

14 JANUARY 2020 PLANNING COMMITTEE

6I

PLAN/2019/1042

WARD: PY

LOCATION: Marist RC Primary School, 58 Old Woking Road, West Byfleet, KT14 6HS

PROPOSAL: Proposed replacement and improvement of the existing outdoor learning area to provide a Multi-use Learning Space (Including new shelter, surfacing, timber decking, seating and quiet corner area and raised role play stage areas) following the demolition of the existing pergola structures.

APPLICANT: The Marist Catholic Primary School

OFFICER: William Flaherty

REASON FOR REFERRAL TO COMMITTEE

The proposal is of a development type which falls outside the Management Arrangements and Scheme of Delegation.

SUMMARY OF PROPOSED DEVELOPMENT

The application seeks planning permission for the replacement and improvement of the existing outdoor learning area to provide a Multi-use Learning Space (Including new covered shelter, surfacing, timber decking, seating and quiet corner area and raised role play stage areas) following the demolition of the existing pergola structures.

PLANNING STATUS

- West Byfleet Neighbourhood Area
- TBH SPA Zone B (400m-5km)
- Tree Preservation Order Area (adjacent to northern boundary)
- Urban Area
- Surface Water Flood Risk area (medium/high risk)

RECOMMENDATION

Grant planning permission subject to conditions.

SITE DESCRIPTION

The application site is the Marist Catholic Primary School situated at the junction where Sheerwater Road and Old Woking Road meet. Parts of the site are at medium (1 in 1000 year) to high (1 in 100 year) risk of surface water flooding. Nos. 10 – 16 Regency Drive to the immediate north of the application site is covered by an Area Tree Preservation Order (TPO).

PLANNING HISTORY

There is a long planning history for the site. Since 2013 the planning history for the site is as follows:

PLAN/2018/0053 - Surfacing of playground with wet pour safer surfacing and the installation of new play equipment. Permitted 26.04.2018

14 JANUARY 2020 PLANNING COMMITTEE

PLAN/2017/1456 - Certificate of Proposed Lawful Development to create new hardstanding for the playground and new play equipment. Withdrawn

PLAN/2014/1122 – Erection 2no. 6m flag poles. Permitted 20.03.2015

PLAN/2013/0098 – Variation of Condition 20 of PLAN/2003/1070 dated 06.01.20047 amended by PLAN/2012/0406 to increase pupil numbers from 345 to 420. Permitted 22.04.2013

PROPOSED DEVELOPMENT

The application seeks planning permission for the replacement and improvement of the existing outdoor learning area to provide a Multi-use Learning Space (Including new shelter, surfacing, timber decking, seating and quiet corner area and raised role play stage areas) following the demolition of the existing pergola structures.

The covered shelter would have a depth of approximately 3.2m, a maximum height to the ridge of the dual pitched roof of approximately 3.6m (eaves height of approximately 2.7m) and a width of approximately 9.5m.

CONSULTATIONS

West Byfleet Neighbourhood Forum: No comments received.

County Highway Authority: No objection

Tree Officer: No objection

Flood Risk & Drainage Engineer: No objection subject to the details of a scheme for disposing of surface water by means of a sustainable drainage system being secured by way of a pre-commencement planning condition.

Environmental Health Officer: No objection.

REPRESENTATIONS

1x letter of objection has been received raising the following comments:

- The proposed structure is too close to a major road and the pollution from the heavy amount of traffic and noise would have a detrimental effect on the health of the children;
- The proposal would bring the school building and noise closer to our boundary;
- The surfacing and timber decking is not good for the environment.

Officer Comment: The Multi-Use Learning Space would be located in the north-east corner of the application site which is the part of the site furthest away from the heavily trafficked Old Woking Road to the south and Sheerwater Road to the west. It is further noted that the site is not in or adjacent to a designated Air Quality Management Area (AQMA). Residential gardens are to the north of the proposed development with Fosse Way cul-de-sac to the north-east. In light of the proposed location of the development within the site, that it is replacing a similar structure, the site is not in or adjacent to an AQMA, it is considered that the proposal would accord with Policy DM6 of the Development Management Policies DPD (2016).

RELEVANT PLANNING POLICIES

14 JANUARY 2020 PLANNING COMMITTEE

National Planning Policy Framework (NPPF) (2019)

Woking Core Strategy (2012)

- CS1 - A spatial strategy for Woking Borough
- CS9 – Flooding and Water Management
- CS18 – Transport and accessibility
- CS21 - Design
- CS24 - Woking's landscape and townscape

Development Management Policies DPD (DM Policies DPD) (2016)

- DM2 - Trees and Landscaping
- DM6 – Air and Water Quality
- DM7 – Noise and Light Pollution
- DM21 – Education Facilities

West Byfleet Neighbourhood Plan 2017

- BE1 – Development Character
- OS3 – Trees and Hedges

Supplementary Planning Documents (SPD's)

- Outlook, Amenity, Privacy and Daylight (2008)
- Design (2015)
- Parking Standards (2018)

PLANNING ISSUES

1. Policy DM21 of the DM Policies DPD supports the provision of additional education facilities subject to them meeting normal planning requirements. The main issues to consider in the assessment of this application are the impact of the proposal on the character and appearance of the existing site and the surrounding area, the impact on neighbouring residential amenity, the impact on protected trees, impact on surface water flood risk and highways and parking matters.

