

1.0 Application Number: 6/2020/0167

Webpage:

<https://planningsearch.purbeckdc.gov.uk/Planning/Display/6/2020/0167>

Site address: St Georges Primary School, 76 High Street, Langton Matravers, BH19 3HB

Proposal: Alterations to field gate and creation of pedestrian gate.

Applicant name: Mrs Helen Jackson

Case Officer: Ros Drane

Ward Member(s): Councillor Cherry Brooks

This application is being presented to the committee as Dorset Council is the applicant.

2.0 Summary of recommendation:

GRANT subject to conditions.

3.0 Reason for the recommendation: as set out in paragraph 16 at end

- The principle of the development is acceptable and it will improve and allow safe access between the school and the playing field and for the whole community.
- The proposal is acceptable in its layout, appearance and general visual impact.
- The character and appearance of the Langton Matravers Conservation Area will be preserved.
- The natural beauty of the Dorset Area of Outstanding Natural Beauty and the special character of the Purbeck Heritage Coast will not be harmed.
- There is not considered to be any significant harm to neighbouring residential amenity.
- There are no material considerations which would warrant refusal of this application

4,0 Key planning issues

Issue	Conclusion
Principle of development	Acceptable.
Layout, design, impact on character and appearance of the area including the significance of the heritage asset and its preservation the Langton Matravers Conservation Area, Dorset	Acceptable. Less than substantial harm to the character and appearance of the designated heritage asset (Conservation Area) which is outweighed by the benefits. No harm to the natural beauty of the Dorset AONB
AONB and Purbeck Heritage Coast.	or the special character of the Purbeck Heritage Coast.

Highway safety	No issues. Access to and from the playing field will be improved.
Impact on amenity of occupants of nearby properties	No demonstrable harm.

5.0 Description of Site

The application site is situated within the Langton Matravers Conservation Area, Dorset Area of Outstanding Natural Beauty and the Purbeck Heritage Coast.

The site is located on the southern side of the High Street; (B3069) the main road through the centre of the village of Langton Matravers and opposite St George's First School and the houses that lie either side of the school. The existing entrance gates provide vehicular and pedestrian access to the school playing field which is directly opposite the school.

The frontage either side of the entrance gates is defined by Purbeck stone walling and a grassed verge. A metal safety barrier is located next to the road. The remainder of the playing field boundaries are enclosed by hedging and walling. Land levels rise gently along the High Street and across the playing fields from east to west.

6.0 Description of Development

Existing access to the playing fields is via a 3.8 metres wide field gate for vehicles with attached 1.10 metre wide side pedestrian gate.

The proposal seeks to increase the width of the vehicular access to 4.8 metres and create a new, gated pedestrian entrance (1.4 metres wide) by removing a short section of the existing stone wall onto the High Street. The wider vehicular entrance will allow ground maintenance vehicle access without over running the footway.

The new pedestrian gate will allow access directly opposite the school entrance gate via a new raised crossing point for the school children as part of a wider safety and traffic management plan. The application drawings show the improvement works in the highway to provide a raised crossing point. The highway works do not require planning permission because they are works within the public highway.

New timber field gates of a style to match the existing will be installed in the revised openings. All alterations to the existing stone wall will be finished to match the existing. An existing apple tree on the right hand side of the existing field gate behind the wall will be retained.

7.0 Relevant Planning History

Planning permission number 6/2007/0878 – new vehicular access and pedestrian gated. Granted permission for the existing entrance gate arrangement.

8.0 List of Constraints

Langton Matravers Conservation Area (statutory duty to preserve or enhance the significance of heritage assets under the Planning (Listed Buildings & Conservation Areas) Act 1990)

Dorset AONB. (statutory protection in order to conserve and enhance the natural beauty of their landscapes - National Parks and Access to the Countryside Act of 1949 & Countryside and Rights of Way Act, 2000)

Purbeck Heritage Coast duty to conserve the special character.

The playing fields are Listed Asset of Community Value.

9.0 Consultations

All consultee responses can be viewed in full on the website. **Consultees**

• Dorset Highways – Transport Development Liaison Engineer –

The proposals will make crossing the road safer especially for children as it reduces the crossing width off the carriageway; make the waiting area for pedestrians far more conspicuous and keeping it clear of parked vehicles which is major hazard sadly often created by parents and carers themselves. He would expect the narrowing combined with the visual constraint to have a positive effect on reducing vehicle speeds, especially at peak times. The zig-zag road markings should provide for passing space subject to there being no infringement.

Such proposals are usually designed by Dorset Council's in-house design team and subjected to consultation and road safety audits by qualified designers from a separate independent team and as such the Transport Development Management team of Dorset Council have no objection.

• Design and Conservation Officer

No objection to the proposals which make sense from a safety point of view. Recommends a planning condition requiring that any bedding of new stone and pointing needs to be carried out in matching materials to the existing.

• Langton Matravers Parish Council – The Parish Council supports this application.

Representations received

At the time this report is finalised no representations have been received about this application.

10.0 Relevant Policies

Purbeck Local Plan Part 1:

- Policy LD: General Location of Development
- Policy CO: Countryside
- Policy D: Design
- Policy LHH: Landscape, Historic Environment and Heritage
- Policy IAT – Improve accessibility and transport

National Planning Guidance

National Planning Policy Framework (NPPF) 2019:

- Chapter 4 Decision taking

- Chapter 12 Achieving well-designed places
- Chapter 15 Conserving and enhancing the natural environment (in particular paragraphs 173 and 173)
- and Chapter 16 Conserving and enhancing the historic environment.

