

Application Number

P/2012/0581

Site AddressTorre Primary School
Barton Road
Torquay
Devon
TQ1 4DN**Case Officer**

Miss Alix Cathcart

Ward

Tormohun

Description

Removal of existing scout hut and formation of new hard surface play area in same location

Executive Summary/Key Outcomes

The proposal to use the area currently occupied by a Scout hut as a play area within the school premises is regarded as consistent with the normal use of land within a school site and is supported.

Recommendation

Approval.

Site Details

The application proposal relates to a timber building in the eastern corner at the rear of the school premises. It is surrounded by a margin of land which forms part of the open areas outside the school buildings.

The application site lies within Area Tree Preservation Order 1973/10-A1.

Detailed Proposals

Removal of the existing timber building and formation of a hard-surface play area in the same location.

It is understood, from discussions and submissions relating to the current application for the siting of a mobile temporary classroom at Torre Primary School, ref. P/2012/0580, that the proposal for a permanent extension to the teaching area of the school might need to be sited on land currently used as an outdoor play area, which would require a replacement play area within the school premises. It is further understood that the application is being submitted at this time as part of the procedures for liaising with the Scouts over the school's future requirements.

It has been explained in informal discussion that the School has been happy to accommodate the Scouts within this building, on the basis that the building was

not required for its own needs; also, that the school has no continuing obligation to the Scouts, but is willing to offer them the use of accommodation within this school premises; and it has been confirmed in a letter that the Scouts are to be offered undercroft storage in the new building, when constructed.

Summary Of Consultation Responses

Natural Environment: Comments to be reported at the meeting.

Summary Of Representations

Two letters of objection have been received from residents of Valley View Close, situated to the east and south east of the application site. Points raised include: expected increase in noise arising from proposed use of the new play area; need for better fencing; query over future access to the school from Valley View Close. These letters are re-produced at Page T.202.

Relevant Planning History

None found.

Key Issues/Material Considerations

The proposal to remove the existing Scout hut building and use the area as an outdoor play area for the school is regarded as reasonable and consistent with use of a school premises.

It is considered appropriate that the reasonable expectations of nearby residential occupiers in respect of privacy and amenity should be safeguarded. Accordingly, it is proposed that a condition be imposed requiring the existing fencing to be appraised, and proposals submitted as may be necessary, to address the issue of privacy, in particular, and, where practical, noise. However, noise arising from the normal use of an outside area as part of a school premises would not be regarded as leading to material loss of amenity for nearby residential occupiers, and the further consideration of screen fencing would be progressed in this light.

Response to Points Made In Objections: Some of the points raised have been addressed above. The applicants have confirmed that one apple tree, which is not a protected tree, will have to be removed to allow access for demolition purposes, and they comment that tree safety is an ongoing responsibility of the Council and School Governors. They confirm that no access to the school is proposed from Valley View Close. In respect of fencing, they comment that all boundary fences are secure and that the provision of a close-boarded fence in the vicinity of the boundary with The Pines, Valley View Road, would be considered.

Sustainability - Environment Agency Flood Risk Map Status: Flood Zone 1. Standard advice applies.

S106/CIL - Not applicable.

Conclusions

The proposal reflects Local Plan policy criteria and is recommended for approval.

Condition(s)/Reason(s)

01. Use of the hardstanding hereby approved shall not commence until a report has been submitted appraising the adequacy of the fencing in respect of visual screening and noise attenuation on the north east and south-east boundaries of the school adjacent to the application site, ie approximately along the boundaries with 38 Parkhurst Road and The Pines, Valley View Close, the report to include proposals for the erection of such new fencing as may be required to address these issues. The report shall have been submitted to and approved by the Local Planning Authority in writing, and the fencing installed in accordance with the approved details, all prior to commencement of the use and retained at all times thereafter.

Reason: In the interests of the amenities of the area and in accordance with the objectives of Policy CF1 of the Saved Adopted Torbay Local Plan 1995-2011.

Informative(s)

01. Summary of reasons for the grant of permission: This proposal meets Local Plan policy criteria because use of the site as proposed would be appropriate within an existing school premises. The scheme is appropriate in respect of its appearance and its impact on nearby residential occupiers.

Relevant Policies

CF1 Provision of new and improved community