

# Regulatory Committee

3 December 2019

## Proposed extension to tarmac playground to the front of Quinton Primary School, Main Street, Lower Quinton, CV37 8SA

**SDC/19CC014**

Application No.: SDC/19CC014

Advertised date: 25 October 2019

Applicant(s) Warwickshire County Council  
Shire Hall  
Warwick  
CV34 4RL

Agent(s) Mr John Gallagher,  
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Registered by: The Strategic Director for Communities on 15 October  
2019

Proposal: Proposed extension to tarmac playground to the front of  
Quinton Primary School.

Site & location: Quinton Primary School, Main Street, Lower Quinton,  
CV37 8SA. [Grid ref: 417753.247179].

**See plan in Appendix A**

### Recommendation

That the Regulatory Committee authorises the grant of planning permission for the proposed extension to tarmac playground to the front of Quinton Primary School, Main Street, Lower Quinton subject to the conditions and for the reasons contained within Appendix B of the report of the Strategic Director for Communities.

## 1. Application details

- 1.1 The application seeks planning permission for the extension of the tarmac playground area to the front/south of the Quinton Primary School buildings
- 1.2 The proposed playground extension would be a tarmac surface some 195 m<sup>2</sup> in area. The proposed hard surface would extend eastwards from the side of the existing playground towards the pedestrian access path. There are several trees in the vicinity of the area of the extended playground which are to be retained.
- 1.3 Part of the grass area to be surfaced currently has a number of tyres as a play feature which would be relocated to the area of grass and conifers to the east of the pedestrian access path.

## 2. Consultation

- 2.1 **Stratford District Council – Planning:** No objection.
- 2.2 **Stratford District Council – Environmental Health:** No objection.
- 2.3 **Quinton Parish Council:** No comment received.
- 2.4 **Councillor Izzy Seccombe:** No comments received by 19 November 2019.
- 2.5 **WCC Flood Risk and Water Management:** The location is in an area of high risk surface water therefore any alterations to the existing levels need to be considered in relation to the impact on surface water. Levels should remain as existing if possible. No justification for the lack of use of permeable surfacing or provision of sustainable drainage systems to offset the increase in impermeable area has been provided. Source control Suds are widely used in school environments and can be used as a teaching resource, features such as rain gardens should be considered in line with the Suds Manual CIRIA C753.
- 2.6 **WCC Highways:** No objection.
- 2.7 **WCC Archaeology:** No comments to make on this application.
- 2.8 **WCC Ecology Services:** It is recommended that any tree removal is avoided and the design of the layout should retain and protect the existing trees on site. If any tree removal is proposed a bat survey is recommended. If any trees are removed, they should be replaced on a like for like basis. If any trees require lopping a bat survey may be required. Please consult with Ecology Services further for advice if necessary.

In the light of the proximity of the trees to the proposed playground extension, it is recommended that the existing trees are protected during construction in line with British Standard 5837:2012. A tree protection plan should be provided to avoid impacting on root protection zones and to implement appropriate mitigation to avoid damage to the roots. A Tree Protection Plan condition is recommended. Notes relating to nesting birds and Great Crested Newts should be attached to any permission granted.

2.9 **WCC Arboricultural Officer:** An Arboricultural Implications Assessment (AIA) should be undertaken in order to inform in the preparation of an Arboricultural Method Statement (AMS), including Tree Constraints Plan (TCP) and Tree Protection Plan (TPP) as required by BS5837 – British Standard for Trees. This assessment would set out what conflicts are likely and what will need to be put in place for the successful retention of the trees. A pre-commencement condition is recommended for the necessary tree survey work.

2.10 2 site notices posted – 24 October 2019

2.11 Press notice posted on - 25 October 2019

2.12 12 nearest residential properties individually notified on 24 October 2019

### **3. Representations**

3.1 No comments have been received at the time of report writing.

### **4. Previous Planning History**

4.1 The original school building on this site was constructed during the 1950s and has been extended several times. The most recent extension was granted consent in 2013 (Ref: SDC/13CC016) for the addition of three classrooms to provide for the increased capacity when the school roll increased from 96 to 210 pupils.

