

**REGULATORY SERVICES
COMMITTEE
22 February 2018**

Subject Heading:

**P1898.17: Mead Primary School,
Amersham Road, Romford**

**Single storey extension to nursery and
single storey extension to provide
Alternative Resource Provision (ARP)
specialist unit, plus alterations to car
parking areas. (Application received 28
November 2017)**

Ward:

Harold Wood

SLT Lead:

**Steve Moore
Director of Neighbourhoods**

Report Author and contact details:

**Stefan Kukula
Principal Development Management
Officer
stefan.kukula@havering.gov.uk
01708 43 2655**

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	[X]
Places making Havering	[X]
Opportunities making Havering	[X]
Connections making Havering	[X]

SUMMARY

The proposal is for various development works, which include the erection of a single storey extension to the nursery block, a single storey extension to provide Alternative Resource Provision (ARP) specialist unit, plus alterations to the car parking areas.

Although the application has been submitted on behalf of the Council, this has no material bearing on the consideration of this planning application, which is considered independently from the Council's role as applicant.

The development raises considerations in relation to the impact on the character and appearance of the surrounding area, the impact on the residential amenity of neighbouring occupiers, the suitability of the proposed parking and pedestrian access arrangements, and the implications for the surrounding highway network.

The proposal is considered to be acceptable in all material respects 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 Limit

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 Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).

2. In 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 Development Control Policies Development Plan Document Policy DC61.

3. External Materials

All new external finishes shall be carried out in materials to match those of the existing building(s) to the satisfaction of the Local Planning Authority.

Reason: To safeguard the appearance of the premises and the character of the immediate area, and in order that the development accords with the Development Control Policies Development Plan Document Policy DC61.

4. Construction Methodology

Before development is commenced, a scheme shall be submitted to and approved in writing by the Local Planning Authority making provision for a Construction Method Statement to control the adverse impact of the development on the amenity of the public and nearby occupiers. The Construction Method statement shall include details of:

- a) parking of vehicles of site personnel and visitors;
- b) storage of plant and materials;
- c) dust management controls;
- d) measures for minimising the impact of noise and ,if appropriate, vibration arising from construction activities;
- e) predicted noise and, if appropriate, vibration levels for construction using methodologies and at points agreed with the Local Planning Authority;
- f) scheme for monitoring noise and if appropriate, vibration levels using methodologies and at points agreed with the Local Planning Authorities;
- g) siting and design of temporary buildings;
- h) scheme for security fencing/hoardings, depicting a readily visible 24-hour contact number for queries or emergencies;
- i) details of disposal of waste arising from the construction programme, including final disposal points. The burning of waste on the site at any time is specifically precluded.

And the development shall be carried out in accordance with the approved scheme and statement.

Reason: Insufficient information has been supplied with the application in relation to the proposed construction methodology. Submission of details prior to commencement will ensure that the method of construction protects residential amenity. It will also ensure that the development accords the Development Control Policies Development Plan Document Policy DC61.

5. 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.

6. Car Parking

Prior to the use of the new extensions, the proposed car parking areas as detailed on drawing no. NE/ARP-JAC-00-GF-DR-A-Zz-70_60_0010 Rev P03 shall be completed to the full satisfaction of the Local Authority, and thereafter, the area shall be kept free of obstruction and available for the parking of vehicles associated with the development during the approved opening hours.

Reason: To ensure that there are adequate parking facilities to serve the development in the interests of highway safety and that the development accords with the Development Control Policies Development Plan Document Policies DC32 and DC33.

7. Contaminated Land

Prior to the commencement of any works pursuant to this permission the developer shall submit for the written approval of the Local Planning Authority;

a) A Phase II (Site Investigation) Report. This is an intrusive site investigation including factors such as chemical testing, quantitative risk assessment and a description of the sites ground conditions. An updated Site Conceptual Model should be included showing all the potential pollutant linkages and an assessment of risk to identified receptors.

b) A Phase III (Remediation Strategy) Report if the Phase II Report confirms the presence of a significant pollutant linkage requiring remediation. A detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to all receptors must be prepared, and is subject to the approval in writing of the Local Planning Authority. The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works, site management procedures and procedure for dealing with previously unidentified any contamination. The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.

c) Following completion of measures identified in the approved remediation scheme mentioned in 1(c) above, a “Verification Report” that demonstrates the effectiveness of the remediation carried out, any requirement for longer-term monitoring of contaminant linkages, maintenance and arrangements for contingency action, must be produced, and is subject to the approval in writing of the Local Planning Authority.

Reason: To protect those engaged in construction and occupation of the development from potential contamination and in order that the development accords with Development Control Policies Development Plan Document Policy DC53.

8. Contaminated Land (2)

a) If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the local planning authority) shall be carried out until a remediation strategy detailing how this unsuspected contamination shall be dealt with has been submitted to and approved in writing by the local planning authority. The remediation strategy shall be implemented as approved.

b) Following completion of the remediation works as mentioned in (a) above, a ‘Verification Report’ must be submitted demonstrating that the works have been carried out satisfactorily and remediation targets have been achieved.

