



# REGULATORY SERVICES COMMITTEE

2 June 2016

# REPORT

**Subject Heading:**

P0494.16 - Hilldene School, Grange Road  
- Installation of a multi-user games area,  
decking and play equipment (Application  
received 1 April 2016).

**Ward**

Heaton

**Report Author and contact details:**

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**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**

Havering will be clean and its environment will be cared for	[x]
People will be safe, in their homes and in the community	[x]
Residents will be proud to live in Havering	[x]

**SUMMARY**

This matter is brought before committee as the application site is Council owned and objections have been received to the proposal. This proposal seeks permission for

the installation of a a multi-user games area, decking and play equipment. It is recommended that planning permission is granted subject to conditions.

<b>RECOMMENDATIONS</b>
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That planning permission is granted subject to the conditions set out below.

1. Time Limit (SC4)

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 (SC32)

The development hereby permitted shall not be carried out otherwise than in complete accordance with the approved 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. Also, in order that the development accords with Development Control Policies Development Plan Document Policy DC61.

3. Fencing Finish

Prior to the installation of the fencing around the perimeter of the multi-use games area, written details of the colour finish to be applied to the fencing shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, the fencing shall be installed in accordance with the agreed details.

Reason:-

In the interests of amenity and so that the development accords with Development Control Policies Development Plan Document Policy DC61.

4. Hours of Use

The MUGA shall only be used between the hours of 0800-1700 Monday to Friday during school term times only

Reason:-

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

#### 5. Wheel Washing (SC57)

Before the development hereby permitted is first commenced, vehicle cleansing facilities to prevent mud being deposited onto the public highway during construction works shall be provided on site in accordance with details to be first submitted to and approved in writing by the Local Planning Authority. The approved facilities shall be retained thereafter and used at relevant entrances to the site throughout the duration of construction works. If mud or other debris originating from the site is deposited in the public highway, all on-site operations shall cease until it has been removed.

The submission will provide;

- a) A plan showing where vehicles will be parked within the site to be inspected for mud and debris and cleaned if required. The plan should show where construction traffic will access and exit the site from the public highway.
- b) A description of how the parking area will be surfaced, drained and cleaned to prevent mud, debris and muddy water being tracked onto the public highway;
- c) A description of how vehicles will be checked before leaving the site - this applies to the vehicle wheels, the underside of vehicles, mud flaps and wheel arches.
- d) A description of how vehicles will be cleaned.
- e) A description of how dirty/ muddy water be dealt with after being washing off the vehicles.
- f) A description of any contingency plan to be used in the event of a break-down of the wheel washing arrangements.

Reason:-

Insufficient information has been supplied with the application in relation to wheel washing facilities. Submission of details prior to commencement will ensure that the facilities provided prevent materials from the site being deposited on the adjoining public highway, in the interests of highway safety and the amenity of the surrounding area. It will also ensure that the development accords with the Development Control Policies Development Plan Document Policies DC32 and DC61.

#### 6. Hours of Construction (SC62)

All building operations in connection with the construction of external walls, roof, and foundations; site excavation or other external site works; works involving the use of plant or machinery; the erection of scaffolding; the delivery of materials; the removal of materials and spoil from the site, and the playing of amplified music shall only take

place between the hours of 8.00am and 6.00pm Monday to Friday, and between 8.00am and 1.00pm on Saturdays and not at all on Sundays and Bank Holidays/Public Holidays.

Reason:-

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

## 7. Construction Methodology

No works shall take place in relation to any of the development hereby approved until a Construction Method Statement to control the adverse impact of the development on the amenity of the public and nearby occupiers is submitted to and approved in writing by the Local Planning Authority. The Construction Method statement shall include details of:

- a) parking of vehicles of site personnel and visitors;
- b) storage of plant and materials;
- c) dust management controls;
- d) measures for minimising the impact of noise and ,if appropriate, vibration arising from construction activities;
- e) predicted noise and, if appropriate, vibration levels for construction using methodologies and at points agreed with the Local Planning Authority;
- f) scheme for monitoring noise and if appropriate, vibration levels using methodologies and at points agreed with the Local Planning Authorities;
- g) siting and design of temporary buildings;
- h) scheme for security fencing/hoardings, depicting a readily visible 24-hour contact number for queries or emergencies;
- i) details of disposal of waste arising from the construction programme, including final disposal points. The burning of waste on the site at any time is specifically precluded.

And the development shall be carried out in accordance with the approved scheme and statement.

Reason:-

Insufficient information has been supplied with the application in relation to the proposed construction methodology. Submission of details prior to commencement will ensure that the method of construction protects residential amenity. It will also ensure that the development accords the Development Control Policies Development Plan Document Policy DC61.

