



Haverling

LONDON BOROUGH

STRATEGIC PLANNING COMMITTEE AGENDA

7.30 pm

Thursday
19 July 2018

Council Chamber,
Town Hall, Main Road,
Romford RM1 3BD

Members 8: Quorum 4

COUNCILLORS:

**Conservative Group
(4)**

Ray Best
Jason Frost
Maggie Themistocli
Melvin Wallace (Chairman)

**Residents' Group
(1)**

Reg Whitney

**Upminster & Cranham
Residents' Group
(1)**

Linda Hawthorn

**Independent Residents
Group
(1)**

Graham Williamson

**Labour Group
(1)**

Keith Darvill (Vice-Chair)

**For information about the meeting please contact:
Victoria Freeman 01708 433862
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**To register to speak at the meeting please call 01708 433100
Before Tuesday 17 July 2018, at 5.00pm**

Protocol for members of the public wishing to report on meetings of the London Borough of Havering

Members of the public are entitled to report on meetings of Council, Committees and Cabinet, except in circumstances where the public have been excluded as permitted by law.

Reporting means:-

- filming, photographing or making an audio recording of the proceedings of the meeting;
- using any other means for enabling persons not present to see or hear proceedings at a meeting as it takes place or later; or
- reporting or providing commentary on proceedings at a meeting, orally or in writing, so that the report or commentary is available as the meeting takes place or later if the person is not present.

Anyone present at a meeting as it takes place is not permitted to carry out an oral commentary or report. This is to prevent the business of the meeting being disrupted.

Anyone attending a meeting is asked to advise Democratic Services staff on 01708 433076 that they wish to report on the meeting and how they wish to do so. This is to enable employees to guide anyone choosing to report on proceedings to an appropriate place from which to be able to report effectively.

Members of the public are asked to remain seated throughout the meeting as standing up and walking around could distract from the business in hand.

DECLARING INTERESTS FLOWCHART – QUESTIONS TO ASK YOURSELF



AGENDA ITEMS

1 CHAIRMAN'S ANNOUNCEMENTS

The Chairman will announce details of the arrangements in case of fire or other events that might require the meeting room or building's evacuation.

These are the arrangements in case of fire or other events that might require the meeting room or building's evacuation. (Double doors at the entrance to the Council Chamber and door on the right hand corner (marked as an exit).

Proceed down main staircase, out the main entrance, turn left along front of building to side car park, turn left and proceed to the "Fire Assembly Point" at the corner of the rear car park. Await further instructions.

I would like to remind members of the public that Councillors have to make decisions on planning applications strictly in accordance with planning principles.

I would also like to remind members of the public that the decisions may not always be popular, but they should respect the need for Councillors to take decisions that will stand up to external scrutiny or accountability.

Would members of the public also note that they are not allowed to communicate with or pass messages to Councillors during the meeting.

2 APOLOGIES FOR ABSENCE AND ANNOUNCEMENT OF SUBSTITUTE MEMBERS

(if any) - receive.

3 DISCLOSURE OF INTERESTS

Members are invited to disclose any interest in any of the items on the agenda at this point of the meeting.

Members may still disclose any interest in an item at any time prior to the consideration of the matter.

4 MINUTES (Pages 1 - 2)

To approve as a correct record the minutes of the meeting of the Committee held on 4 July 2018 and to authorise the Chairman to sign them.

5 DEVELOPMENT PRESENTATIONS (Pages 3 - 12)

6 APPLICATIONS FOR DECISION (Pages 13 - 24)

7 URGENT BUSINESS

To consider any other item in respect of which the Chairman is of the opinion, by reason of special circumstances which will be specified in the minutes, that the item should be considered at the meeting as a matter of urgency

Andrew Beesley
Head of Democratic Services

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**MINUTES OF A MEETING OF THE
STRATEGIC PLANNING COMMITTEE
Council Chamber - Town Hall
4 July 2018 (7.30 - 8.45 pm)**

Present:

COUNCILLORS

Conservative Group	Ray Best, Jason Frost, +Robby Misir and Melvin Wallace (Chairman)
Residents' Group	Reg Whitney
Upminster & Cranham Residents' Group	Linda Hawthorn
Independent Residents Group	Graham Williamson
Labour Group	Keith Darvill (Vice-Chair)

An apology was received for the absence of Councillor Maggie Themistocli.
+ Councillor Robby Misir substituted for Councillor Themistocli.