National Planning Practice Guidance

Other material considerations

Purbeck District Design guide supplementary planning document

Langton Matravers Conservation Area Appraisal

AONB Management Plan 2019 – 2024 SPD

11.0 Human rights

Article 6 - Right to a fair trial.

Article 8 - Right to respect for private and family life and home.

The first protocol of Article 1 Protection of property.

This recommendation is based on adopted Development Plan policies, the application of which does not prejudice the Human Rights of the applicant or any third party.

12.0 Public Sector Equalities Duty

As set out in the Equalities Act 2010, all public bodies, in discharging their functions must have “due regard” to this duty. There are 3 main aims:-

- Removing or minimising disadvantages suffered by people due to their protected characteristics
- Taking steps to meet the needs of people with certain protected characteristics where these are different from the needs of other people
- Encouraging people with certain protected characteristics to participate in public life or in other activities where participation is disproportionately low.

Whilst there is no absolute requirement to fully remove any disadvantage the Duty is to have “regard to” and remove or minimise disadvantage and in considering the merits of this planning application the planning authority has taken into consideration the requirements of the Public Sector Equalities Duty.

The new access arrangement is suitable for people with disabilities or mobility impairments or pushing buggies.

13.0 Financial benefits – None.

14.0 Climate Implications

The location and amount of development will not have any significant adverse impact on climate change.

15.0 Planning Assessment

Principle of development

The guidance contained in the National Planning Policy Framework (NPPF) and the National Planning Policy Guidance is material considerations in the determination of this application.

Section 38(6) of the Planning and Compulsory Purchase Act 2004 states that planning applications must be determined in accordance with the development plan for an area; except, where material considerations indicate otherwise.

St George's Church of England First school lies on the very edge of the Langton Matravers settlement boundary as identified by the Purbeck Local Plan with the playing field itself being outside the settlement boundary.

The proposal seeks to increase the width of the existing vehicular access to the playing field from 4.4 to 4.8 metres and create a separate 1.4m wide, gated pedestrian entrance, by removing a short section of the existing stone wall onto the High Street.

There is no objection in principle to the alterations subject to an assessment of the impact of the development on the character of the area and any other site specific material considerations. The application will continue to ensure access and maintenance of the playing field as an asset of community value for the benefit of the community.

Layout, design, impact on character and appearance of the area including the significance of the heritage asset and its preservation the Langton Matravers Conservation Area, Dorset Area of Outstanding Natural Beauty (AONB) and Purbeck Heritage Coast.

Langton Matravers Conservation Area is a designated heritage asset.

Guidance contained within the National Planning Policy Framework stresses the importance of the conservation of heritage assets as an important component of sustainable development, and something to be afforded considerable weight when judged against other planning considerations. Local planning authorities are exhorted to take into account the particular significance of those assets in making decisions on applications.

Paragraph 193 of the NPPF requires that '*when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation*'.

Paragraph 195 states '*Where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent....*'

Paragraph 196 states that '*where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal.*'

The Langton Matravers Conservation Area Appraisal has identified the existing stone boundary wall along the frontage to the playing fields as a 'positive' feature of the area. Its significance lies in its vernacular appearance as a prominent means of enclosure along the frontage of the playing field. This proposal will

result in the loss of a very short (1.4m in width) section of the wall to form the additional opening by the creation of a new pedestrian entrance. However, proportionally, the majority of the stone wall along the frontage will be remain. The visual continuity of a means of enclosure to the High Street will be kept by the installation of gates in the access points. The gates themselves are in keeping with their setting providing access to the green space. The Council's Design and Conservation Officer recognises the public benefit associated with improved highway safety and raises no objection to the proposals subject to any bedding of new stone and pointing matching the existing. (This requirement will be secured by planning condition 3).

The development is considered to be appropriate in terms of its design and is considered to result in less than substantial harm to the significance of the heritage asset (Langton Matravers conservation area). In accordance with paragraph 196 of the NPPF any harm should be weighed against the public benefits of the proposal. In this case the improvements to highway safety are judged to outweigh the less than substantial harm to the Conservation Area. The significance of the Conservation Area will be preserved.

The development will have a limited impact beyond the site and no visually detrimental effect upon the wider area. This direct visual relationship to the existing playing field means the proposals will not have any impact on the wider landscape including the natural beauty of the Dorset AONB or the special character of the Purbeck Heritage Coast.

For these reasons the proposal is considered to be acceptable in terms of its impact on the character and appearance of the area and any impact is outweighed by the public benefit of providing a safer crossing for the village school.

Highway safety

The new arrangement will improve safe access to the playing field for both vehicles and pedestrians.

Impact on amenity of occupants of nearby properties

The nature of the proposed development will not have any impact on the amenity of the occupants of the nearby properties.

16.0 Conclusion

The proposed development will improve safe access to the playing field, recognised as an asset of community value, whilst preserving the significance of the Conservation Area and without harm to the surrounding wider landscape or residential amenity.

Approval is therefore recommended.

17.0 Recommendation

Grant, subject to the following conditions:

1. The development must start within three years of the date of this permission.

Reason: This is a mandatory condition imposed by Section 91 of the Town and Country Planning Act 1990 to encourage development to take place at an early stage.

2. The development permitted must be carried out in accordance with the following approved plans: location plan 001/04/Orig, block plan 001/05/Orig registered on 5 May 2020 and plans numbered HI1195-0106A and 07B submitted on 10 June 2020.

Reason: For the avoidance of doubt and in the interests of proper planning.

3. All bedding of new stone and pointing in the wall must be carried out in materials to match the existing.

Reason: To ensure that the character and appearance of the Purbeck stone wall is maintained in the interests of preserving the character and appearance of the Langton Matravers Conservation Area.

Approximate Site Location 

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