### **5. Assessment and Observations**

#### **Location**

5.1 The application site is located in the village of Lower Quinton, some 8 kilometres south-west of the centre of Stratford-upon-Avon. The Primary School is positioned on the northern side of Main Road. The front boundary of the school grounds is substantially screened from the road by a mature hedge and mature deciduous trees.

5.2 Magdalen Close to the west is a cul-de-sac characterised by bungalows with short rear gardens bounding the school.

- 5.3 The boundary between the school and the cul-de-sac of Aylestone Close to the east is marked by a substantial screen of mature deciduous trees, mature hedgerow and a drainage channel which runs along the western edge of the highway. The two storey houses on Aylestone Close face across the cul-de-sac towards the tree screen on the boundary and the school grounds beyond.
- 5.4 On the southern side of Main Road, to the south of the school are two storey houses and a single storey building occupied by Cygnets children's Nursery.

## **Planning Policy**

### **The National Planning Policy Framework (NPPF)**

- 5.5 The NPPF February 2019 explains that there is a presumption in favour of sustainable development and that planning applications for development proposals which accord with the development plan should be approved without delay.
- 5.6 The Development Plan relevant to the proposal in this case consists of the Stratford-on-Avon District Council Core Strategy (Adopted July 2016). Therefore, the application should be determined (as required by Section 38(6) of the Planning and Compulsory Purchase Act 2004) in accordance with those policies unless material considerations indicate otherwise.
- 5.7 The NPPF states that the planning system has three overarching objectives; economic, social and environmental which are interdependent and need to be pursued in mutually supportive ways. Planning policies and decisions should play an active role in guiding development towards sustainable solutions, but in doing so should take local circumstances into account, to reflect the character, needs and opportunities of each area.

### **Stratford-on-Avon District Council Core Strategy (Adopted July 2016)**

- 5.8 **Policy CS.1 Sustainable Development:** requires that all development proposals should contribute towards the character and quality of the District and to the well-being of those who live and work in and visit the District.
- 5.9 **Policy CS.6 Natural Environment:** states that proposals will be expected to minimise impacts on biodiversity and where possible to secure a net gain in biodiversity.

- 5.10 **Policy CS.4 Water Environment and Flood Risk:** In all development, there should be no flooding, from all sources, to properties up to the 100-year flood event, including an allowance for climate change. Development will not be permitted where it results in an increase in the risk of flooding elsewhere.
- 5.11 **Policy CS.5 Landscape:** states that development will be permitted where proposals that will have an impact on woodlands, hedges and trees incorporate measures to protect their contribution to landscape character, public amenity and biodiversity.
- 5.12 **Policy CS.9 Design and Distinctiveness:** requires that the character and distinctiveness of the District be reinforced by ensuring new development of a high-quality design.

### **Amenity and Environmental Issues**

#### **Need for the Development**

- 5.13 The playground is required to be extended as a result of the increase in the number of pupils at the school. In the past the school has had some 70 pupils but following expansion the current school roll has a total of 230 pupils. As a result of the increase in size of the school, children are not all able to play in the playground at lunchtime at the same time. A staggered system is in operation with half the pupils remaining indoors while half play outdoors. The proposed playground area would allow all pupils to play outdoors and would provide a larger area for P.E.
- 5.14 The proposed playground extension is positioned between the front elevation of the school buildings and the boundary with Main Road and to the east of the existing hardstanding playground area. The distance between the proposed area of playground and the rear of the closest bungalow on Magdalen Close is over 50 metres. There would therefore not be any increased impact on the residents of Magdalen Close as a result of the playground extension.
- 5.15 The dwellings on the southern side of Main Road would be within 30 metres of the playground extension but are screened to a large degree by the trees and hedgerow on the boundary of the school. There is not considered to be a significant adverse impact on the amenity of these dwellings as a result of the expanded playground.
- 5.16 The closest house in Aylestone Close is number 3 on the corner plot adjacent to the junction with Main Road. The house is some 35 metres from the site of the playground extension and is separated by the substantial vegetation on the school boundary. There is considered to be no significant adverse impact on the amenity of this property or others in Aylestone Close as a result of the proposed development.