Councillors Ray Morgon and Paul McGeary were also present for the meeting.

12 members of the public were present.

Through the Chairman, announcements were made regarding emergency
evacuation arrangements and the procedure for the meeting.

1 DISCLOSURE OF INTERESTS

No interest was disclosed at the meeting.

2 ST. GEORGE'S HOSPITAL, SUTTONS LANE, HORNCHURCH

The Committee received a presentation from Mr Tom Harris (Land Director
Bellway Homes), Mr Kieran Wheeler (Director Savills) and PRP
representative Mr Zeke Osho (Architect PRP).

Councillor Ray Morgon (Ward Councillor) addressed the Committee and
raised issues.

Members of the Committee then questioned the presenters and raised issues for further consideration prior to submission of a planning application.

The main issues raised were:

- Members requested a site visit before this comes to SPC again given the complexity of the site and the local heritage assets
- The need to ensure that as much as possible of the locally listed building is retained
- Importance of new buildings respecting the architectural character of retained buildings
- Design of vehicular entrance will be important and the need for two access points
- Housing mix will need to take into account housing need in the area
- Provision of affordable housing will need to be managed properly, ensure affordability is optimised and that an appropriate tenure mix is provided
- Affordable housing should be distributed throughout the estate where this is possible and should be tenure blind
- The desirability of local marketing of for sale housing was emphasised
- The level of car parking will be important given the quality of public transport locally and the potential to improve bus services should be explored

The Committee noted the presentation.

3 WATERLOO ESTATE, ROMFORD

The Committee noted that the Waterloo Estate presentation was deferred to a future meeting in order to allow the applicant's representatives to attend.

Chairman

Development Presentations

Introduction

1. This part of the agenda is for the committee to receive presentations on proposed developments, particularly when they are at the pre-application stage.
2. Although the reports are set out in order on the agenda, the Chair may reorder the agenda on the night. Therefore, if you wish to be present for a specific application, you need to be at the meeting from the beginning.
3. The following information and advice only applies to reports in this part of the agenda.

Advice to Members

4. These proposed developments are being reported to committee to enable Members of the committee to view them at an early stage and to comment upon them. They do not constitute applications for planning permission at this stage (unless otherwise stated in the individual report) and any comments made are provisional and subject to full consideration of any subsequent application and the comments received following consultation, publicity and notification.
5. Members of the committee will need to pay careful attention to the probity rules around predisposition, predetermination and bias (set out in the Council's Constitution). Failure to do so may mean that the Member will not be able to participate in the meeting when any subsequent application is considered.

Public speaking and running order

6. The Council's Constitution only provides for public speaking rights for those applications being reported to Committee in the "Applications for Decision" parts of the agenda. Therefore, reports on this part of the agenda do not attract public speaking rights, save for Ward Members.
7. The items on this part of the agenda will run as follows:
 - a. Officer introduction of the main issues
 - b. Developer presentation (15 minutes)
 - c. Ward Councillor speaking slot (5 minutes)
 - d. Committee questions
 - e. Officer roundup

Late information

8. Any relevant material received since the publication of this part of the agenda, concerning items on it, will be reported to the Committee in the Update Report.

Recommendation

9. The Committee is not required to make any decisions with respect to the reports on this part of the agenda. The reports are presented as background information.



Pre-Application Reference:	PE/00680/2017
Location:	NEOPOST HOUSE, SOUTH STREET, ROMFORD
Ward:	HYLANDS
Description:	3 X NEW RESIDENTIAL BUILDINGS AND EXTENSION TO EXISTING BUILDING TO PROVIDE 122 UNITS AND NEW GP SURGERY
Case Officer:	STEFAN KUKULA

1 BACKGROUND

- 1.1 This proposed development is being presented to enable Members of the committee to view it before a planning application is submitted and to comment upon it. The development does not constitute an application for planning permission and any comments made upon it are provisional and subject to full consideration of any subsequent application and the comments received as a result of consultation, publicity and notification.
- 1.2 The proposed detailed planning application has been the subject of two pre-application meetings with Officers, on 10 August 2017, and 3 March 2018. There was also a site meeting that Officers attended on 23 August 2017.
- 1.3 The scheme has continued to be developed following feedback from the pre-application meetings and from community engagement undertaken during May and June 2018. The developer has discussed the proposals with residents' groups, ward councillors and the Leader of the Council.

