Application No: 2019/0565  
Application Type: FULL

Case Officer: Jack Trendall  
Ward: Molesey West Ward

Expiry Date: 06/05/2019  
Location: St Albans Primary School Beauchamp Road West Molesey Surrey KT8 2PG

Proposal: Raised outdoor play area, hardstanding and 3.0m high fencing.

Applicant: Mr Oliver Kannemeyer  
Agent: Mr Oliver Kannemeyer, Drake & Kannemeyer, The Old Mill, Mill Lane, Godalming, Surrey, GU7 1EY

Decision Level: If Permit – Sub Committee  
If Refuse – Sub Committee

Recommendation: Permit

Representations: 13 letters of objection have been received from 9 addresses, the concerns raised can be summarised as:

- Noise disturbance from children playing.
- Disturbance from existing hard standing football pitch.
- Security of the school site.
- Loss of the trees and associated amenity.
- Impact of pollution arising from loss of trees.
- Siting of the play area.
- Trees cut down before application has been determined.

16 letters of support have been received from 13 addresses, the points raised can be summarised as:

- Play area will be of benefit to the health and fitness of the children.
- Play area will be mentally and physically stimulating.
- Extension to school hall will be of benefit to the school.

Report

Description

1. The application site is within St Albans Primary School which is located on the southern side of Beauchamp Road in West Molesey.

Constraints

2. The relevant planning constraint is:

- Surface Water Flooding Medium
Policy

3. In addition to the National Planning Policy Framework and the National Planning Practice Guidance, the following local policies and guidance are relevant to the determination of this application:

Core Strategy 2011
CS7 – East and West Molesey
CS16 – Social and Community Infrastructure
CS17 – Local Character, Density and Design
CS26 – Flooding

Development Management Plan 2015
DM1 – Presumption in favour of sustainable development
DM2 – Design and amenity
DM6 – Landscape and trees
DM9 – Social and community facilities

Design & Character SPD 2012
Companion Guide – East and West Molesey

Flood Risk SPD 2016

4. Relevant Planning History

<table>
<thead>
<tr>
<th>Reference</th>
<th>Description</th>
<th>Decision</th>
</tr>
</thead>
<tbody>
<tr>
<td>2019/0245</td>
<td>Single-storey side extension following demolition of existing outbuildings.</td>
<td>Granted</td>
</tr>
<tr>
<td>2017/3668</td>
<td>Retrospective application for an artificial football pitch incorporating mesh fencing.</td>
<td>Granted</td>
</tr>
<tr>
<td>2017/1478</td>
<td>Proposed artificial football pitch incorporating mesh fencing</td>
<td>Granted</td>
</tr>
<tr>
<td>2015/1493</td>
<td>Consultation from Surrey County Council: Details of School Travel Plan submitted pursuant to Condition 6 of planning permission reference EL/2014/2424 for construction of new teaching block and associated works to expand school (Registration of application under 2015/1451)</td>
<td>Raise No Objection</td>
</tr>
<tr>
<td>2015/1451</td>
<td>Registration of application to Surrey County Council under Regulation 36: Details of School Travel Plan submitted pursuant to Condition 6 of planning permission reference EL/2014/2424 for construction of new teaching block and associated works to expand school (Ref: 2015/0063)</td>
<td>For Information Only</td>
</tr>
</tbody>
</table>
Proposal

5. Planning permission is being sought for an outdoor play area, a 3-metre-high fence and hard standing. The outdoor play area would be composed of multiple elements, including: a Pirate's Tower, an Active Trail, a Rowing Boat, a Traverse Wall, Chimes, an Active-motion Pinta and a Crocodile Head. The hard standing would be comprised of Wetpour which is a porous impact absorbing safety surface.

6. The proposed development would require the removal of several trees to allow for the play area. The trees in question have been removed prior to the determination of the application. Amended documents and plans were received on 07/05/2019 to reflect the removal of the trees.

Consultations

7. Natural England – No comments.

8. Surrey Bat Group – Considered that there would be no negative impact on bats based on the information provided in the supporting ecological report, the conclusions of which are considered to be well founded.