Reason: To ensure that any previously unidentified contamination found at the site is investigated and satisfactorily addressed in order to protect those engaged in construction and occupation of the development from potential contamination.

INFORMATIVES

1. Statement Required by Article 35 (2) of the Town and Country Planning (Development Management Procedure) (England) Order 2015: 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.
2. Due to the nature of the building use and its proximity to the Paines Brook it is recommended that the following flood resilience measures are built into the construction (although this list is not exhaustive): Raising the level of the building by at least 300mm above local levels; Waterproof membrane in the ground floor; Waterproof plaster and waterproofing to ground floor; Electrics from the upstairs down and sockets high up off the ground floor; Non return

valves on the sewerage pipes; Emergency escape plan; Air brick covers; Movable flood barriers for entrances.

3. A fee is required when submitting details pursuant to the discharge of conditions. In order to comply with the Town and Country Planning (Fees for Applications, Deemed Applications, Requests and Site Visits) (England) Regulations 2012, (as amended), a fee of £1116 per request or £34 where the related permission was for extending or altering a dwellinghouse, is needed.

REPORT DETAIL

1. Site Description

- 1.1 The application site relates to Mead Primary School, Amersham Road, Romford. The school campus comprises two main junior and infant blocks set out in a linear arrangement surrounded by playgrounds, playing fields and car parking areas.
- 1.2 The school is bounded by residential properties on Amersham Road to the south and west and by the Paine's Brook to the east. The site has access points from Amersham Road to the north and west.

2. Description of Proposal

- 2.1 The application is seeking planning permission for various development works, which include the erection of a single storey extension to the nursery block, a single storey extension to the infant block to provide an Alternative Resource Provision (ARP) specialist unit plus alterations to the car parking areas.
- 2.2 The nursery extension would bring forward capacity for an increase of up to 30 child places and the ARP specialist unit would cater for 12 pupils with an additional 8 members of staff as well as 2 staff for the general teaching classroom. The ARP unit is required to serve children with complex social and behavioural needs.
- 2.3 In addition, the staff car park to the north serving the junior and infant school would be reconfigured to provide additional parking bays and up to 93 cycle storage spaces. The nursery car park located to the west of the site would also be reconfigured to accommodate the new nursery extension. Across the site the car parking provision would be increased by 14 spaces to provide a total of 64 spaces including two accessible bays

3. Relevant History

- 3.1 P0774.16 - Proposed new canopy over play area to rear of Infant Block to provide sheltered play facility - Approved, 18 July 2016
- 3.2 P1352.12 - Single storey extension to existing Infants block to provide 3 New Classrooms, and shared toilet / cloakroom facilities and new DDA toilet / changing facility, and 4No. single storey pod extensions to existing Junior Block to provide additional shared teaching spaces - Approved, 3 April 2013

4. Consultations/Representations

- 4.1 Notification letters were sent to 93 properties and 2 representations have been received. The comments can be summarised as follows:
 - Concerned the proposal would exacerbate existing parking problems in the roads surrounding the school.
 - Request that suitable conditions are included to mitigate noise and disturbance and inconvenience during construction works.
- 4.2 In response to the above, parking is addressed in the Highways section of the report. A range of suitable environment related conditions to control hours of construction and mitigate noise and disturbance during construction are recommended.
- 4.3 The following consultation responses have been received:
 - Environmental Health - no objection, recommended conditions relation to contaminated land precautions.
 - Lead Flood Authority - no objection, recommended a range of flood resilience measures are built in to the development.
 - Environment Agency - no objection.
 - Local Highway Authority - no objection.

5. Relevant Policies

- 5.1 Policies CP17 (Design), DC26 (Location of community facilities), DC29 (Educational Facilities), DC34 (Walking), DC35 (Cycling), DC48 (Flooding), DC55 (Noise), DC61 (Urban Design) and DC63 (Delivering Safer Places) of the Local Development Framework Core Strategy and Development Control Policies Development Plan Document are considered to be relevant.
- 5.2 Policies 3.18 (Education Facilities), 5.3 (sustainable design and construction), 5.12 (Flood risk management), 6.9 (cycling), 6.10 (walking),

6.13 (parking), 7.3 (designing out crime) and 7.4 (local character) of the London Plan, are material considerations.

- 5.3 The National Planning Policy Framework, specifically Sections 7 (Requiring good design), 8 (Promoting healthy communities) and 10 (Meeting the challenge of climate change, flooding and coastal change) are relevant to these proposals.

6. Staff Comments

- 6.1 The main considerations relate to the principle of the development at the site, the impact on the character of the surrounding area and on the amenity of the neighbouring residential properties, as well as the implications for parking, and highway and pedestrian safety.

Principle of Development

- 6.2 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.
- 6.3 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.
- 6.4 Policy DC29 states that the Council will ensure that the provision of primary 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.
- 6.5 The proposal represents an expansion in the nursery and specialist education provision to add required facilities associated with the safe operation of an existing school use. 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.
- 6.6 On this basis the proposal is considered to be acceptable in principle in landuse terms, subject to scale, layout and detailed design and highways considerations.