2 PROPOSAL AND LOCATION DETAILS

2.1 Proposal

- Erection of 3 x new residential buildings adjacent to Neopost House; block A of 8 storey height on the frontage to Roneo Corner, blocks B and C of 7 storeys and 5 storeys respectively alongside Neopost House on its eastern side, along the boundary with B&Q. Erection of an additional floor on the existing Neopost House.
- The 3 new blocks and new floor would comprise 122 new dwellings, of which 25% will be affordable. Neopost House itself has been granted Prior Approval for conversion to residential use.
- A new GP Surgery will be provided within block A.
- Vehicle access will be as at present from South Street and new pedestrian accesses from South Street and Roneo Corner are proposed.
- Amenity space for the development will be created through the provision of a communal podium garden at level 1, as well as private terraces and balconies. Parking is provided below, at ground floor level.

2.2 Site and Surroundings

- The site is located close to the junction of Roneo Corner and Rom Valley Way, on the south side of Romford Town centre, in an area of mixed uses.
- The site has reasonable access to public transport and other services, it is a little over half a mile (10-15 minutes' walk) to the railway station and has a PTAL of between 2 and 4
- Neopost House is a prominent building existing on the proposed application site. Access to the site and its ground floor parking is from South Street. Immediately to the west the first phase of the Vickers House development has been completed and this consists of 9 storeys. Phase 2 also of 9 storeys to front Roneo Corner will follow shortly and has planning consent.
- East of Neopost House is the Tesco and B&Q but the surrounding area to the north, west and south is predominantly residential.

Planning History

2.3 The following planning decision is relevant to the application:

J0016.16 Prior Approval for conversion of Neopost House to 120 flats.
Approved December 2016

J0027.17 Prior Approval for conversion of Neopost House to 112 flats.
Approved 16 January 2018.

J0010.18 Prior Approval for conversion of Neopost House to 120 flats.
Approved 10 April 2018

J0018.18 Prior Approval for conversion of Neopost House to 109 flats.
Approved 20 June 2018

3 CONSULTATION

3.1 At this stage, it is intended that the following will be consulted regarding any subsequent planning application:

- London Fire Brigade
- Environment Agency
- Historic England
- Thames Water
- Essex and Suffolk Water
- EDF Energy
- National Grid
- CCG

4 COMMUNITY ENGAGEMENT

4.1 In accordance with planning legislation, the developer has consulted the local community on these proposals as part of the pre-application process.

4.2 The public consultation ran from Tuesday 15th May to 31st May, involving face-to-face through door knocking, through the online dedicated website, through press release, through the distribution of printed materials, and through the public exhibition with residents and wider stakeholders on 23rd and 24th May.

4.3 As a result of the community consultation exercise, the developer has changed the plans to include a GP surgery.

5 MATERIAL PLANNING CONSIDERATIONS

5.1 The main planning issues raised by the application that the committee must consider are:

- Principal of development
- Quantum and height of development
- Quality of Design/Impacts on living conditions
- Parking/Traffic
- Affordable Housing

5.2 Principal of Development

- This is a brownfield site close to Romford Town Centre that is no longer required for its existing use. At all levels of planning policy, including the emerging Local Plan there is strong encouragement to maximise the use of such sites when they become available. Bringing forward this type of site that could be delivered in the short term will support the Council in meeting its housing requirement and identifying a 5-year supply of housing land.
- The site has no formal allocation for a specific use. The Council's Proposed Modifications following the submission of the Local Plan state that Romford has potential for significant regeneration and intensification, and national, London Plan and local policies seek to optimise the use of brownfield land for meeting the demand for new homes, and other growth. The site is not designated as an employment area. Although not implemented, it could be said that a residential use has been established through the grant of Prior Approval for the conversion of Neopost House. There are therefore no policy objections to the loss of office and providing additional residential units.