9. Tree Officer – No objection to the proposal on arboricultural grounds and due to the location of the proposed development and the lack of important trees in the locality anticipated for development activities no arboricultural conditions are proposed.
10. Surrey Wildlife Trust – Should the Council be minded to grant permission it is recommended that the development is implemented in accordance with the measures set out in the Ecological Appraisal document.

Positive and Proactive Engagement

11. The National Planning Policy Framework requires local planning authorities to work with the applicant in a positive and proactive manner to resolve problems before the application is submitted and to foster the delivery of sustainable development. This requirement is met within Elmbridge through the availability of pre-application advice.

12. No pre-application advice was sought prior to the submission of this application.

Planning Considerations

13. The main planning considerations in the determination of this application are:

- The design of the proposal and its impact on the school, the character of the area and the street scene
- Social and community infrastructure and facilities
- The impact on the amenity of neighbouring properties
- The impact on trees and ecology
- The impact on flood risk

The design of the proposal and its impact on the school, the character of the area and the street scene

14. The proposed development would be of a size and scale that would be subservient to the nearby school buildings. It would be effectively set within the middle of the school site with the school buildings to the north and north-east, the playgrounds to the west and south-west and the school playing fields to the east and south-east. The play area would not be visible from the street scene and as such there would be no impact on the street scene. It is not considered uncommon for schools to feature play equipment and as such it is not considered that the play area and the accompanying fencing would appear out of character with the area.

15. The design of the proposal is considered to be acceptable and it would be sited in an area of the school designated for play and physical activity.

Social and community infrastructure and facilities

16. The proposed children’s play area would provide enhanced play facilities for the school and meets the requirements of policy DM9 of the Development Management Plan 2015 as it would accord with the character and amenity of the area and provides inclusive access. The proposed development would enable the school to enhance its play equipment and encourage a wider variety of physical activities for its students.

The impact on the amenity of the neighbouring properties

17. To the west of the site are the rear gardens of Nightingale Road and to the south are the rear gardens of Molesey Park Road. The closest residential boundary to the proposed development would be the rear boundary of No. 83a Molesey Park Road, sited to the south of the proposed development, which would be 34.5 metres away from the edge of the proposed development. To the east of the proposed development, the rear boundary of No. 33 Nightingale Road would be 35 metres away from the edge of the proposed development. Given the significant distance between the boundaries of the nearest residential properties to the east and south it is considered that there would be no material harm to the amenity of the neighbouring properties by reason of loss of light, overbearing impact or loss of privacy.

18. Several of the letters of representation received object to the proposed development by reason of increased noise pollution arising from the children playing on the play equipment. It
is noted that the play area would be sited in the centre of the site and that there are other play areas far closer to the neighbouring properties. As such it is considered that there is little reason to believe that the proposed development would result in material harm to the amenity of the neighbouring properties as a result of the children playing on play equipment sited further from neighbouring properties than existing play areas.

The impact on trees and ecology

19. The Council’s Tree officer has reviewed the proposal and the submitted plans and documents and has raised no objection to the removal of the trees and has not suggested any arboricultural planning conditions. The trees have been removed prior to the determination of the application, however as they were not protected by a Tree Preservation Order, nor is the site within a Conservation Area, permission from the Council for their removal was not required and the applicant could have removed them at any time. As such it is considered that the proposed development is acceptable in terms of the arboricultural impact.

20. Surrey Wildlife Trust has reviewed the proposal and the submitted plans and documents and has raised no objection to the removal of the trees. Surrey Wildlife Trust have recommended that the development be implemented only in accordance with the impact avoidance and enhancement recommendations of paragraphs 6.3 and 6.4, and Section 7.0 of the Ecological Appraisal prepared by Wychwood Environmental. As noted above the trees have already been removed and it has been confirmed that the appropriate measures regarding the potential for breeding birds and bats were taken. The areas identified in Section 7.0 are all outside of the application site (the red line on the location plan) but are still within the school’s grounds and ownership, as such it is not feasible to impose conditions requiring the ecological enhancement of areas outside of the application site and the use of a Grampian planning condition could not be justified given the low quality of the trees and small area to be cleared. That being said the applicant should consider planting replacement trees in a suitable location within the school boundaries.

