

Recommendation Report for Planning Permission

REF NO: FP/251/19/PL

LOCATION: Bishop Tufnell C Of E Junior And Infant School
Pennyfields
Felpham
PO22 6BN

PROPOSAL: Altering of existing west access to site to allow for vehicular access for emergency & maintenance purposes only. Drop kerb formed to allow for vehicular crossover, area to include a new area of secure bin storage for the school.
fence off waiting area separating it from public access & existing vehicular entrance areas.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	The application seeks to provide emergency vehicular access to the west of the site and relocate the bin store. The early years entrance will also be enclosed via a fence.
BOUNDARY TREATMENT	The site is secured by a mixture of green metal Palisade and wooden fencing.
SITE CHARACTERISTICS	The site contains both the Bishop Tufnell Infant and Junior Schools , surrounded on all sides by residential properties.
CHARACTER OF LOCALITY	The area is predominantly residential.

RELEVANT SITE HISTORY

FP/197/19/PL	Glazed corridor link between the Infant and Junior schools, extension to staffroom & internal alterations which combine the administration areas so the building functions as one school.	ApproveConditionally 13-11-19
FP/271/18/PL	All weather surface & play equipment	ApproveConditionally 12-02-19
FP/85/10/	Installation of new 'Qube' classroom	ApproveConditionally 13-07-10
FP/109/96	Extension to provide scout hall and ancillary accommodation	AppCond Sub to S106 03-07-98

FP/98/13/	Installation of a free standing umbrella canopy.	ApproveConditionally 22-07-13
FP/72/99/	Single classroom & link	ApproveConditionally 30-07-99
FP/88/07/	New entrance, admin improvements, staff room and classroom extension.	ApproveConditionally 15-06-07
FP/210/07/	Erection of new kitchenette to include 'hot meals scheme' to both infant and junior schools	ApproveConditionally 01-11-07
FP/102/07/	New entrance, admin improvements, staff room and library extension.	ApproveConditionally 22-06-07

Relevant planning history noted.

REPRESENTATIONS

REPRESENTATIONS RECEIVED:

Felpham Parish Council

No objection.

No representation received from nearby occupiers.

COMMENTS ON REPRESENTATIONS RECEIVED:

Comments noted.

CONSULTATIONS

WSCC Strategic Planning

CONSULTATION RESPONSES RECEIVED:

WSCC (Highways) - Early years drop off alteration may remove 4 spaces. The LHA does not anticipate a severe highway impact as a result. The existing pupil access will require a dropped kerb which is subject to a licence. There are no apparent vehicular visibility issues however request the boundary hedging should be reduced 2m either side of the access and replaced to railings for visibility.

The LHA does not consider the proposal would have an unacceptable impact on the highway subject to conditions.

COMMENTS ON CONSULTATION RESPONSES:

Comments noted.

POLICY CONTEXT

Designation applicable to site:

Built up area boundary

DEVELOPMENT PLAN POLICIES

[Arun Local Plan 2011 - 2031:](#)

DDM1 D DM1 Aspects of form and design quality

DSP1 D SP1 Design

SDSP2 SD SP2 Built-up Area Boundary

[Felpham Neighbourhood Plan 2014 POLICY ESD1](#) Design of new development

PLANNING POLICY GUIDANCE:

NPPF National Planning Policy Framework

NPPG National Planning Practice Guidance

POLICY COMMENTARY

The Development Plan consists of the Arun Local Plan 2011 - 2031, West Sussex County Council's Waste and Minerals Plans and Made Neighbourhood Development Plans.

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.

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

Section 38(6) of the Planning and Compulsory Purchase Act 2004 states:-

"If regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise."

The proposal is considered to comply with relevant Development Plan policies in that it would not have a materially adverse impact on the residential amenities of nearby properties nor would it have a significant adverse impact upon the established character of the surrounding area.

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

PRINCIPLE

The key policies considered are D DM1 of the Arun Local Plan. Felpham has a 'made' Neighbourhood Plan with policy ESD1 of relevance to the application. The proposal complies with this policy.

DESIGN AND VISUAL AMENITY

The works involve alterations to the early years entrance which is a single gated entrance situated next to the main entrance gates to the front of the school. Part of the entrance will be fenced off to separate the early years from the main pupil/vehicular entrance. The fence will match that of existing fence within the school grounds.

A dropped kerb will also be created to allow for vehicular access to the west of the site. Currently it serves an emergency/pedestrianised entrance. This will alter to allow for emergency vehicular access and an increased area of hardstanding to form bin storage. There will be new gates to the front elevation and a fence to enclose it which will be to a height of 1.8m.

