



STRATEGIC PLANNING COMMITTEE AGENDA

7.30 pm	Thursday 7 February 2019	Council Chamber, Town Hall, Main Road, Romford RM1 3BD
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Members 8: Quorum 4

COUNCILLORS:

Conservative Group (4)

Jason Frost (Chairman)
Ray Best
Timothy Ryan
Maggie Themistocli

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:

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**To register to speak at the meeting please call 01708 433100
before 5pm on Tuesday 5 February 2019**

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.

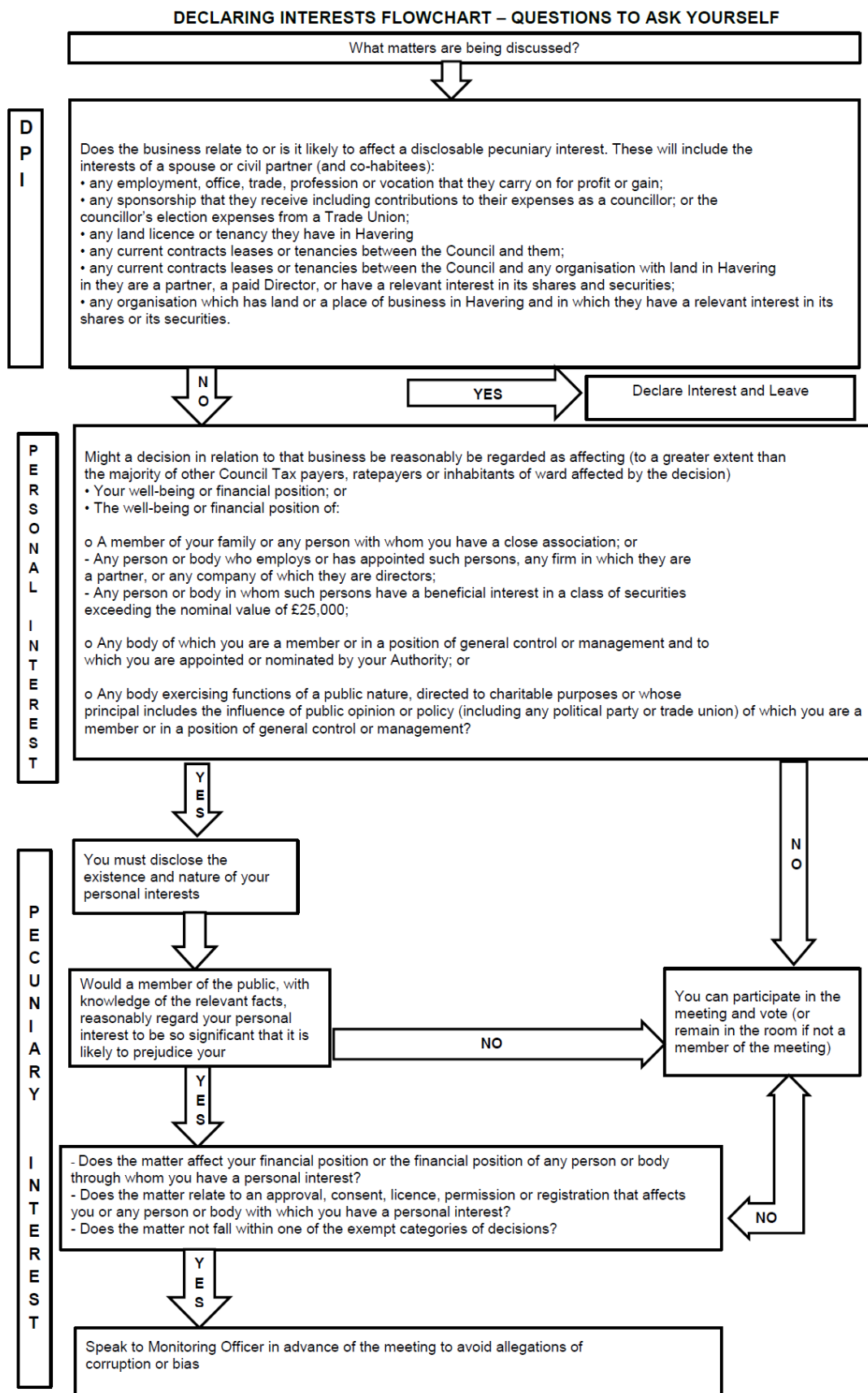
Reporting means:-

- 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.



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.

Development presentations

I would like to inform everyone that Councillors will receive presentations on proposed developments, generally when they are at the pre-application stage. This is to enable Members of the committee to view the development 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.