5.3 Quantum and Height of Development

- The proposed density would exceed the ranges identified in the current London Plan and the adopted Local Development Framework. The emerging London Plan suggests moving away from the density matrix approach however, and in any case, density is only one indication of the appropriateness of proposed development. What would be important in assessing such a high density proposal is whether it delivers sufficient quality of design and provides a high quality living environment for future occupiers.

- The existing Neopost House (6 storeys), adjacent Vickers House (up to 9 storeys), and to some extent the YMCA building opposite (11 storeys), has established the principle of taller buildings close to the very dominant and extensive highway infrastructure at this junction. However, the height and scale of buildings surrounding the site reduces to the north of the site. Buildings of the height proposed, ranging from 5 to 8 storeys, could be considered appropriate in this context although there may be concerns over proximity of the buildings to the boundaries of adjacent sites in terms of amenity impact and/or prejudicing development of surrounding land, in accordance with Policy DC61 of the LDF and policies 7 and 10 of the submitted Local Plan. Staff have expressed concern over this impact to the developers.

5.4 **Quality of Design/Impacts on Living Conditions**

- The proposed buildings would be in fairly close proximity to the existing Neopost House and the site boundaries and this may raise concerns regarding quality environment for existing and future residents in terms of light and outlook as well as concern over prejudicing the future development of adjacent sites, requirements of Policies DC61 of the LDF and 7 and 10 of the submitted Local Plan.
- The proposal includes a shared podium amenity deck, although the quality of this and ease of access for all future occupiers has not been demonstrated to date. For a number of the proposed dwellings balconies and main outlook is to the B&Q service yard or Roneo Corner and there may be concerns regarding noise impact/disturbance to future occupiers. A number of the proposed dwellings are single aspect north facing which can offer poor quality living environment.
- The quality of pedestrian access to the proposed buildings will also need to be demonstrated – as presently illustrated, pedestrians would walk alongside access roads/through parking areas to access entrances to cores under the podium or via stairs and safe and attractive design/access for pedestrian including disabled/pushchairs should be fully appreciated in any submitted proposal.

5.5 **Parking/Traffic**

- It is not anticipated that the proposals will generate materially more traffic than the present office use which has 117 parking spaces. The proposal is for 120 parking spaces which would include spaces for the existing Neopost House (to be converted to flats) equating to 0.52 spaces per

dwelling. This could be considered low, but this is in line with the submitted Local Plan (Policy 24) and the majority of proposed dwellings are 1-2 bed small units and there is sufficient access to services and public transport. Car club spaces are also proposed and consideration will need to be given on whether access to on-street parking permits should be restricted.

5.6 **Affordable Housing**

- 25% affordable housing is proposed. It is proposed that the affordable housing provision will be compliant with Council's preferred mix; i.e. 70% social rented, 30% intermediate/shared ownership. Some of the 2 bed units have been enlarged to accommodate 4 persons as requested in our Pre-Application discussions. Some 1 bed units could be allocated to key workers. As the amount of affordable housing is below the 35% required by the Mayor's policy, a viability exercise will need to be carried out.

Financial and Other Mitigation

5.7 The proposal would attract the following section 106 contributions to mitigate the impact of the development:

- Up to £732,000 towards the provision of new school places
- Contributions to improved pedestrian/cycle access in vicinity of site

5.8 The proposal would attract the following Community Infrastructure Levy contributions to mitigate the impact of the development:

- £150,000 Mayoral CIL towards Crossrail

5.9 **Other Planning Issues**

- Archaeology
- Consideration of microclimate
- Servicing Management Plan
- Sustainable design and construction measures
- Secured by Design

Conclusions

- 5.10 The proposed development has been considered at two pre-application meetings with officers, and the scheme has been developed as a result. There are some aspects that require further work as identified in this report and Members' guidance will be most helpful to incorporate as the various elements are brought together.

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Applications for Decision

Introduction

1. In this part of the agenda are reports on strategic planning applications for determination by the committee.
2. Although the reports are set out in order on the agenda, the Chair may reorder the agenda on the night. Therefore, if you wish to be present for a specific application, you need to be at the meeting from the beginning.
3. The following information and advice only applies to reports in this part of the agenda.