Design/Impact on Streetscene

- 6.7 The NPPF places significant emphasis on good quality design and architecture. Paragraph 58 sets out the standards that the development should aim to achieve, this includes adding to the overall quality of the area,

responding to local character and being visually attractive as a result of good architecture. Policy DC61 states that development must respond to distinctive local buildings forms and patterns of development and respect the scale, massing and height of the surrounding context.

- 6.8 The proposed Alternative Resource Provision (ARP) specialist unit extension to the eastern end of the infant block would be absorbed into the massing of the existing school block and would not be clearly visible from vantage points outside of the school campus. In addition, the proposed design would match the character and appearance of the adjoining block. Overall, in terms of its scale and massing the extension would form a relatively minor addition in comparison to the scale of the existing school buildings.
- 6.9 The proposed single storey nursery extension would occupy a more prominent location on the western end of the infant block, where it would be visible from the rear of the residential properties at Amersham Road and Amersham Walk. In terms of its appearance, the building would again be largely absorbed into the massing of the existing school block, matching the character and appearance of the adjoining building.
- 6.10 Overall, the proposed extensions and car park alterations would be of a character and design that would match the educational nature of the surrounding buildings within the school campus. As a result the proposed development would serve to maintain and enhance the character of the local area in accordance with policy DC61.

Impact on Amenity

- 6.11 The Residential Design SPD states that new development should be sited and designed such that there is no detriment to existing residential amenity through over-dominance or overshadowing. Policy DC61 reinforces these requirements by stating that planning permission will not be granted where the proposal results in unacceptable overshadowing, loss of sunlight/daylight, or noise and disturbance to existing properties.
- 6.12 The proposed ARP specialist unit extension would be positioned within a central section of the site away from any of the surrounding residential accommodation. Given the distances it is not considered that the proposal would present any undue issues in terms of overshadowing and over-dominance.
- 6.13 The proposed detached nursery extension would be set in from the closest point of the southern site boundary by some 4.8 metres. Given the spacing distances between the new extension and the residential properties at Amersham Walk and Amersham Road, it is not considered that this element of the proposal would present undue issues in terms of overshadowing and over-dominance.

- 6.14 The additional works at the site in relation to the proposal relate to the two existing car parks. It is recognised that the sound of vehicles manoeuvring and car doors closing could raise some concerns in relation to noise and disturbance to neighbouring residents. In this instance the neighbouring residential accommodation is back away from the school boundary, which would help to reduce any potential noise impact. In addition, the car parks will generally be in use during daytime hours at the beginning and end of the school day. Nevertheless, the residential properties have been erected adjacent to an existing school premises, so any residents living nearby can reasonably expect to experience a greater element of noise and disturbance from general activity associated with the school during peak morning and afternoon hours than those living in a purely residential area. As a result Staff are of the view that the proposed car park alterations would have an acceptable impact.

Flood Risk and Drainage

- 6.17 The eastern section of the site is located partly within Flood Zones 1. This would place the (ARP) specialist unit extension within this flood zone area. A supporting Flood Risk Assessment has been submitted which sets out a series of flood resilience measures which will be incorporated to mitigate a flooding event.
- 6.19 Both the Environment Agency and the Lead Flood Authority Officer have raised no objections to the proposal.

Parking and Highway Issues

- 6.20 The parking standard for primary schools is set out as 1no. space per teaching staff. The extension would create a further 8 full time jobs. Across the site the car parking provision would be increased by 14 spaces to provide a total of 64 spaces including two accessible bays, which is considered to be acceptable.
- 6.21 Staff and visitors arriving by car would continue to use the existing vehicular access arrangements from Amersham Road.
- 6.22 The Local Highway Authority have raised no objections to the scheme, and Staff are not of the view that the extensions would create additional pressures for parent parking in the surrounding streets.

7. Conclusion

- 7.1 Having regard to all relevant factors and material planning considerations Staff are of the view that this proposal would be acceptable subject to conditions.

- 7.2 Staff consider that the proposed development raises considerations in relation to the impact on the character and appearance of the surrounding area, the impact on the residential amenity of neighbouring residents, the suitability of the proposed parking, and pedestrian access, and the implications for the surrounding highway network. In this instance the proposal is considered to be acceptable in all material respects.
- 7.3 Staff are of the view that the siting, scale and location of the proposed development would not be disproportionate or have a harmful impact on the character of the surrounding area nor would it result in a loss of amenity to neighbouring occupiers. The proposal is considered to be acceptable in all other respects and it is therefore recommended that planning permission be approved subject to conditions.
- .

IMPLICATIONS AND RISKS

Financial implications and risks:

None.

Legal implications and risks:

The application relates to land which is within the Council's ownership. This does not affect the planning considerations relating to this development. Although the application has been submitted on behalf of the Council, this has no material bearing on the consideration of this planning application, which is considered independently from the Council's role as applicant.

Human Resources implications and risks:

None.

Equalities implications and risks:

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

BACKGROUND PAPERS

Application form, drawings and supporting statements received on 28 November 2017.