The impact on flood risk

21. Policy CS26 of the Core Strategy 2011 seeks to reduce the overall and local risk of flooding in the Borough. It requires that new development is located, designed and laid out to ensure that it is safe; the risk from flooding is minimised whilst not increasing the risk of flooding elsewhere; and that residual risks are safely managed. National guidance advises that minor developments are unlikely to raise significant flood risk unless specific issues arise as defined in paragraph 47 of the PPG. Elmbridge Strategic Flood Risk Assessment (SFRA) published May 2015 advises that in parts of the Borough there is potential for minor development to be considered to be having a cumulative impact on flood risk in the local area as a result of impact on flood storage capacity and flood flows (paragraph 7.2.13). Therefore, it is appropriate to take a precautionary approach to all development within an area identified as being at risk of flooding.

22. The site is located within an area of Surface Water Flooding Medium. In accordance with the Flood Risk SPD a Flood Risk Assessment (FRA) has been provided. The FRA proposes the following mitigation and resilience measures:

- The installation of a SUDS drainage system to control the surface water percolation rate into the ground.

23. It is also noted that the surface of the play area would be wetpour which is a permeable surface. Given the above and the proposed mitigation and resilience measures it is considered that sufficient regard has been given to the Flood Risk SPD and policy CS26 of the Core Strategy 2011.
Matters raised in Representations

24. The majority of the matters raised have been addressed in the planning considerations above, the remainder are addressed below.

25. This application only pertains to the proposed children’s play area, associated equipment, hardstanding and fencing. The impacts of an existing play area cannot be considered.

26. The security of the school site would not be affected by the proposal and would be a private matter that is not a material planning consideration in so far as pertains to this application.

27. The Council is unable to amend the siting of the play area and is required to assess the proposal submitted and it is considered that the siting of the play area would be acceptable.

28. The extension to the school hall was the subject of a separate planning application (2019/0245) which was granted permission on 10/04/2019.

Conclusion

29. On the basis of the above, and in light of any other material considerations, the proposal is considered to be in accordance with the development plan. Accordingly, the recommendation is to grant permission.

The proposed development does not require a CIL payment

Recommendation: Grant Permission

Conditions/Reasons

1. TIME LIMIT (FULL APPLICATION)
The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To comply with Section 51 of Part 4 of the Planning and Compulsory Purchase Act 2004.

2. LIST OF APPROVED PLANS
The development hereby permitted shall be carried out in strict accordance with the following list of approved plans: A 002 and A 003 received on 26/02/2019 and A 001 Rev A and A 005 Rev A received on 07/05/2019.

Reason: To ensure that the development is carried out in a satisfactory manner.

3. MATERIALS - APPROVED
The development shall not be erected other than in the following materials: timber retaining wall, chain link fencing, wet pour surfacing, and the play equipment details as set out in drawing No. A 003.

Reason: To ensure that a satisfactory external appearance is achieved of the development in accordance with Policy DM2 of the Elmbridge Development Management Plan 2015.

4. FLOOD RISK MITIGATION
All flood mitigation measures shall be carried out in accordance with the approved details set out in the Flood Risk Assessment prepared by Oliver Kannemeyer received on 11/03/2019.

Reason: To reduce the overall and local risk of flooding and to comply with policy CS26 of the Elmbridge Core Strategy (adopted 2011) and the Flood Risk SPD (adopted 2016).
Existing ground level

EAST ELEVATION

WEST ELEVATION

SOUTH ELEVATION

Drake & Kannemeyer LLP

St Albans Catholic Primary School

St Albans Catholic School - Twin Trial Pitch
Beauuchamp Road, East Molesey, KT8 2PG

ELEVATIONS proposed

1:100@A1

No. 218-05-01

A 005