Advice to Members

Material planning considerations

4. The Committee is required to consider planning applications against the development plan and other material planning considerations.
5. The development plan for Havering comprises the following documents:
 - London Plan March 2016
 - Core Strategy and Development Control Policies (2008)
 - Site Allocations (2008)
 - Romford Area Action Plan (2008)
 - Joint Waste Development Plan (2012)
6. Decisions must be taken in accordance with section 70(2) of the Town and Country Planning Act 1990 and section 38(6) of the Planning and Compulsory Purchase Act 2004. Section 70(2) of the Town and Country Planning Act 1990 requires the Committee to have regard to the provisions of the Development Plan, so far as material to the application; any local finance considerations, so far as material to the application; and any other material considerations. Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires the Committee to make its determination in accordance with the Development Plan unless material planning considerations support a different decision being taken.
7. Under Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990, in considering whether to grant planning permission for development which affects listed buildings or their settings, the local planning authority must have special regard to the desirability of preserving the building or its setting or any features of architectural or historic interest it possesses.

8. Under Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, in considering whether to grant planning permission for development which affects a conservation area, the local planning authority must pay special attention to the desirability of preserving or enhancing the character or appearance of the conservation area.
9. Under Section 197 of the Town and Country Planning Act 1990, in considering whether to grant planning permission for any development, the local planning authority must ensure, whenever it is appropriate, that adequate provision is made, by the imposition of conditions, for the preservation or planting of trees.
10. In accordance with Article 35 of the Development Management Procedure Order 2015, Members are invited to agree the recommendations set out in the reports, which have been made based on the analysis of the scheme set out in each report. This analysis has been undertaken on the balance of the policies and any other material considerations set out in the individual reports.

Non-material considerations

11. Members are reminded that other areas of legislation cover many aspects of the development process and therefore do not need to be considered as part of determining a planning application. The most common examples are:
 - Building Regulations deal with structural integrity of buildings, the physical performance of buildings in terms of their consumption of energy, means of escape in case of fire, access to buildings by the Fire Brigade to fight fires etc.
 - Works within the highway are controlled by Highways Legislation.
 - Environmental Health covers a range of issues including public nuisance, food safety, licensing, pollution control etc.
 - Works on or close to the boundary are covered by the Party Wall Act.
 - Covenants and private rights over land are enforced separately from planning and should not be considered.

Local financial considerations

12. In accordance with Policy 6.5 of the London Plan (2015) the Mayor of London has introduced a London wide Community Infrastructure Levy (CIL) to fund CrossRail.
13. Other forms of necessary infrastructure (as defined in the CIL Regulations) and any mitigation of the development that is necessary will be secured through a section106 agreement. Where these are necessary, it will be explained and specified in the agenda reports.

Public speaking and running order

14. The Council's Constitution allows for public speaking on these items in accordance with the Constitution and the Chair's discretion.
15. The items on this part of the agenda will run as follows:
 - a. Officer introduction of the development
 - b. Registered Objector(s) speaking slot (5 minutes)
 - c. Responding Applicant speaking slot (5 minutes)
 - d. Councillor(s) speaking slots (5 minutes)
 - e. Cabinet Member Speaking slot (5 minutes)
 - f. Officer presentation of the material planning considerations
 - g. Committee questions and debate
 - h. Committee decision

Late information

16. Any relevant material received since the publication of this part of the agenda, concerning items on it, will be reported to the Committee in the Update Report.

Recommendation

17. The Committee to take any decisions recommended in the attached report(s).



Application Reference:	P0650.18
Location:	Marshalls Park School, Pettits Lane, Romford
Ward:	Pettits
Description	Demolition of single storey former youth centre block and erection of part single storey and part two storey teaching block with associated external works and car parking adaptations to allow 2FE expansion to existing school.
Case Officer:	Suzanne Terry
Reason for Report to Committee:	The application is by or on behalf of the Council and is a significant development.

1 SUMMARY OF KEY REASONS FOR RECOMMENDATION

- 1.1 The application seeks planning permission for demolition of an existing former youth centre block and replacement with a part single storey, part two storey teaching block, to enable a 2 form of entry (2FE) expansion of the school.
- 1.2 The development is acceptable in principle and meets requirements to provide school places within the Borough. The building is well-designed and of scale, mass and external materials which complement the existing school and local character. The development has an acceptable impact on neighbouring amenity and is not judged to result in any material adverse impacts in terms of highways and parking over and above current site conditions. No materially harmful environmental impacts are considered to occur. The proposals are therefore considered to be acceptable.