The works will be partially visible from the street scene however the works are modest in scale and not considered to adversely impact the appearance of the area involving predominately the widening of hardstanding and construction of fence in accordance with D DM1 of the Arun Local Plan.

RESIDENTIAL AMENITY

The development to the west of the site will enable emergency vehicular access. There will be a section of additional hardstanding which will form a bin store. The relocation of this would reduce the need to access the main school. This retains approximately 0.6m to the boundary which consists of hedging approx. 3m in height and therefore restricts views to that of the neighbouring property. WSCC however request that the hedging for 2m either side of the access is replaced with railings to ensure maximum pedestrian visibility. Whilst this would therefore alter the boundary treatment and reduce some of the screening currently available at the neighbouring property, this would be to the front garden and as a result, it is not considered the alteration would result in additional adverse impacts upon the neighbouring property.

The alterations to the early years entrance would include the construction of new fencing however the works are retained within the main school and parking area and therefore, is not considered to give rise to adverse impacts upon neighbouring amenity.

The proposal is not deemed to harm neighbouring amenity and accord with D DM1 of the Arun Local Plan.

PARKING

The alterations to the site involving the enclosure of the early years entrance will lead to the loss of 4No parking spaces. WSCC have stated this would not lead to a severe impact on the highway however its impact on the on street parking demand should be considered. Whilst there is limited parking in the area, it is considered the parking demand varies throughout the day specifically for drop off and pick up at the school and therefore overall it is not considered the loss of these spaces would result in an adverse impact on the parking in the area. There will be additional bike racks to encourage sustainable transport.

PRE COMMENCEMENT

A pre commencement condition was requested to provide details showing site set up during construction. On the 11th March details regarding this were received to avoid a condition. However, the information

included was not sufficient or relevant to this application. An email was sent on the 11th March advising this and with no further response received the condition is considered necessary and will be included.

SUMMARY

The proposed development is deemed to accord with the relevant development policies and as such is recommended for approval subject to the following conditions and informatives.

HUMAN RIGHTS ACT

The Council in making a decision should be aware of and take into account any implications that may arise from the Human Rights Act 1998. Under the Act, it is unlawful for a public authority such as Arun District Council to act in a manner, which is incompatible with the European Convention on Human Rights.

Consideration has been specifically given to Article 8 (right to respect private and family life) and Article 1 of the First Protocol (protection of property). It is not considered that the recommendation for approval of the grant of permission in this case interferes unreasonably with any local residents' right to respect for their private and family life and home, except insofar as it is necessary to protect the rights and freedoms of others (in this case, the rights of the applicant). The Council is also permitted to control the use of property in accordance with the general interest and the recommendation for approval is considered to be a proportionate response to the submitted application based on the considerations set out in this report.

DUTY UNDER THE EQUALITIES ACT 2010

Duty under the Equalities Act 2010

In assessing this proposal the following impacts have been identified upon those people with the following protected characteristics (age, disability, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief, sex or sexual orientation).

The proposal would have a neutral impact on the protected characteristics.

RECOMMENDATION

APPROVE CONDITIONALLY

- 1 The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990 (as amended).
- 2 The development hereby approved shall be carried out in accordance with the following approved plans
- Location and Block Plan - 2261.7/200 A
- Existing and Proposed Vehicle Entrances - 2261.7/201 Rev A

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with policy D DM1 of the Arun Local Plan.
- 3 No development shall be commenced until such time as plans and details have been submitted to and approved in writing by the Local Planning Authority showing the site set up during construction. This shall include details for all temporary contractors buildings, plant and

stacks of materials, provision for the temporary parking of contractors vehicles and the loading and unloading of vehicles associated with the implementation of this development. Such provision once approved and implemented shall be retained throughout the period of construction.

Reason: To avoid undue congestion of the site and consequent obstruction to access and amenity in accordance with D DM1 of the Arun Local Plan.

- 4 INFORMATIVE: The applicant is advised that in addition to obtaining planning permission that they must also obtain formal approval from the highway authority to carry out the site access works on the public highway. The granting of planning permission does not guarantee that a vehicle crossover licence shall be granted.

Additional information about the licence application process can be found at the following web page: <https://www.westsussex.gov.uk/roads-and-travel/highway-licences/dropped-kerbs-or-crossovers-for-driveways-licence/>

Online applications can be made at the link below, alternatively please call 01243 642105. <https://www.westsussex.gov.uk/roads-and-travel/highway-licences/dropped-kerbs-or-crossovers-for-driveways-licence/vehicle-crossover-dropped-kerb-construction-application-form/>

- 5 INFORMATIVE: Statement pursuant to Article 35 of the Town and Country Planning (Development Management Procedure)(England) Order 2015. The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.