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Committee Date:	29/05/2014	Application Number:	2014/01539/PA
Accepted:	20/03/2014	Application Type:	Full Planning
Target Date:	15/05/2014		
Ward:	Shard End		

Guardian Angels Primary School, Hurst Lane, Shard End, Birmingham, B34 7HN

Installation of play equipment including soft safe surface in playground

Applicant: Board of Governors  
Guardian Angels Primary School, Hurst Lane, Shard End,  
Birmingham, B34 7HN

Agent: Kenton Manor  
Suite One, The Steps, 11 Chestnut Lane, Clifton Campville,  
Tamworth, Staffordshire, B79 0BW

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Recommendation

**Approve Subject To Conditions**

1. Proposal

- 1.1. Consent is sought for the installation of a children's multi play facility and soft surface on an area of the schools existing hard standing playground at the Guardian Angels Primary School, Hurst Lane, Shard End.
- 1.2. The proposed play facility would incorporate climbing frames and slides, being 11.7m in length x 5.8m in width x 3.7m in height, constructed of metal coated posts and plastic platforms. The proposed safety soft surfacing area would measure 14.2 metres x 8.7 metres.

[Location Plan](#)

[Proposed layout](#)

[Elevations](#)

2. Site & Surroundings

- 2.1. The school consists of a mix of single storey buildings fronting onto Hurst Lane, Shard End. Within the school curtilage lies a small car parking area to the front (west) of the site accessed off Hurst Lane and a hard standing playground to the rear east of the site.
- 2.2. The surrounding area is predominantly residential in character.

[Site map](#)

[Street view](#)

3. Planning History

3.1. 29.11.2012. 2012/06149/PA, Change of use from vacant land (use class Sui Generis) to form play area (use class D1), approved

3.2. Further applications on the site of no relevance to this application

4. Consultation/PP Responses

4.1. Regulatory Services – No objections

4.2. Nearby residents, local MP and Ward Councillors notified, with no responses received.

5. Policy Context

5.1. Birmingham UDP, Draft Birmingham Development Plan, Places for All SPG and NPPF.

6. Planning Considerations

6.1. The main considerations in the assessment of this application are the impact of the proposal on the visual and residential amenities of the surrounding area and vehicle circulation.

6.2. The proposed play facility would be located within the school playground on an area of hard standing, out of sight of the public domain, adjacent to the rear of a block of private garages. The nearest residential property is 38 Kitsland Road, the rear curtilage boundary to this property is located approximately 5m to the south of the proposal area and the rear elevation of the property is proximately 30 metres. The multi play facility would only be used within normal school hours when noise associated with a school playground would be expected. Regulatory Services have assessed the proposal and offer no objections; no objections have been received from near neighbours either. No loss of school playing fields would occur due to the development.

6.3. The proposal would have no impact on existing parking/circulation areas or adverse impact on highway safety.

7. Conclusion

7.1. No adverse impact would occur upon residential amenity, school playing fields or the existing vehicle parking/circulation within the school site.

8. Recommendation

8.1. Approve subject to conditions.

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1 Requires the scheme to be in accordance with the listed approved plans

2 Limits the approval to 3 years (Full)

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Case Officer: Keith Mellor

**Photo(s)**



**Eastern edge of proposal area 1**

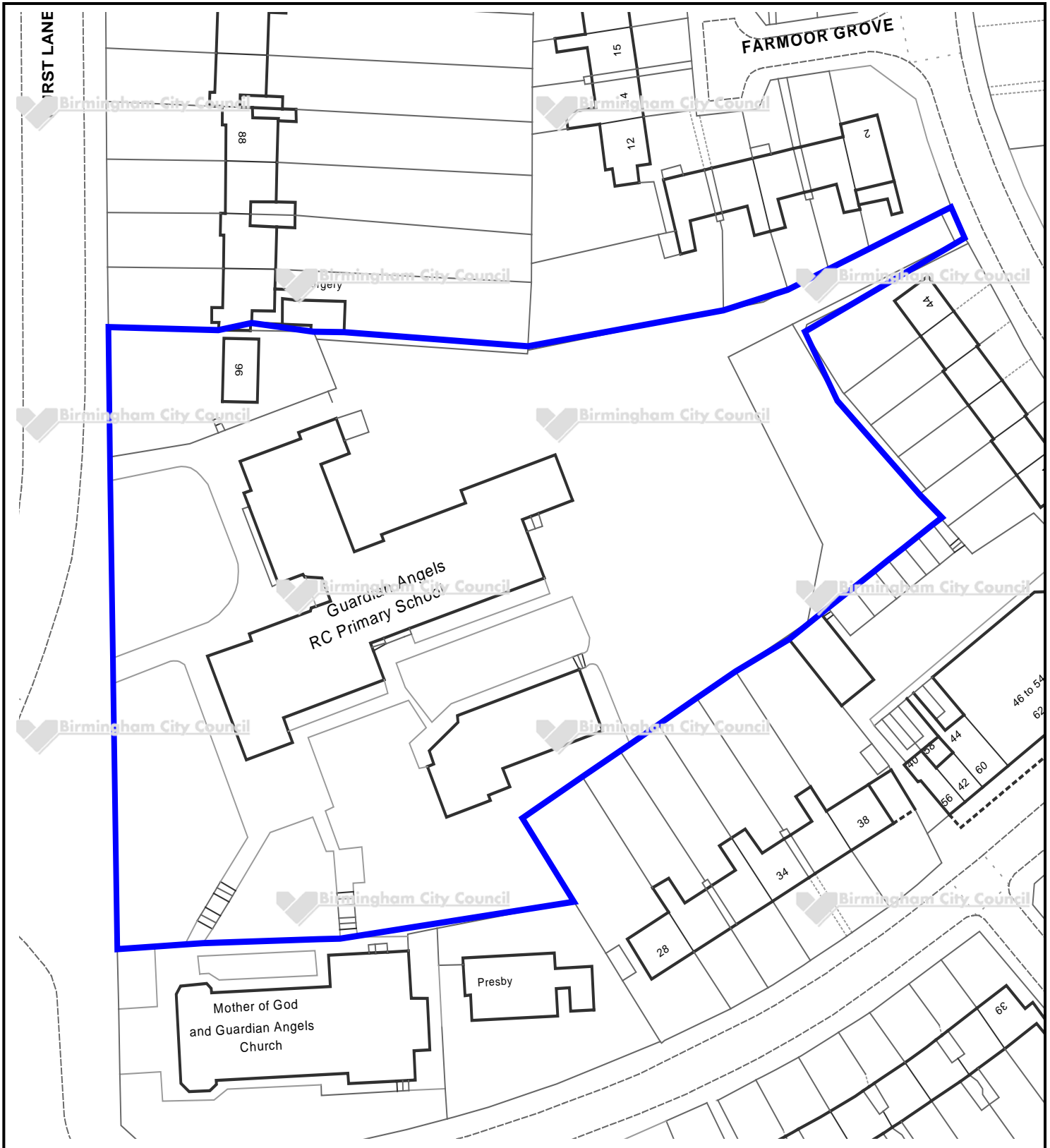


**view to school from site area 1**



**Proposal area 1**

# Location Plan



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