2 RECOMMENDATION

- 2.1 That upon expiry of the consultee consultation period, the Head of Planning is delegated authority to resolve any material planning issues that arise from the consultation and to GRANT planning permission, subject to conditions to secure the following matters:

Conditions

1. Time Limit – development to be commenced within three years
2. Accordance with Plans
3. External Materials – submission of samples to be used in external construction of the building
4. Hard and Soft Landscaping – details of hard and soft landscaping within the site, including any proposed planting, to be submitted for approval
5. Tree Protection – details of construction methods and tree protection methods to be used to ensure the protection of trees within the site
6. Construction Hours – All building operations in connection with the development only to take place between 08.00 and 18:00 Monday to Friday and 08:00 to 13:00 on Saturdays and not at all on Sundays and Bank Holidays/Public Holidays
7. Vehicle Cleansing – details of vehicle cleansing facilities to prevent mud being deposited on the public highway during construction works
8. Construction methodology – submission of a detailed Construction Method Statement
9. Parking – alterations and extension to car parking provision to be completed and available for use before the new building is first occupied. The new parking and drop off area to be retained permanently thereafter.
10. Cycle Parking – details of additional cycle storage provision
11. Contaminated land – requirement to submit a Phase III (Remediation Strategy) report if the Phase II report confirms the presence of a pollutant linkage requiring remediation. Following completion of remediation measures a “Verification Report” to be submitted for approval.
12. Bat roosts – requirement for a bat emergence survey to be undertaken prior to works to demolish any buildings on site and, if roosting bats are discovered, further survey works and mitigation measures to be submitted for approval.

Informatives

1. INF28: Approved with no negotiation

2. Flood Resilience: Measures that may be considered as part of the development to improve flood resilience

3. Fire Brigade: Advice to applicant to consider use of sprinklers within the development

4. Jersey Cudweed: Advice to applicant that Jersey Cudweed is a protected species. The presence of the species must continue to be monitored and if the species detected then a mitigation and enhancement strategy to be developed as part of a licence application to Natural England.

2.2 That if material planning issues are raised in consultations that cannot be resolved by the Head of Planning, the application be brought back to committee for determination.

3 PROPOSAL AND LOCATION DETAILS

3.1 Proposal

The application is seeking planning permission for:

- The demolition of a single storey former youth centre block and erection of part single storey and part two storey teaching block.
- The block will be sited on the western side of the school site, on land which lies between the frontage of the school and the boundary with Pettits Lane.
- The building is predominantly two storeys high. It has a maximum length of 53m (excluding the glazed link to the existing school) and has a height of some 8m. The building will be predominantly brick, with detail added by variation in brick bond. Part of the extension will be rendered and there is a glazed section, which links the new building to the existing school.
- The block will primarily provide additional classrooms, together with an activity studio and three new science labs. The facilities will enable a 2 form of entry (2FE) expansion of the school, increasing the school to 8FE and an increase in pupil capacity from 900 to 1200 pupils.
- The proposal includes the reconfiguration of the existing car park at the southern end of the site to provide for a replacement delivery and drop off area, as well as an expansion of the car park towards the southern boundary of the site.

3.2 Site and Surroundings

- Marshalls Park school is situated on the eastern side of Pettits Lane. It consists of a 1930's, red brick school building, with later additions and a comparatively more modern addition at its northern end. There are currently two vehicular accesses from Pettits Lane, one towards the northern end of the

site leading to a delivery/drop off area, and one to the southern end, which provides access to the staff car park. There is an existing school house within the centre of the site frontage, alongside which is a row of trees, predominantly horse chestnut.

- The surrounding area is predominantly residential in character. Residential properties adjoin both the north and south boundaries of the site. There are houses opposite the site. Local character is predominantly generous-sized, detached dwellings, although the properties to the north are low-level flatted development. To the rear, the site shares a boundary with residential properties and Raphaels Park.

