



REGULATORY SERVICES COMMITTEE

21 September 2017

REPORT

Subject Heading:

P1287.17

Hylands Primary School, Granger Way

Install a temporary classroom to the rear of the site and create an additional playground to replace the area lost by the classroom

(Application received 31-07-2017)

SLT Lead:

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Ward:

Romford Town

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

Communities making Havering
Places making Havering
Opportunities making Havering
Connections making Havering

[X]
[X]
[X]
[X]

SUMMARY

This application is put before Members as the premises relate to a Council owned school and objections have been received. This application seeks retrospective consent for the installation of a temporary classroom to the rear of the site and the creation of an additional playground, which replaces the area lost by the classroom. In all respects, the proposal is considered to accord with the relevant policies contained in the LDF Core Strategy and Development Control Policies Development Plan Document and The London Plan. It is recommended that retrospective planning permission be granted subject to conditions.

RECOMMENDATIONS

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

1. **Temporary permission**

This permission shall be for a limited period only expiring on 21st December 2018 on or before which date the use hereby permitted shall be discontinued, the buildings and works carried out under this permission shall be removed and the site reinstated to its former condition to the satisfaction of the Local Planning Authority.

Reason: To enable the Local Planning Authority to retain control.

2. **Accordance with plans**

The development hereby permitted shall not be carried out otherwise than in complete accordance with the approved plans (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 the LDF Development Control Policies Development Plan Document Policy DC61.

INFORMATIVES

1. Approval – No negotiation required

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 Hylands Primary School in Granger Way. The school faces west onto Granger Way and Benjamin Close. The car parking area is sited along the western part of the site. The site is surrounded by residential development to the north, west and south and by Frances Bardsley School for Girls to the east.

2. Description of Proposal

- 2.1 This application seeks retrospective consent for the installation of a temporary classroom to the rear of the site and the creation of an additional playground, which replaces the area lost by the classroom. The temporary classroom has a width of 9m, a depth of 9.6m and a height of 3.4 metres. The existing school building is relatively new, constructed from in-situ reinforced concrete with glazed curtain walling and a flat roof, finished with a rendered insulation system. The classroom building has been sited on a series of shallow pads.
- 2.2 It is noted that in order to meet the Council's statutory obligation to provide for school places, it has been necessary to install the classroom ahead of the application being determined to accommodate 30 children from the beginning of the school year.
- 2.3 The playground has been extended by a width of between approximately 4.4 and 15 metres and a depth of 29 metres.
- 2.4 Hylands Primary School is currently a 2 form entry with a 30FTE place maintained nursery providing educational requirements for approximately 472 children aged from 3-11 years from the surrounding local areas.
- 2.5 Havering is currently experiencing an increase in demand for school places, due to rising birth rates and families moving into the borough from other parts of London, the UK and abroad. Havering has seen an increase of over

45% in the number of births between calendar years 2002 and 2015. Planned major housing developments and regeneration schemes and other demographic changes in some areas in Havering have also led to more families with school age children moving into these areas, increasing the demand for school places.

- 2.6 Hylands Primary School is located in the Romford planning area where there has been a rapid housing growth with up to 983 housing units completed from 2014 up to March 2015, 355 expected completions by the end of 2016 and about 3290 units planned for completion beyond 2016. This is in addition to the planned regeneration programme of some Romford housing estates with approximately 1000 proposed units. The birth rate in this area has also increased by 15% between 2010/2011 and 2014/2015.
- 2.7 The proposal seeks to expand Hylands Primary School from 2 to 3 forms of entry from September 2017, raising the primary intake from 420 to 630. The expansion will be done on a phased increase starting with implementation by September 2017.
- 2.8 Planning permission was granted under planning application P0154.17 for a proposed new 2 storey block to the rear of the school, infill of the existing courtyard area to the centre of the school and external landscape works to the existing car park area to create 30 additional parking spaces. The proposal sought to expand the school from 2 to 3 forms of entry from September 2017, gradually raising the primary intake from 420 to 630.
- 2.9 According to the supporting statement, a number of issues have delayed the procurement and tendering process and has resulted in a four month delay that has rendered it impossible to provide accommodation for an additional class as of the start of the autumn term 2017. It is envisaged that the classroom and its related welfare facilities will only remain in place until the building approved under P0154.17 has been completed. It is anticipated that the demountable classroom building will remain in place for a time frame of approximately 15 months. As the proposed provision of a demountable unit for fifteen months does not fall in the category of "temporary accommodation", an application for full planning permission has been made.

3. Relevant History

P0154.17 - Proposed New 2 Storey block to rear of school, infill of the existing courtyard area to center of school. External landscape works to existing car park area to create 30 additional parking spaces - Approved.