## **Noise**

- 5.17 The provision of a larger playground area would allow all pupils at the school to use the play space at lunch and break times. It is acknowledged that the increased number of children would be likely to result in an increase in noise levels during those lunchtime and breaktime periods of the day. However, the use of the space by the whole school would be at a time of day when it could be expected to hear noise from a school playground. Such increased noise levels are for a limited period of time; occurring during the day time and while they would have some impact on the amenities of local residents, it is not considered to be to a degree that would warrant a recommendation of refusal.

## **Ecology**

- 5.18 The proposed extension to the playground area is designed to retain the trees within the playground and those close to the front boundary of the school.
- 5.19 The Bean tree (with a wooden seat around the trunk) to the north of the proposed hard surface is to be retained. In addition, trees along the front boundary to school grounds (cherry, sweet chestnut and hornbeam) are not proposed to be removed as a result of the development.
- 5.20 The WCC Arboricultural Officer recommended that an Arboricultural Implication Assessment should be undertaken. This Assessment would inform in the preparation of an Arboricultural Method Statement; Tree Constraints Plan and Tree Protection Plan. The further details would be required to ensure that the trees are suitable for retention; that a detailed design of the extended playground area and the method of installation/construction of the surface are approved prior to the works being carried out. A pre-commencement condition is recommended for the submission of and written approval of the necessary reports (condition 5).
- 5.21 The County Ecologist commented that there may be a requirement for a bat survey if any of the trees are to be removed or lopped. Notes relating to nesting birds and Great Crested Newts are recommended to be attached to any permission granted.
- 5.22 In relation to the impact of construction of the playground extension on the nearby trees, a condition is recommended for a Tree Protection Plan (condition 3).

## **Flood Risk and Drainage**

- 5.23 The school site is located within Flood Zone 1 and not liable to fluvial flooding. However, the Environment Agency map for the area indicates that the site is at medium to high risk of surface water flooding including the playground and grassed areas to the south of the school buildings. The application details indicate that the proposed hard surface area would be tarmac.
- 5.24 The Local Lead Flood Authority (LLFA) confirmed that the playground is an area at high risk of surface water flooding and stated that any alterations to the existing levels need to be considered in relation to the impact on surface water. Levels should remain as existing if possible. A pre-commencement condition is recommended for the submission and approval of details of surface water drainage to ensure there is no discharge of surface water from the application site resulting in flooding of adjoining land (condition 4).

## **Heritage**

- 5.25 There are a number of Listed properties located in the eastern area of the Lower Quinton over 400 metres from the school. The proposed playground extension is substantially screened from views beyond the school grounds and is not seen in the same context as any Listed Buildings in the locality. The village of Lower Quinton is not within a Conservation Area. The proposed development is not considered to have an impact on local heritage.

## **Environmental Implications**

- 5.26 Environmental implications are considered throughout this report.

## **6. Conclusions**

- 6.1 The application proposes the extension of the hard surface playground area to the front of the school buildings to provide more play space to accommodate the increased number of pupils attending the school. Where children are currently unable to all play in the playground at one time, the development would provide a larger area suitable for the whole school and capable of use in all weathers.