4 Planning History

4.1 The following planning decisions are relevant to the application:

P0207.09 - Two storey extension to accommodate changing rooms and dance studio at ground level and offices above. Approved and development implemented.

P1761.17 - Erection of a 2 storey, 6 classroom demountable building. Approved.

P0618.18 - Single storey rear extension and conversion to teachers' accommodation (School House). Approved, not yet implemented.

5 CONSULTATION RESPONSE

5.1 The views of the Planning Service are expressed in the MATERIAL PLANNING CONSIDERATIONS section below.

5.2 The following were consulted regarding the application:

Fire Brigade: No objection raised, recommend use of sprinkler systems.

Fire Brigade (water supply) – confirm no additional fire hydrants needed

Environmental Health: No objection, conditions recommended in relation to contaminated land and hours of construction.

Highways: No objection.

EDF Energy – consultation period not yet expired.

Sport England – consultation period not yet expired

6 LOCAL REPRESENTATION

6.1 A total of 63 neighbouring properties were notified about the application and invited to comment. The application has also been publicised by way of a site notice displayed in the vicinity of the application site and in the local press.

6.2 The number of representations received from neighbours, local groups etc in response to notification and publicity of the application were as follows:

No of individual responses: 3, of which all objected.

Representations

6.3 The following issues were raised in representations that are material to the determination of the application, and they are addressed in substance in the next section of this report:

Objections

- The building is ugly
- Development will make the car park obsolete, with consequent impact on dropping off and picking up

Non-material representations

6.4 The following issues were raised in representations, but they are not material to the determination of the application:

- Existing youth centre has asbestos and removal will be a health and safety risk (OFFICER COMMENT: Asbestos is not a material planning consideration as it is controllable under other legislation. However, the applicant has confirmed that the Council employs a specialist team specifically to deal with asbestos in its buildings and any works would be undertaken in strict adherence to HSE procedures for compliance and public safety.)

7 MATERIAL PLANNING CONSIDERATIONS

7.1 The main planning issues raised by the application that the committee must consider are:

- The principle of development and the need for school places
- The design and visual impact of the building
- Impact on amenity
- Parking and Highway issues
- Environmental impacts, including ecology and impact on trees and landscaping

Principle of Development

- 7.2 All Local Authorities, including Havering, have a statutory duty to ensure that there are enough school places available in the borough to accommodate all children who live in the borough and might require one. Havering is experiencing an increase in demand for school places, which is now filtering through to an increased requirement for secondary school provision.
- 7.3 The NPPF attaches great importance to ensuring that a sufficient choice of education facilities are available to meet the needs of existing and new communities. Local Authorities are encouraged to take a proactive and positive approach to development that will widen choice in education, with great weight given to the need to create, expand or alter education facilities.
- 7.4 Replicating this, Policy 3.18 of the London Plan details that development proposals which enhance education and skills provision will be supported, including new build, expansion of existing or change of use to educational purposes. Policy DC29 states that the Council will ensure that the provision of primary and secondary education facilities is sufficient to meet the needs of residents by, amongst other things, seeking to meet the need for increased school places within existing sites.
- 7.5 The proposal represents an expansion in the secondary education provision to increase the capacity of the school from 6FE to 8FE, an increase in pupil capacity from 900 to 1200 pupils. The proposal is considered to be a necessary expansion in order for the school to continue to meet the needs of residents as well as future demands from population changes. As such, the proposal is considered to be acceptable in principle.

Design and Visual Impact

- 7.6 The development will require the removal of the existing former youth centre block at the northern end of the site. This is a later addition to the original school and no objection is raised to its loss. If the building is found to contain asbestos, this will be safely removed by specialist contractors and is governed by health and safety legislation, that operates outside the planning process.
- 7.7 The proposed new building is a substantial structure and will be sited in a prominent position, lying perpendicular to the site frontage on to Pettits Lane. The scale and mass of the proposed building is however considered to be compatible with existing buildings within the school site. The building does not exceed the height of other buildings within the grounds and is set back from the front boundary. The proposed building is predominantly constructed in red brick, which reflects the character of the original school building. The visual mass of the building is broken down by variations in the brick bond, which also help to reflect the proportions of the original school building. The proposed development is considered to result in a modern expansion to the

school which acceptably reflects the character of the existing school site. The proposal is therefore considered to be compliant with Policy DC61 of the LDF.