P0320.16 - Installation of a single storey flat roof demountable building for use as classroom - Approved. This building is located in the south west corner of the site and has a temporary planning permission that expires on 21st July 2021.

4. Consultation/Representations

- 4.1 The occupiers of 90 neighbouring properties were notified of this proposal. Three letters of objection were received with detailed comments that have been summarised as follows:
- Parking.
 - The application is retrospective and the classroom was installed before the neighbour consultation period expired.
- 4.2 In response to the above, the fact that the classroom has been installed does not influence how the application will be determined. The remaining issue will be addressed in the following sections of this report.
- 4.3 Environmental Health - No objections or comments with regards to contaminated land or air quality.
- 4.4 Highway Authority - No objection.

5. Relevant Policy

- 5.1 Policies CP8 (Community needs), CP17 (Design), DC29 (Educational Premises), DC33 (Car parking) and DC61 (Urban Design) of the Local Development Framework Core Strategy and Development Control Policies Development Plan Documents are material planning considerations. In addition, Policies 3.18 (Educational facilities), 6.13 (Parking) and 7.4 (Local character) of the London Plan and Chapters 4 (Promoting sustainable transport), 7 (Requiring good design) and 8 (Promoting healthy communities) of the National Planning Policy Framework are relevant.

6. Mayoral CIL implications

- 6.1 The development is exempt from the Mayoral CIL.

7. Staff Comments

- 7.1 This proposal is put before the Committee owing to the land being Council owned and objections being received. The main issues in this case are the principle of development, the impact on the streetscene and neighbouring amenity and highway and parking issues.

8. Principle of Development

- 8.1 This application seeks retrospective consent for the installation of a temporary classroom to the rear of the site and the creation of an additional playground, which replaces the area lost by the classroom. The scheme is acceptable in principle and complies with LDF Policy DC29.

9. Design/Impact on Street/Garden Scene

- 9.1 It is considered the temporary classroom does not result in material harm to the streetscene, as it is located to the rear of the site and is approximately 47 metres from the south western boundary of the site, which helps to mitigate its impact. Also, the classroom is partly screened by the single storey projection on the northern western flank of the school and an adjacent single storey structure. In addition, the classroom is single storey, has a flat roof with a height of 3.45 metres that minimises its bulk and is dark grey in colour, which minimises its prominence. There is a raised grassed bank with metal fencing, soft landscaping and trees on the south western boundary of the site, which provides some screening and helps to mitigate the impact of the classroom. Overall, Staff consider that the overall proportions and height of the classroom integrates satisfactorily with the existing school buildings.
- 9.2 The additional playground consists of an area of tarmac surfacing and as such, it is not visible in the streetscene.

10. Impact on Amenity

- 10.1 It is considered that the classroom building is not harmful to residential amenity, as it is single storey, has a flat roof with a height of 2.45 metres, is located to the rear of the site and is approximately 47 metres from the south western boundary of the site, which helps to mitigate its impact. In addition, there is a raised grassed bank with metal fencing, soft landscaping and trees on the south western boundary of the site, which provides some screening and helps to mitigate the impact of the classroom. The classroom is partly screened by the single storey projection on the northern western flank of the school and an adjacent single storey structure. In addition, the classroom is dark grey in colour, which minimises its prominence. Staff consider that the classroom building does not create any additional overlooking or loss of privacy over and above existing conditions, particularly given its separation distance from neighbouring properties.
- 10.2 The classroom building is used by Hylands Primary School between 08:00 to 17:30 Monday to Friday. It is considered that these hours are deemed to be acceptable, as they are concentrated during the day time, (as opposed to very early morning or late evening). In addition, the classroom building and playground are only used during term time, which minimises the potential for noise and disturbance during the school holidays.
- 10.3 Staff consider that the additional playground would not give rise to a significant level of noise and disturbance, given its siting and proportions.

11. Highway/Parking

- 11.1 It is considered that this application does not have a prejudicial impact on the highway over and above conditions currently experienced, as it does not produce any increase in staffing, in pupils numbers or any changes within

the access/ egress scheme of the site. The Highway Authority has no objection to this application.

12. Conclusion

- 12.1 Staff are of the view that the installation of a temporary classroom to the rear of the site and the creation of an additional playground is acceptable in principle, does not adversely impact on the streetscene or results in a significant loss of amenity to neighbouring occupiers. Staff consider that the scheme does not create any highway or parking issues. The proposal is considered to be acceptable in all other respects and it is therefore recommended that retrospective planning permission be granted subject to conditions.

IMPLICATIONS AND RISKS

Financial implications and risks:

None.

Legal implications and risks:

This application is considered on the material planning considerations which are independent to the Council's interest as landowner of the site. No legal implications arise as a result of the proposal which is for a temporary use.

Human Resources implications and risks:

None

Equalities implications and risks:

The Council's planning policies are implemented with regard to equality and diversity.