

Recommendation Report for County Matter Consultation

REF NO: EP/2/18/WS

LOCATION: East Preston County Junior School
Lashmar Road
East Preston
BN16 1EZ

PROPOSAL: Application under Regulation 3 the Town & Country Planning General Regulations 1992 for relocation of MUGA (multi use games area) to western boundary

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	As above. The development would provide a reconfiguration of the playground in order to better accommodate the additional 120 pupils at the school arising from the permitted expansion. It would enable a previously underutilised area of the playground to be used to the benefit of the pupils. The area is currently grassed and is proposed to be tarmacked, thereby extending the HPA by 153m2
SITE AREA	N/A
TOPOGRAPHY	Predominantly flat
TREES	None of any significance affected by the proposed development.
BOUNDARY TREATMENT	2.5m high fencing on western boundary
SITE CHARACTERISTICS	School building is single and two storey with brick elevations. To east car park to school and tree planting area. to south cycle store.
CHARACTER OF LOCALITY	Predominantly residential

RELEVANT SITE HISTORY

EP/64/17/WS	Application under Regulation 3 of the Town & Country Planning General Regulations 1992 for the construction of a two storey extension to provide an additional class base and other facilities together with 2 new canopies for outside play/teaching, new access road configuration, additional car parking and relocated gate and fencing at the existing vehicular entrance (onto Lashmar Road). This application will be determined by the WSCC.	No Objection 25-05-17
EP/65/17/WS	Application under Regulation 3 of the Town & Country Planning General Regulations 1992 for the construction	No Objection 25-05-17

of two storey extension to provide 6 additional classbases and an extension to the school hall, the widening of the existing playground access path, supplementary cycle parking, relocation of the MUGA, and erection of a 2.4m high security fence. This application will be determined by the WSCC.

EP/60/17/WS	Application under Regulation 3 of the Town & Country Planning General Regulations 1992 for the installation of a temporary classroom unit. This application will be determined by West Sussex County Council.	No Objection 12-05-17
-------------	---	--------------------------

EP/86/15/WS	Application under Regulation 3 of the Town & County Planning General Regulations 1992 for the Temporary planning consent for the provision of one single storey temporary double classroom of modular construction. This application will be determined by WSCC.	No Objection 10-07-15
-------------	--	--------------------------

EP/75/15/WS	Application under Regulation 3 of the Town & County Planning General Regulations 1992 for the provision of one single storey temporary modular classroom. This application will be determined by the WSCC.	No Objection 19-06-15
-------------	--	--------------------------

REPRESENTATIONS

REPRESENTATIONS RECEIVED:

None

COMMENTS ON REPRESENTATIONS RECEIVED:

None

CONSULTATIONS

Environmental Health

CONSULTATION RESPONSES RECEIVED:

Environmental Health Officer has verbally expressed concerns regarding proximity of play area to neighbouring properties and the possibility of noise being generated closer to these neighbouring properties.

COMMENTS ON CONSULTATION RESPONSES:

Comments noted. However, no formal comments have been forthcoming.

POLICY CONTEXT

Designation applicable to site:
Within Built Up Area Boundary

DEVELOPMENT PLAN POLICES

[Arun District Local Plan \(2003\):](#)

GEN7 The Form of New Development

[Publication Version of the Local Plan \(October 2014\):](#)

D DM1 Aspects of Form and Design Quality

HWB SP1 Health & Wellbeing

OSR DM1 Open Space, Sport & Recreation

QE SP1 Quality of the Environment

[East Preston Neighbourhood Plan 2014 Policy 11](#) Community Facilities

East Preston Neighbourhood Plan 2014 Policy 8 Sustainable Drainage

East Preston Neighbourhood Plan 2014 Policy 5 Design in Character Area Four

PLANNING POLICY GUIDANCE:

NPPF National Planning Policy Framework

NPPG National Planning Practice Guidance

POLICY COMMENTARY

The Development Plan consists of the Arun District Local Plan 2003, West Sussex County Council's Waste and Minerals Plans and Made Neighbourhood Development Plans.