Character and Appearance

2. Policy CS21 of the Woking Core Strategy (2012) requires development proposals to “*respect and make a positive contribution to the street scene and the character of the area in which they are situated....*” and Policy CS24 seeks to maintain the townscape character of the area.
3. The proposed Multi-Use Learning Space would be located in the north-east corner of the wider school site in the vicinity of Fosse Way and Regency Drive. The existing brick planters, pergola and decking would be removed and replaced with the proposed development. It is noted that the existing pergola and decking has already been removed for health and safety reasons.
4. The proposed Multi-Use Outdoor Learning Space shelter would have a depth of approximately 3.2m, a maximum height to the ridge of the dual pitched roof of approximately 3.6m (eaves height of approximately 2.7m) and a width of approximately 9.5m. The materials would be timber shiplap boarding for the sides, timber decking boards and weatherproof ply/mineral felt for the roof. The proposal would be half-height timber shiplap on three sides with the rear elevation facing properties along Regency Drive being full height timber shiplap. The proposal would include the addition of a new ramp to better facilitate access for disabled children.

14 JANUARY 2020 PLANNING COMMITTEE

5. The proposed decking would be pressure treated timber of a maximum height of approximately 0.11m. Seating would be pressure treated timber while fencing for the quiet corner area would be 1.2m high. The artificial grass for the quiet corner area would be polypropylene yarn with 2EW sand infill. The proposed role-play stage would be approximately 0.18m in height above the proposed decking (total height of approximately 0.3m) with the backdrop curtain approximately 3m in height. A number of smaller pieces of play equipment such as a chalkboard, timber story telling chair and artificial grass seating cubes are also proposed.
6. It is considered that the proposed development would be of an appropriate size and scale commensurate with the existing school. While the proposal would be relatively close to the site boundary, the proposed development would not be highly prominent within the street scene and would not exceed the existing wire mesh fencing in height. Overall, it is considered that the proposal would not result in any significant adverse impact to the character or appearance of the area or the wider school site. The proposal is therefore considered to comply with Policies CS21 and CS24 of the Core Strategy, Policy BE1 of the West Byfleet Neighbourhood Plan and the NPPF.

Impact on Residential Amenity

7. Policy CS21 of the Woking Core Strategy advises that proposals for new development should achieve a satisfactory relationship to adjoining properties. The proposed Multi-Use Learning Space would replace an existing decking/ pergola structure in the north-eastern part of the site. The Council's Environmental Health Officer (EHO) has been consulted as part of the assessment of the application and raises no objection to the proposed development in terms of noise generation.
8. The proposed decking/raised stage area would not give rise to any significant loss of privacy or overlooking to neighbouring properties given the existing decking/ pergola, existing established boundary treatment which surrounds the site and also the typical height of children of a primary school age who would be using the area. The EHO has raised no objection to the proposal and its potential noise impact. While the use of this area of the site could be intensified by the proposed development, it is not considered that this would be to a materially significant degree given that there are no existing restrictions to the use of this part of the site (i.e. the same number of children could use the previously existing pergola which would be less effective in noise attenuation terms than the proposed Multi-Use Outdoor Learning Space).
9. In response to the concerns raised by the neighbour in their written representation, the proposed development would be approximately 45m from No. 45 Regency Drive with a soft play area and playground between No. 45 and the proposed development. Within this context, it is not considered that there would be any significant adverse impact to the amenities of No. 45 when compared to the existing situation.
10. Overall, it is therefore considered that the proposed development would not have any significant adverse impact on the amenities of the owner/occupiers of neighbouring properties given the existing use of this part of the site and the wider site as a whole. The proposal accords with Policy CS21 of the Woking Core Strategy and the NPPF.

Impact on Trees

11. It is noted that there are a number of protected trees situated along the site boundary with properties at Regency Drive. The Council's Tree Officer has reviewed the submitted application and having visited the site has advised that no tree protection information is

14 JANUARY 2020 PLANNING COMMITTEE

required as the area is already laid with hardstanding and the previously built brick walls mean that there is negligible likelihood of damage to protected trees from the current proposal (any damage to the Root Protection Areas [RPAs] of protected trees would have occurred when the hardstanding/brick walls were initially built/laid). Accordingly it is considered that the proposed development would be acceptable in terms of its impact on protected trees. The proposal is therefore considered to comply with Policy CS21 of the Core Strategy, Policy DM2 of the DM Policies DPD and the NPPF.