Applications for decision

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 everyone in the chamber note that they are not allowed to communicate with or pass messages to Councillors sitting on the Committee 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 - 4)

To approve as a correct record the minutes of the meeting of the Committee held on 10 January 2019 and to authorise the Chairman to sign them.

5 DEVELOPMENT PRESENTATIONS (Pages 5 - 6)

6 PE/00414/18 - 22-44 NORTH STREET ROMFORD (Pages 7 - 16)

7 PE/00507/18 - NEW PLYMOUTH AND NAPIER, NEW ROAD, RAINHAM (Pages 17 - 22)

8 PE/00508/2018 - SUNRISE, SERENA HOUSE (Pages 23 - 28)

9 APPLICATIONS FOR DECISION (Pages 29 - 32)

10 P1698.18 - HALL MEAD SCHOOL (Pages 33 - 50)

11 OTHER PLANNING MATTERS

Other Planning Matters

Introduction

1. In this part of the agenda are reports on planning matters, other than development presentations and planning applications for decision 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.

Public speaking and running order

4. 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.
5. The items on this part of the agenda will run as follows:
 - a. Where requested by the Chairman, officer presentation of the main issues
 - b. Committee questions and debate
 - c. Committee decision

Late information

6. 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

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

12 ITEMS FOR INFORMATION

Items for Information

Introduction

1. This part of the agenda is for the committee to receive reports and other items for information purposes only.
2. The items on this part of the agenda will not normally be debated and any questions of clarification need to be agreed with the chair.
3. The following information and advice only applies to reports in this part of the agenda.

Public speaking

4. 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.

Late information

5. 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

6. The Committee is not required to make any decisions with respect to the reports on this part of the agenda. The reports are presented for information only.

Andrew Beesley
Head of Democratic Services

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**MINUTES OF A MEETING OF THE
STRATEGIC PLANNING COMMITTEE
Council Chamber, Town Hall, Main Road, Romford RM1 3BD
10 January 2019 (7.30 – 9.50pm)**

Present:

COUNCILLORS 8

Conservative Group Ray Best, Jason Frost, Maggie Themistocli and
Melvin Wallace (Chairman)

Residents' Group Stephanie Nunn

**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 Reg Whitney. Councillor Stephanie Nunn substituted for Councillor Whitney.

There were about 20 members of the public present at the meeting.

All decisions were taken with no votes against.

The Chairman reminded Members of the action to be taken in an emergency.

38 DISCLOSURE OF INTERESTS

There were no disclosures of interest.

39 MINUTES

The minutes of the meeting of the Committee held on 6 December were agreed as a correct record and signed by the Chairman.

40 PE/00213/2017 - BRIDGE CLOSE, ROMFORD

The Committee received a developer presentation from Jonathan Kendall, Fletcher Priest Architects.

The proposal was to demolish the existing buildings and to erect up to 1070 homes, 3 form entry primary school with associated nursery, health hub, pedestrian/cycle bridge over the River Rom, vehicular access to Waterloo

Road, public open space areas, relocation of Havering Islamic Cultural Centre, existing businesses and ambulance station.

The main issues raised by Members for further consideration prior to submission of a planning application were:

- Ensure that suitable provision is made for the London Ambulance Service
- Opportunity to maximise the River Rom frontage, make the most of the space
- Ensure the riverside path is well lit to prevent anti-social behaviour
- The historical difficulties in connection with Havering Islamic Cultural Centre, relative to hours of use, vehicles attending it and the impact upon neighbours and whether it would be better to relocate the Havering Islamic Cultural Centre away from the site in the knowledge of these pre-existing difficulties. Applicant invited to consider this further.
- Need to understand what parking management strategy would be employed if Havering Islamic Cultural Centre are accommodated on the site
- How will safe access across Waterloo Road be secured?
- School: how will the play space work?
- School: practicality of school pick up and drop off given the layout of the site. Invited to consider other options
- Sustainability credentials and environmental standards to be employed
- Waste disposal: the applicant is invited to approach that innovatively given the extent of the development and the town centre location
- Further detail on estate management
- How will flood risk be mitigated?

41 PE/00665/16 - 90 NEW ROAD, RAINHAM (FORMER SOMERFIELD DEPOT SITE)

The Committee received a developer presentation from Justin Kelly of BPTW, and Greg Pitt of Barton Willmore.

The proposal was for a residential led redevelopment to provide 695 dwellings and commercial floorspace, currently proposed to comprise the following:

- The construction of 695 residential units in buildings ranging from 3 to 14 storeys in height
- On-site affordable housing totalling 35% on a habitable room basis (consisting of 34% affordable rent and 66% shared ownership provision)
- A range of dwelling sizes: 1 Bed = 33.8%, 2 BED = 58.7% and 3 BED = 7.5%.
- 295sqm of office floorspace (use Class B1)
- 612sqm of non-residential floorspace consisting of flexible retail/commercial floorspace (within Use Classes A1/A2/A3/A4)
- Residential density of 197 dwellings per ha

- 349 car parking spaces which equates to an overall parking ratio of 0.5 car parking spaces per dwelling.

