

REGENERATION AND ECONOMIC DEVELOPMENT DEPARTMENT

APPLICATION NO: 21/00159/FUL
School

APPLICANT: Northwood Community Primary

WARD AFFECTED: Northwood

DEVELOPMENT: CONSTRUCTION OF A HARD PLAY AREA WITH ASSOCIATED PLAY EQUIPMENT INCLUDING THE ERECTION OF 1.0 M HIGH FENCING WITH ACCESS GATE AND INSTALLATION OF NEW FOOTPATH

LOCATION OF SITE: Northwood Community Primary School, Roughwood Drive, Northwood, Kirkby L33 8XD

KNOWSLEY LOCAL PLAN ALLOCATION –

Urban Greenspace and Educational Land

RELEVANT POLICIES

KNOWSLEY LOCAL PLAN: CORE STRATEGY

CS2 - Development Principles

CS7 - Transport Networks

CS19 – Design Quality and Accessibility in New Development

CS21 - Greenspaces and Trees

SAVED POLICIES - KNOWSLEY REPLACEMENT UNITARY DEVELOPMENT PLAN (ADOPTED JUNE 2006)

OS7 - Educational Uses and Sites

ARTICLE 35

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.

PLANNING HISTORY

Previous applications have been approved at the site including for:

1. Traffic barriers (14/00547/KMBC1 approved 22.10.2014).
2. Hard play area, footpath and erection of a 2.4 metre high gate (19/00326/FUL approved 29.07.2019).
3. Single Storey Rear Extension (19/00353/FUL approved 29.07.2019).

TECHNICAL CONSULTATIONS:

Sport England – No objection. Sport England is satisfied that the proposed development meets exception 3 of our playing fields policy, in that:

Document Reference	Document Issue Number	Document Issue Date
PS/DC/OP04/05	003	23/9/02

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The proposed development affects only land incapable of forming part of a playing pitch.

NEIGHBOUR NOTIFICATION:

This application has been publicised by letters sent to 15 neighbours. No representations have been received.

ISSUES AND ASSESSMENT:

PROPOSAL

The application is for the construction of a hard play area with associated play equipment including the rection of 1m high fencing with access gate and installation of new footpath.

POLICY CONSIDERATIONS

The application site is situated within an area of Educational Uses and Sites. The application is for play equipment which is consistent with the existing education use of the site. The part of the site where the play equipment would be located is not a playing pitch but would be classed as within part of the wider playing field.

The 2015 Development Management Order defines a playing pitch as “*a delineated area which, together with any run-off area, is of 0.2 hectares or more, and which is used for association football, American football, rugby, cricket, hockey, lacrosse, rounders, baseball, softball, Australian football, Gaelic football, shinty, hurling, polo or cycle polo*”

The area is not a delineated area or capable of forming part of a playing pitch. Therefore, there would be no loss of playing pitches. This view is supported by the views of Sport England, who have no objection to the proposal.

Therefore, the application is acceptable in principle and consistent with Core Strategy Policy CS21 and UDP policy OS7.

DESIGN, ACCESS AND CRIME PREVENTION

The design and appearance of the proposed play equipment would be acceptable. The application causes no crime or anti-social behaviour issues.

RESIDENTIAL AMENITY

The proposed play area would not result in additional noise above and beyond that of a typical education use. The play area would be located at the centre of the site, away from residential properties. Overall, the development will not harm the amenity of neighbouring properties. Therefore, the proposal is consistent with Core Strategy Policy CS19.

CONCLUSION

The proposal is acceptable in principle and would not cause harm in relation to the amenity of neighbouring properties. The application complies with local planning policies and is recommended for approval.

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RECOMMENDATION:

That Planning Permission be granted subject to the following condition(s):-

- 1) The development must be begun not later than the expiration of three years beginning with the date of this permission.

Reason: In order to comply with the requirements of Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2) The development hereby permitted shall be carried out in accordance with the approved plans and documents listed in Schedule 1.

Reason: For the avoidance of doubt.

Informatives

N/A

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
17/09/2021	-	-	Play Equipment Specification
17/09/2021	-	-	Fence Equipment Specification
24/02/2021	TQRQM2105014 2541076	-	Location Plan

Andrew Hunt

2 December 2021

Signed by

Mark Quinn

3 December 2021

Document Reference	Document Issue Number	Document Issue Date
PS/DC/OP04/05	003	23/9/02

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