

Application Number

P/2013/0626

Site Address

Roselands County Primary School
Lynmouth Avenue
Paignton
Devon
TQ4 7RQ

Case Officer

Mr Alexis Moran

Ward

Goodrington With Roselands

Description

Extension of existing hardstanding school playground and erection of 2.4m boundary fence.

Executive Summary/Key Outcomes

The application seeks permission for an extension to the existing playground at Roselands Primary School and the addition of a 2.4 metre high green weldmesh fence around the new playground.

The application has received no objections, however, it was considered appropriate to obtain a view from the Development Management Committee as a result of the interest shown in a similar scheme at Cockington Primary School.

The relationship of the proposal with adjacent residential properties is deemed to be acceptable due to its size and siting.

The proposal would lead to the loss of a small area of public open space, however, it would provide an improved facility for the school. The scheme also retains extensive suitable public open space in the surrounding area, therefore, the loss is considered to be an acceptable one.

The application is deemed to be acceptable for planning approval.

Recommendation

Approval

Statutory Determination Period

Eight weeks expires 21.08.2013

Site Details

Large modern primary school adjacent to a residential estate on three of its boundaries and the large area of Clennon Hill/Clennon Valley Urban Landscape Protection Area on its eastern boundary.

Detailed Proposals

The application seeks permission to extend the existing hardstanding school playground by 0.136 of a hectare in size. The new playground will be enclosed by a 2.4m green weld mesh boundary fence. The extension will take into the school playground an area

of public open space within existing public play space next to an equipped park.

Summary Of Consultation Responses

Natural England - No objection.

Sport England - No objection.

Drainage & Structures - No objection subject to the addition of conditions.

Environment Agency - Site is less than 1 hectare in area therefore applicant is advised to follow the Environment Agencies Best Practice Guidance.

Summary Of Representations

None.

Relevant Planning History

None.

Key Issues/Material Considerations

The key issues to consider in relation to this application are the impact it would have on the adjacent properties and the loss of existing public open space.

Loss of Public Open Space

The proposal would lead to the loss of a small area of public open space, however, it would provide an improved facility for the school. There is also a good level of retained public open space in the surrounding area, including the children's play equipment and outdoor play, recreation, walking and do walking space. Therefore the loss is considered be an acceptable one.

Impact on neighbouring living conditions

The proposal will have an acceptable impact on the privacy and amenity of neighbouring properties, being further away from existing properties than the existing hard play space within the school grounds and being surrounded by greenmesh fencing.

Conclusions

The proposed extension to the playground is considered to be appropriate for planning approval, having regard to all national and local planning policies and all other relevant material considerations.

Condition(s)/Reason(s)

01. Prior to commencement, the applicant shall carry out trial holes and infiltration tests at the locations of the proposed soakaways . The design of the soakaways should be carried out in accordance with Building Research Establishment Digest 365 and cater for a 1 in 100 year storm event. These details shall be submitted to the Local Planning Authority for approval and shall be implemented in full prior to the first use of the playground. Reason: In order to protect against flood risk and to comply with advice contained in chapter 10 of the NPPF.

Relevant Policies

BE1 - Design of new development

CF1 - Provision of new and improved community

BES - Built environment strategy