Impact on Amenity

- 7.8 The proposed building is situated in excess of 40m from the northern boundary of the site with properties in Great Pettits Court, which is judged sufficient to maintain residential amenity. The block is set in over 7m from the front boundary of the site and separated from facing properties by the public highway. As such, the building is not considered to materially harm the amenity of residents opposite the site. The building is substantially away from the southern site boundary so does not materially affect residents to the south of the site. The building lies some 13m to the north of the school house, partly screened by existing trees. This is considered acceptable and staff also note that planning permission has recently been given to convert this into teachers accommodation.
- 7.9 Whilst the proposals do provide for an expansion in the size of the school, this is a long-standing secondary school site and Staff do not consider the increase in pupil numbers to give rise to a materially greater impact on neighbouring amenity, by reason of noise and activity, compared to the existing conditions. Regard is also had to the fact that increased levels of activity at specific times of day is a reasonable expectation in close proximity to a large school site.
- 7.10 The proposal also includes alterations to the parking provision within the site. The existing vehicular drop off area will be removed but alternative provision will be made via the existing southern site entrance. Additional car parking will be laid out on an existing area of hard surfacing to the southern side of the site, which would lie behind residential properties in Parkland Avenue. This is approximately 5.5m from the shared boundary and this distance is considered sufficient to acceptably maintain neighbouring residential amenity.
- 7.11 Staff note that the expanded parking area would result in the loss of some of the hard surfaced playground within the site, however it would not affect the outdoor PE court and, as such no net loss of sports pitches is considered to result.

Parking and Highway Issues

- 7.12 A Transport Assessment has been submitted with the application. It identifies that the proposed expansion increases pupil capacity, on an incremental basis, by 300 pupils and there would be an increase in staff equivalent to 10 FTE. The school is in a residential area and data from the existing school travel plan indicates that the majority of students (around 79%) currently use sustainable modes of travel, predominantly walking. The school has a travel plan in place. LBH Highways have confirmed that they have no objection to the proposals in terms of travel to and from the site and the impact on the public highway. Staff therefore consider that the proposal would not give rise

to any materially harmful impacts on the functioning of the highway and, as such, the development would comply with Policy DC32 of the LDF.

- 7.13 The proposal will result in the loss of an existing visitor parking and delivery area at the northern end of the site. However, there would be alterations to the car park at the southern end to form a new delivery and drop off area. There would also be the creation of disabled parking bays, two bays for the school mini-buses and 13 additional parking bays. It is considered that this would adequately compensate for the loss of the existing drop off area, as well as creating improved parking facilities within the site overall. Additional cycle parking can be required by condition.

Environmental Impacts

- 7.14 Environmental Health have not raised any air quality issues as a result of the application. A condition relating to contaminated land will however be imposed.
- 7.15 The application site is in flood zone 1 and at low level risk of flooding. It is recommended that threshold levels of buildings are a minimum 300mm above ground level to reduce risk from surface water flooding. An informative relating to flood risk resilience will be included.
- 7.16 There are a number of trees within the application site, most notably an oak tree adjacent to the western site boundary, and a row of horse chestnuts adjacent to the schoolhouse building. The application indicates that all trees of significance on the site would be retained by the development. However, given the proximity of the building and ground works to the oak tree on the frontage, it is recommended that further details of the proposed construction methods and method of protecting this and other trees close to the building during construction works is required by condition.
- 7.17 An ecology report has been submitted with the application. Whilst the report does not identify any protected animal species within the site, Jersey cudweed, a legally protected rare plant species was found within the site. Such species could only be removed from the site by special licence issued by Natural England. More recent surveys of the site indicate that the Jersey cudweed is no longer present and Staff do not therefore believe a condition for mitigation is necessary. It is however recommended that an informative be used to draw the developers attention to the potential presence of a protected plant species and the need to obtain special licence before it can be removed. No evidence of roosting bats was found, although a condition is recommended to require a bat emergence survey to confirm this is the case before demolition works commence.

8 Conclusions

- 8.1 All other relevant policies and considerations have been taken into account. Planning permission should be granted for the reasons set out above. The details of the decision are set out in the RECOMMENDATION.