



# REGULATORY SERVICES COMMITTEE

14 July 2016

# REPORT

**Subject Heading:**

P0782.16: Gidea Park Primary School,  
Lodge Avenue

Four space enlargement of car park.  
(Application received 11 May 2016).

**Ward**

Romford Town

**Lead Officer:**

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**Policy context:**

Local Development Framework  
The London Plan  
National Planning Policy Framework

**Financial summary:**

None

**The subject matter of this report deals with the following Council Objectives**

Havering will be clean and its environment will be cared for	[X]
People will be safe, in their homes and in the community	[ ]
Residents will be proud to live in Havering	[X]

## SUMMARY

The Council is in receipt of an application for the enlargement of the school's car park by four spaces. The enlargement is to provide parking facilities for four extra teaching staff to be employed as part of a bulge expansion of the school of 60 additional pupil places. The classroom facilities are the subject a parallel application P0779.16 (installation of a temporary building to provide 2 classrooms) which is to be considered by the Regulatory Services Committee alongside this application.

The development proposed is considered to be acceptable in all material aspects and it is recommended that planning permission is granted subject to conditions.

## RECOMMENDATIONS

It is recommended that planning permission be granted subject to the following conditions.

### 1. Time

The development to which this permission relates must be commenced not later than three years from the date of this permission.

**Reason:** To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).

### 2. Accordance with Plans

The development hereby permitted shall not be carried out otherwise than in complete accordance with the approved plans, particulars and specifications (as set out on page one of this decision notice).

**Reason:** The Local Planning Authority consider it essential that the whole of the development is carried out and that no departure whatsoever is made from the details approved, since the development would not necessarily be acceptable if partly carried out or carried out differently in any degree from the details submitted. Also, in order that the development accords with Development Control Policies Development Plan Document Policy DC61.

### **3. CCTV**

Before the parking spaces are put into use the relocated CCTV pillar shown on drawing 1232-A shall be fitted with a cowl to prevent the camera from observing neighbouring residential property. The cowl shall be retained permanently.

Reason:-

To protect residential amenity, and in order that the development accords with the Development Control Policies Development Plan Document Policy DC61.

### **4. Hours of Construction**

All building operations in connection with the construction of external walls, roof, and foundations; site excavation or other external site works; works involving the use of plant or machinery; the erection of scaffolding; the delivery of materials; the removal of materials and spoil from the site, and the playing of amplified music shall only take place between the hours of 8.00am and 6.00pm Monday to Friday, and between 8.00am and 1.00pm on Saturdays and not at all on Sundays and Bank Holidays/Public Holidays.

Reason:-

To protect residential amenity, and in order that the development accords with the Development Control Policies Development Plan Document Policy DC61.

### **5. Wheel washing**

Before the development hereby permitted is first commenced, vehicle cleansing facilities to prevent mud being deposited onto the public highway during construction works shall be provided on site in accordance with details to be first submitted to and approved in writing by the Local Planning Authority. The approved facilities shall be retained thereafter and used at relevant entrances to the site throughout the duration of construction works. If mud or other debris originating from the site is deposited in the public highway, all on-site operations shall cease until it has been removed.

The submission will provide;

a) A plan showing where vehicles will be parked within the site to be inspected for mud and debris and cleaned if required. The plan should show where construction traffic will access and exit the site from the public highway.

b) A description of how the parking area will be surfaced, drained and cleaned to prevent mud, debris and muddy water being tracked onto the public highway;

c) A description of how vehicles will be checked before leaving the site - this applies to the vehicle wheels, the underside of vehicles, mud flaps and wheel arches.

d) A description of how vehicles will be cleaned.

e) A description of how dirty/ muddy water be dealt with after being washing off the vehicles.

f) A description of any contingency plan to be used in the event of a break-down of the wheel washing arrangements.