A new local plan is in preparation and is a material consideration when determining Planning Applications. At this stage the Arun District Local Plan 2011-2031 (Publication Version) October 2014 and supporting documents were submitted for independent examination on 30 January 2015.

A number of Main Modifications to the Arun District Local Plan 2011-2031 (Publication Version) October 2014 were approved by the Council on 22nd March 2017 and consultation on these has taking place. The Main Modifications should be read alongside the Arun District Local Plan 2011-2031 (Publication Version) October 2014 and where there are changes the Main Modification. The examination was completed in September 2017.

The policies are published under Regulations 19 and 35 of the Town and Country Planning (Local Planning) (England) Regulations 2012.

The Neighbourhood Development Plan

Where applicable, Neighbourhood Development Plan's (more commonly known as a neighbourhood plan or NDP), once made by Arun District Council, will form part of the statutory local development plan for the relevant designated neighbourhood area. Whilst an NDP is under preparation it will afford little weight in the determination of planning applications. Its status will however gain more weight as a material consideration the closer it is towards it being made. Arun District Council will make reference to

an NDP when it has, by the close of planning application consultation, been publicised for pre-submission consultation (Reg.14).

Made Plans in Arun District Council's Local Planning Authority Area are: Aldingbourne; Angmering; Arundel; Barnham & Eastergate; Bersted; Bognor Regis; Clymping; East Preston; Felpham; Ferring; Kingston; Littlehampton; Rustington; Walberton; Yapton.

Policies 8 and 11 of East Preston Neighbourhood Plan are considered relevant to determination of this application.

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

It is considered that there are no other material considerations to warrant a decision otherwise than in accordance with the Development Plan and/or legislative background.

OTHER MATERIAL CONSIDERATIONS

It is considered that there are no other material considerations to warrant a decision otherwise than in accordance with the Development Plan and/or legislative background.

CONCLUSIONS

This is a Regulation 3 planning application submitted to West Sussex County Council (WSCC) who have determined the application. Arun District Council is a consultee only for the application and it is not the role of Arun District Council to make a decision on the application.

This application seeks an amendment to the positioning of the additional hard play area, but it does not increase the area previously approved.

The current approved location for the additional hard play area would require a well used climbing frame to be relocated. This would both invalidate the warranty applied by the installers but may also be difficult to relocate with the only available location the playing field.

The siting of the MUGA in the play-trail area as currently proposed will cause ball games to be played directly next to the play-trail increasing the risk of "stray" balls hitting the children on the play trail.

The proposed new location will enhance the play area already in situ in this area, with the hall providing a barrier on the east boundary, the school gate a boundary on the south boundary, the fence a boundary on the west Boundary, leaving only the north boundary unfenced, however there will be a fixed goal in this area. This limits the intrusion of ball games to the main playground, thus reducing the risk of injury to the other children. This is of particular relevance with an increased number of children on the playground.

The proposed location adjoins the neighbouring properties on the western boundary on Clarence Drive and St Mary's Close. The area is currently grassed and is proposed to be tarmacked, thereby extending the HPA by 153m². To the south of the grassed area is a tarmac surface which extends to the western boundary and contains a ball catch post. The existing 2.5m fence is to be retained on the boundary and there is a large coniferous hedge towards the south of the proposed extension to the HPA.

The use of the area would be limited to predictable hours, on weekdays and during daylight/school hours. As a result, the neighbouring properties, which already experience a level of noise disturbance and the possibility of balls and other objects entering their property, would not be significantly impacted and any increase in the hard play area is not considered to increase levels of noise or disturbance to an

extent that would be materially detrimental to neighbours. Some screening exists along the site boundaries and would be retained which would assist in reducing noise levels. The proposal is therefore acceptable in terms of the impact on visual amenity.

Should any nuisance arise the matter could be investigated under environmental health legislation.

It is therefore recommended that no objections are raised to the proposal but the environmental health officer has verbally raised concerns and should any written comments be received they will be forwarded in due course.

RECOMMENDATION

NO OBJECTION