Surface Water Flooding

12. The area of the site where the development is proposed is identified as being at medium – high risk of surface water flooding (1 in 1000 year – 1 in 100 year annual probability of surface water flooding). As well as being located within a surface water flow route, this part of the site falls within the Rive Ditch catchment which heightens the need for surface water to be managed.
13. The Council's Flood Risk and Drainage Engineer has reviewed the proposed development and advises that details of a scheme for disposing of surface water by means of a sustainable drainage system are required prior to the commencement of development, otherwise the proposed development would increase flood risk to the site and the surrounding area. Subject to details of a scheme for disposing of surface water by means of a sustainable drainage system being secured by way of a pre-commencement planning condition (Condition 4), it is considered that the proposed development would be acceptable in flood risk/drainage terms. The proposal is considered to comply with Policy CS9 of the Core Strategy and the NPPF.

Highways and parking

14. The County Highway Authority has assessed the application in terms of likely net additional traffic generation, access arrangements and parking provision and are satisfied that the application would not have a material impact on the safety and operation of the adjoining public highway. The County Highway Authority therefore raises no objection. The proposal is therefore considered to comply with Policy CS18 of the Core Strategy and the NPPF.

Community Infrastructure Levy (CIL):

15. The proposal relates to a non-residential and non-retail use and as such the CIL rate is £0.

CONCLUSION

16. For the reasons set out above, it is considered that the proposed development would be acceptable in terms of character and design, impact on neighbouring residential amenity, impact on protected trees, its impact in terms of flood risk and drainage and highways and parking subject to planning conditions. The proposed development therefore accords with Policies CS9, CS18, CS21 and CS24 of the Woking Core Strategy (2012), Policies DM2, DM6, DM7 and DM21 of the Woking Development Management Policies DPD (2016), Policies BE1 and OS3 of the West Byfleet Neighbourhood Plan (2017), and the National Planning Policy Framework (2019) and is recommended for approval subject to conditions.

BACKGROUND PAPERS

1. Planning file PLAN/2019/1042
2. Site photographs dated 04.12.2019

14 JANUARY 2020 PLANNING COMMITTEE

RECOMMENDATION

PERMIT subject to the following conditions:

1. The development for which permission is hereby granted must be commenced not later than the expiration of three years beginning with the date of this permission.

Reason: To accord with the provisions of Section 91(1) of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).

2. The development hereby permitted shall be carried out in accordance with the approved plans listed in this notice:

A100, Location Plan, received 24.10.2019
A101, Existing & Proposed Site Plan, received 24.10.2019
A102, Proposed Ground Floor Layout, received 24.10.2019
A103, Proposed Elevations Sheet 1, received 24.10.2019
A104, Proposed Elevations Sheet 2, received 24.10.2019
A105, 3D Views, received 24.10.2019
A106, Aerial View, received 24.10.2019
A107, Demolition, received 24.10.2019

Reason: For the avoidance of doubt and to ensure that the development is completed in accordance with the approved plans.

3. The external finishes and roof materials of the development hereby permitted shall be those specified in the submitted 'Playcubed - A bespoke proposal for The Marist Catholic Primary School', received 24.10.2019.

Reason: In the interests of the character and appearance of the building and the visual amenities of the area and in accordance with Policy CS21 of the Woking Core Strategy 2012 and Policy BE1 of the West Byfleet Neighbourhood Plan (2017).

4. ++ No development shall commence until details of a scheme for disposing of surface water by means of a sustainable drainage system have been submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in full accordance with the approved details prior to the first use of the development and thereafter retained in accordance with the approved details.

Reason: To ensure that the development achieves a high standard of sustainability, does not increase surface water flood risk on-site and in the surrounding area, and to comply with Policies CS9 and CS16 of the Woking Core Strategy (2012) and the NPPF (2019).

Informatives

1. The Council confirms that in assessing this planning application it has worked with the applicant in a positive and proactive way, in line with the requirements of the National Planning Policy Framework 2019.
2. The applicant is advised that under the Control of Pollution Act 1974, works which will be audible at the site boundary will be restricted to the following hours:-

8.00 a.m. - 6.00 p.m. Monday to Friday

14 JANUARY 2020 PLANNING COMMITTEE

8.00 a.m. - 1.00 p.m. Saturday
and not at all on Sundays and Bank Holidays

3. The provisions of The Party Wall etc. Act 1996 may be applicable and relates to work on an existing wall shared with another property; building on the boundary with a neighbouring property; or excavating near a neighbouring building. An explanatory booklet setting out your obligations can be obtained from the Communities and Local Government website www.communities.gov.uk
4. The applicant is advised that this planning permission does not convey the right to enter onto or build on land not within their ownership.
5. You are advised that Council officers may undertake inspections without prior warning to check compliance with approved plans and to establish that all planning conditions are being complied with in full. Inspections may be undertaken both during and after construction.