**Reason:** Insufficient information has been supplied with the application in relation to wheel washing facilities. Submission of details prior to commencement will ensure that the facilities provided prevent materials from the site being deposited on the adjoining public highway, in the interests of highway safety and the amenity of the surrounding area. It will also ensure that the development accords with the Development Control Policies Development Plan Document Policies DC32 and DC61.

## **INFORMATIVES**

1. Statement Required by Article 31 (cc) of the Town and Country Planning (Development Management) Order 2010: No significant problems were identified during the consideration of the application, and therefore it has been determined in accordance with paragraphs 186-187 of the National Planning Policy Framework 2012.

### **REPORT DETAIL**

#### **1. Site Description**

- 1.1 The application site is a primary school located on the east side of Lodge Avenue and to the south of Main Road. The main site access is from Lodge Avenue and comprises a gated entrance and single width drive with a pedestrian footway to its side with the two separated by a wide grass strip and further into the site by a series of parking spaces.
- 1.2 The drive and footpath lead to the school entrance which is located at the front of a cluster of single storey buildings in the centre of the site and orientated north-south. To the east of the buildings is a hard surfaced playground with a semi-landscaped nature area beyond it. To the north east is a playing field.
- 1.3 A second vehicular access is located in the eastern part of the site providing ingress and egress from St Ivians Drive to a parking area for 25 cars located between the nature area and the playing field. This is the part

of the site under consideration.

## **2. Description of Proposal**

- 2.1 Permission is sought for the extension of the main school car park by 8 metres towards the northwest in order to provide 4 new parking spaces and a soak away drainage strip along the north western border of the car park. There are currently 25 parking spaces in the car park and the proposal would increase this number to 29.

## **3. History**

- 3.1 P0779.16 - Installation of a temporary building to provide 2 classrooms. This application has been recommended for approval and is scheduled to be determined by the Regulatory Services Committee of 14 July 2016.

P0772.16 - Extension to kitchen and relocation of cycle shelter. Approved with conditions.

P1295.15 - Installation of single demountable classroom building upon new extended hard standing playground. Approved with conditions.

P0565.14 – Removal and dismantling of existing shipping container and lightweight metal storage shed and construction of replacement brick built storage building. Approved with conditions.

P1319.12 – Retention of metal storage container. Approved with conditions

P0517.09 – To erect one temporary office unit. Approved with conditions

P1955.08 – Single/two storey extensions including four classrooms, a small hall and staff/administration area with a new school entrance. Approved with conditions.

## **4. Consultation/Representations**

- 4.1 Notification letters were sent to 48 neighbouring properties. As a result of this consultation, correspondence has been received from the occupiers of two properties. One of these is on Main Road the rear garden of this property is some 20 metres to the north of the car park, the other property is on Tudor Drive and its rear garden is some 40 metres from the car park.

- 4.2 The correspondent from the Main Road property expresses concerns relating to the installation of CCTV, the relocation of lighting columns, the building up of the level of the land causing loss of amenity due to the land being overbearing with relation to the neighbouring gardens and the potential for the development to cause flooding. This issue is addressed in paragraph 9 below.

- 4.3 The letter from the correspondent of the Tudor Drive property is mostly concerned with issues relating to the parallel application for the new

classrooms. The correspondent also expresses concerns relating to the loss of a tree and increase in traffic on Tudor Drive and these issues are addressed in paragraphs 10 and 11 of the report below.

4.4 Local Authority Highways - No objections.

## 5. **Relevant Policies**

5.1 Policies DC29 (Educational Premises), DC32 (The Road Network), DC33 (Car Parking), DC34 (Walking), DC48 (Flood Risk), DC61 (Urban Design) and DC63 (Delivering Safer Spaces) of the LDF Core Strategy and Development Control Policies Development Plan Document are relevant.

5.2 Also relevant are London Plan policies 6.10 (Walking), 6.13 (Parking), 7.3 (Designing out Crime), 7.4 (Local Character) and the National Planning Policy Framework (NPPF).