## **INFORMATIVES**

1. Statement Required by Article 35 (2) of the Town and Country Planning (Development Management Procedure) (England) Order 2015: 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 Hilldene School is a junior and infant school on a large 4.2 hectare site in a residential area. The school buildings occupy the northern half of the site while the southern part is given over to playing fields. The school site is delineated by Grange Road to the north and the rear gardens of residential properties on Sheridan Close, Straight Road and Archway to the south, east and west. The school buildings are predominantly single storey, brick structures. The part of the site around the school is landscaped, and includes parking provision and playground facilities.

### 2. **Description of development:**

- 2.1 The proposal involves the installation of a multi-use games area in the northwest part of the site, a small area of decking 20 metres to the southwest of the games area and a play ship to the south of the infant school. The games area would be enclosed by 3 metre high open mesh fencing and would measure 15 metres north-south and 30 metres east-west; the decking would be 4.1 metres square and the play ship would occupy an area of artificial grass measuring 11 metres by 7 metres and would be no more than 3.5 metres in height.

### 3. **Relevant History:**

- 3.1 P0493.95 - Open sided covered link between existing junior & infants school buildings - Approved.
- 3.2 P0214.98 - Conversion and extension of part of school dining hall & kitchen to form new nursery for under 5's & external play space - Approved.
- 3.3 P1921.03 - Provision of 56 place nursery and Salvation Army community centre with associated offices, storage and W.C's and formation of new car parking area - Approved.
- 3.4 P0678.07 - Childrens centre incorporating an office counselling rooms, W.C's and external courtyard. The proposal also includes 2 No. parking bays - Approved.
- 3.5 P0687.09 - Proposed single storey extension to form activity room - Approved.
- 3.6 P1911.11 - Demolition of existing staff room and associated ground works. Proposed single storey extensions to learning support unit and staff room - Approved.
- 3.7 P0332.12 - Single storey front extension to main building - Approved.

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

- 4.1 Consultation letters were sent to 50 neighbouring properties and a site notice was displayed. As a result one letter of objection has been received from occupiers of a residential property on Archway the rear garden of which abuts the school site approximately 70 metres to the southwest of the proposed multi use game area. The objections relate to noise and light pollution from the proposed games area and problems with parking caused by users of the area.
- 4.2 Environmental Health - Recommend that a condition is imposed restricting the hours of use of the multi use games area.

#### **5. Relevant policies:**

- 5.1 Policies CP17 (Design), DC29 (Educational Premises), DC33 (Car Parking), DC55 (Noise) and DC61 (Urban Design) of the LDF Core Strategy and Development Control Policies Development Plan Document are considered material.
- 5.2 Policies 3.18 (Education Facilities) and 7.6 (Architecture) of the London Plan are relevant.
- 5.3 Policies 7 (Requiring good design) and 8 (Promoting healthy communities) of the National Planning Policy Framework are relevant.

#### **6. Staff Comments**

- 6.1 The main issues in this case are the impact on the street/garden scene and neighbouring amenity.

#### **7. Design**

- 7.1 The proposed development is set well into the site. The multi-use games area would be 7 metres from the footway at its closest point to Grange Road and more than 30 metres from the nearest residential property. Given these distances and the presence of 2 metre high railings along the Grange Road boundary it is not considered that the proposal, which includes 3 metre high fencing around the games area, would be detrimental to the street scene.
- 7.2 The decking area and play ship are located well into the site, away from the Grange Road boundary.

#### **8. Impact on amenity**

- 8.1 The games area is 30 metres from the nearest residential properties which lie to the north across Grange Road and to the west on Archway. It is considered that this separation would be adequate to obviate any noise nuisance from the use of the games area during the daytime - a degree of noise is to be expected during school hours from a school site. However it is considered that

a condition should be imposed to restrict the hours of use so that the use of the area later in the day does not become a nuisance to local residents.

8.2 The application does not propose the installation of any lighting to illuminate the games area after dark.

8.3 It is not considered that the decking area or play ship would impact upon residential amenity.

## 9. **Highway/parking issues**

9.1 The proposed facilities are for the use of the children attending the school and it is not considered that there would be any impact on parking or highway safety.

## 10. **Mayoral CIL**

10.1 The proposal is not liable for Mayoral CIL as educational establishments are exempt.

## 11. **Conclusion**

11.1 The proposal is considered to be acceptable in terms of design. There would be no material impact on residential amenity subject to the imposition of a condition restricting the hours of use of the games area and there are no highways or parking issues.

11.2 The proposal complies with the aims and objectives of Policies DC61 of the LDF Core Strategy and Development Control Policies Development Plan Document and it is recommended that permission is granted.

## **IMPLICATIONS AND RISKS**

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

None.

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

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

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

None.

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

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

**BACKGROUND PAPERS**

Application forms and plans received 1/04/2016