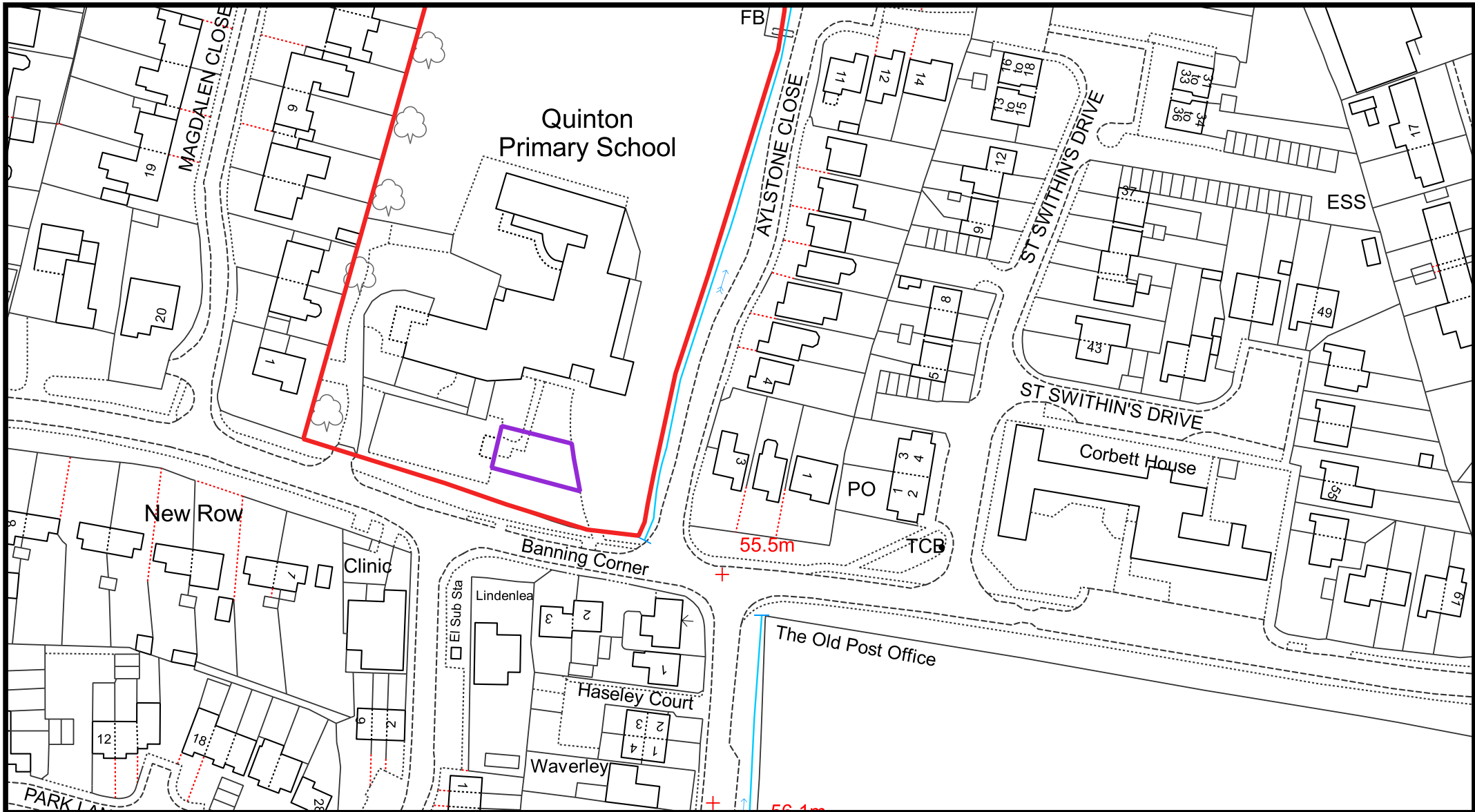
- 6.2 The existing playground area is substantially screened by the mature vegetation surrounding the school and the extended area would be similarly screened. As a result, the visual impact on neighbouring properties is not considered to result in an adverse impact on the amenities of the residents. While it is acknowledged that noise levels would be increased as a result of the larger number of pupils playing, the increase would be during the day and at times of day when it would be expected to hear children playing at a school. The impact of noise on the amenity on local residents is not considered to be to a degree that would be unacceptable. The playground extension is considered to comply with Policy CS.9 of the Local Plan.
- 6.3 A pre-commencement condition requiring a detailed scheme for surface water drainage to be approved and implemented is recommended to ensure that there is no adverse impact on the local area as a result of the development in accordance with the requirements of the NPPF and Policy CS.4 of the Local Plan.
- 6.4 A pre-commencement condition is recommended for the preparation of assessment reports in respect of the trees adjacent to the playground extension and details of the method of construction to ensure that measures are taken to protect their contribution to the area and to accord with Policy CS.5 of the Local Plan.
- 6.5 The proposed creation of an additional area of hardstanding to the front of the school buildings is considered to accord with the policies of the NPPF and the development plan and is recommended for approval subject to the following conditions.

## 7. Supporting Documents

- 7.1 Submitted Planning Application – Planning reference SDC/19CC014
- 7.2 Appendix A – Map of site and location.
- 7.3 Appendix B – Planning Conditions.