## 6. **Staff Comments**

6.1 The application is brought before the Committee because the applicant is the Council and the proposed scheme has received objections as part of the consultation process.

6.2 The issues for Members to consider relate to the impact that the proposed extension to the car park would have on the amenity of neighbouring occupiers together with the impact upon the highway network of the additional parking spaces.

## 7. **Design/Impact on Street/Garden Scene**

7.1 Policy DC61 states that development should respect the scale, massing and height of the surrounding physical context.

7.2 The proposed development would extend the car park by some 8 metres towards the north west raising the level of the ground by 300mm and bringing the car park to within 12 metres of the bottom of the gardens of houses on Main Road. The rear of the houses themselves would be some 35 metres from the car park. It is not considered that the extension of the car park would have any material detrimental impact on the garden scene.

7.3 The proposal involves the removal of two trees and the planting of a new tree to replace them. It should be noted that there are no TPOs on the trees on the site and the trees to be replaced are in a poor condition.

7.4 It is considered that the proposal complies with the requirements of Policy DC61.

## 8. **Impact on Amenity**

8.1 Policy DC61 states that planning permission will not be granted where the proposal results in unacceptable overshadowing, loss of sunlight/daylight, overlooking or loss of privacy to existing and new properties and has

unreasonable adverse effects on the environment by reason of noise impact, hours of operation, vibration and fumes between and within developments.

- 8.2 The proposal includes the relocation of a lighting column and a CCTV camera some 6 metres closer to the bottom of the rear gardens of properties on Main Road. It is not considered that the light from the lamp would cause any material loss of amenity to these properties given the distances involved - the rear of the houses would be some 37 metres from the light, however there are concerns relating to the CCTV camera and it is proposed that a condition is imposed requiring that a cowl be fitted to the post to prevent the camera from pointing towards the residential properties to the north.

## 9. **Flooding**

- 9.1 An objection has been raised to the proposal on the grounds that it might cause an increased risk of flooding to residential properties to the north. The proposal includes the installation of a soakaway at the northern end of the car park which will both store runoff water and divert it away from the residential properties to the north and east and onto the playing fields to the west. This is considered to be an improvement on the current situation where runoff from the car park is uncontrolled.

## 10. **Highway/Parking**

- 10.1 The car park provides dedicated staff parking for the teachers of the school and there are currently 25 spaces. This would rise to 29 spaces and would provide parking for the extra 4 teachers who are to be employed from September 2016 taking the total number of teachers to 60. The car parking standards set out in the LDF require a maximum of 1 car parking space per teaching staff member. The proposal complies with this standard and it is not considered that the additional car parking would have an adverse effect on the local highways as it would be likely to increase vehicle movements by a maximum of 8 per day.

## 11. **Trees**

- 11.1 While the proposal would result in the loss of two trees, it also includes the planting of 4 new trees along the west side of the car park. During the site visit the case officer noted that the trees that were proposed to be replaced were in a very poor condition with diseased and rotted trunks. It is considered that the replacement of the two diseased trees with four healthy specimens would have a net beneficial effect on the local environment both visually and ecologically.

## 12. **Conclusion**

- 12.1 It is considered that the proposal would not harm the character of the surrounding area or, subject to the imposition of a condition requiring a cowl on pillar of the CCTV camera, adversely impact the residential amenity of the occupiers of neighbouring properties or result in highway issues.

12.2 The application is considered to comply with the aims and objectives of the LDF Core Strategy and Development Control Policies Development Plan Document and approval is recommended accordingly.

## IMPLICATIONS AND RISKS

### **Financial Implications and risks:**

None.

### **Legal Implications and risks:**

The application relates to a land which is within the Council's ownership. This does not affect the planning considerations relating to this development. The Council's interests as applicant are considered separately from the Council's role as a Local Planning Authority.

### **Human Resource Implications:**

None.

### **Equalities and Social Inclusion Implications:**

None.

## BACKGROUND PAPERS

Application form and drawings received 11-05-2016.