not materially reduce the degree of privacy enjoyed by the occupants of adjoining properties or have an unreasonably impact on noise and disturbance.

6.5.2 The proposed wooden play tower features has platforms which would be at a height of 0.9 and 1.2m metres above ground level. Given the distance of 5m and 3.6m off the boundary and high fencing and vegetation, Staff do

not consider these elements to result in a harmful impact on neighbouring privacy.

6.5.3 The proposed bus would be situated adjacent Derby Avenue approximately 24m from the nearest residential property at No. 27 Lonsdale Avenue and would therefore not have an unacceptable impact on residential amenity.

6.5.4 The proposed synthetic turf Multi-Use Games Area (MUGA) would be situated to the east of the school building on an existing hardstanding. The proposed MUGA would be situated adjacent a car park of a new development at 227 to 229 London Road. A high brick wall in excess of 3m on the eastern boundary separates the car park from the school grounds.

6.5.3 In terms of general noise and disturbance, it is not considered that the proposals would give rise to unacceptable daytime levels of noise above that which would normally be associated with a school play area.

6.5.4 Having regard to the existing use of the site as a school playground, the distance of the proposals from neighbouring occupiers, it is considered that the proposal does not result in a material harmful impact on the amenities of neighbouring properties. The development is therefore considered to comply with the aims and objectives of Policies DC55 and DC61 of the LDF Development Control Policies DPD in respect of its impact on neighbouring amenity.

6.6 *Highways / Parking Issues*

6.6.1 The application would not raise highways or parking concerns.

6.7 *The Mayor's Community Infrastructure Levy*

6.7.1 The subject premises is a school and the application would therefore not be CIL liable

6.8 *Other Issues*

6.9.1 With regards to comments received regarding a loss of property value as a result of the proposal, this is not a valid reason for refusing planning permission.

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. Staff are of the view that the proposal would not have an impact on the streetscene and surrounding area or 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.

IMPLICATIONS AND RISKS

Financial Implications and risks:

None.

Legal Implications and risks:

This application is considered on its own merits and independently from the Council's interest as owner of the site.

Human Resource Implications:

None

Equalities and Social Inclusion Implications:

The Council's planning policies are implemented with regard to Equalities and Diversity.

BACKGROUND PAPERS

1. Application forms and plans received 18/07/14, revised drawings received 10/09/14.