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**Application No: SDC/19CC014**  
**Quinton Primary School**  
**Proposed extension to playground to the front**

Regulatory Committee 03 December 2019  
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## Appendix B

### Proposed extension to tarmac playground to the front of Quinton Primary School, Main Street, Lower Quinton, CV37 8SA

**SDC/19CC014**

#### Planning Conditions.

1. The development hereby approved shall be commenced no later than 3 years from the date of this permission.

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

2. The development hereby approved shall be implemented in accordance with the plans and documents numbered:
  - 121848/01 'Resurface playground and extend to footpath',
  - JGAL1 'Quinton Primary School Playground Extension shown in red',
  - Photos annotated to illustrate extent of playground extension,

and any samples or details approved in accordance with the conditions attached to this permission, except to the extent that any modification is required or allowed by or pursuant to these conditions.

**Reason:** To define the permission and to ensure that the permission is implemented in all respects in accordance with the submitted details.

3. No part of the development hereby permitted shall be commenced and neither shall any equipment, machinery or materials shall be brought onto the site until a scheme for the protection of all existing trees and hedges to be retained on site has been submitted to and approved in writing by the County Planning Authority and has been put in place. The scheme must include details of the erection of stout protective fencing and be in accordance with British Standard BS5837:2012, Trees in relation to design, demolition and construction. Nothing shall be stored or placed in those areas fenced in accordance with this condition and neither shall the ground levels be altered or any excavation take place without the prior consent in writing of the County Planning Authority. The approved scheme shall be kept in place until all parts of the development have been completed and all equipment, machinery and surplus materials have been removed.

**Reason:** To protect trees and other features on site during construction.

4. No part of the development hereby permitted shall be commenced until a detailed surface water scheme designed in accordance with CIRIA C753 has been submitted to and approved in writing by the County Planning Authority. Once approved the surface water drainage scheme shall be implemented at the same time as the installation of the playground.

**Reason:** In order to ensure that the site is served by an adequate surface water disposal system and to ensure the development does not result in excessive surface water from the site adversely affecting other properties in the locality.

5. No part of the development hereby permitted shall be commenced until an Arboricultural Implication Assessment (AIA) and subsequent information required as a result of the AIA has been submitted and approved in writing by the County Planning Authority. Development shall subsequently be implemented in accordance with the approved details.

**Reason:** To ensure the development does not have an adverse impact on the trees in the school grounds.

Notes:

Nesting Bird note:

Work should avoid disturbance to nesting birds. Birds can nest in many places including buildings, trees, shrubs, dense ivy, and bramble/rose scrub. Nesting birds are protected under the Wildlife and Countryside Act 1981 (as amended). The main nesting season lasts approximately from March to September inclusive, so work should ideally take place outside these dates if at all possible. N.B birds can nest at any time, and the site should ideally be checked by a suitably qualified ecologist for their presence immediately before work starts, especially if during the breeding season.

Great crested newt note:

In view of the local records, care should be taken when clearing the ground prior to development. If evidence of great crested newts is found during development, work should stop immediately while Natural England are contacted on 02080 261 089 for advice on the best way to proceed. Great Crested Newts and their habitat (aquatic and terrestrial areas) are protected under the 1981 Wildlife and Countryside Act, the Countryside and Rights of Way Act 2000 and the Conservation of Habitats and Species Regulations 2017 the latter of which makes them a European Protected Species. Where newts are present a licence might be necessary to carry out the works.

Further information about species licensing and legislation can be obtained from the Species Licensing Service on 02080 261089.

**Development Plan Policies Relevant to the Decision.**

**Stratford-on-Avon District Council Core Strategy (Adopted July 2016)**

**Policy CS.1 Sustainable Development**

**Policy CS.6 Natural Environment**

**Policy CS.4 Water Environment and Flood Risk**

**Policy CS.5 Landscape**

**Policy CS.9 Design and Distinctiveness**

**Compliance with the Town and Country Planning (Development Management Procedure) (England) Order 2015**

In considering this application the County Council has complied with paragraph 38 contained in the National Planning Policy Framework 2019.