The main issues raised by Members for further consideration prior to submission of a planning application were:

- Assurances were sought regarding the build quality of the units
- Detail is sought on why the extant scheme is being changed
- Further detail is sought on how the scheme responds to the Rainham and Beam Park Planning Framework and where it is contrary, what the justification is for that?
- Heights proposed and the justification for this relative to the Framework
- The low amount of family housing relative to the Framework and what was achieved on the adjoining Beam Park site
- Who would manage the affordable housing units? Is grant available?
- Details on the allocation policy for the affordable units are sought. Preference is for Havering residents first
- Sustainability credentials and environmental standards to be employed
- Waste disposal: the applicant is invited to approach that innovatively
- What opportunities are there to improve north-south connections on the back of the scheme?
- Whether any parking space will be available for commuters and other station visitors
- Need to understand the parking management strategy that will be used nearby to the station to prevent commuter parking if no commuter provision is made
- Further detail on estate management
- Design of the highway, how it works in practice to avoid vehicle and pedestrian conflict, particularly for those with a visual impairment

42 **P1292.15 - 23-55 NORTH STREET, ROMFORD RM1 1BJ**

The Committee considered the report and **RESOLVED** to **DEFER** the application to enable Officers to negotiate with the applicant in relation to:

- Design and height: the Committee suggested that the lower elements could be raised and the higher tower should be lowered. A stepped approach should be explored.
- Affordable housing offer: the Committee were keen to see this increased.

Chairman

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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.

 Havering LONDON BOROUGH	Strategic Planning Committee 7 February 2019
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Pre-Application Reference:	PE/00414/2018
Location:	22 – 44 NORTH STREET, ROMFORD
Ward:	ROMFORD TOWN
Description:	DEMOLITION OF EXISTING BUILDINGS AND ERECTION OF 2-TIERED BUILDINGS TO PROVIDE 77 RESIDENTIAL AND 3 COMMERCIAL UNITS
Case Officer:	WILLIAM ALLWOOD

1 BACKGROUND

- 1.1 This proposed development is being presented to enable Members of the Strategic 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 meetings with Officers of Havering Borough Council as part of a Planning Performance Agreement; further meetings have also taken place with the Boroughs' Heritage Adviser and Heritage England. Members may recall discussing the scheme at the Strategic Planning Committee on the 07th November 2018. Finally, this pre-application scheme was presented to and discussed by the Borough Councils' Quality Review Panel on the 04th February 2019. Verbal up-dates will be provided.
- 1.3 The scheme has continued to be developed following feedback from the pre-application meetings.

2 PROPOSAL AND LOCATION DETAILS

2.1 Initial Proposals

- The initial proposed scheme ranged in height from 12 to 16 to 20 storeys, provided 169 residential units, and approximately 347 sq. m of commercial floor space
- The initial scheme proposed 114 private and 55 affordable residential units
- In response, Officers advised that the initial proposal was considered to be excessive in height and out of scale with neighbouring development; in addition, Officers advised that the proposed height and bulk of the initial scheme would significantly detract from the setting and views of the adjoining Church of St Edward the Confessor, a Grade II* listed building, as well as having an overwhelming and negative impact upon the character and appearance of the Conservation Area.

Revised Proposals

- The revised scheme ranges in height from 6 to 12 storeys, provides 95 residential units, and approximately 373 sq. m of commercial floor space
- The revised scheme proposes 62 private and 33 affordable residential units
- The revised scheme will essentially be car-free, with provision of 10no. flexible use disabled spaces, which could also be utilised for a car club; vehicular access to the site is from The Mews to the east.
- Amenity space for the development will be created through the provision of a communal garden at level 5 of the lower building to the south, as well as private terraces and balconies.
- This is the scheme which was presented to Members on the 08th November 2018, where Members raised the following issues:
 - *Whether comparison to buildings nearby which are outside of the Conservation Area is disingenuous?*
 - *What the justification is for the proposed height, why so high?*
 - *Density of scheme. Why so high and dense?*
 - *Consultation with the Church. What consultation has been undertaken? This should include the Civic Society*
 - *The principle of the car club was welcomed*
 - *The developer was invited to engage in the Romford Masterplan process*

Latest Proposals

- The latest revised scheme ranges in height from 6 to 9 storeys, providing 77 residential units, and approximately 382 sq. m of commercial floor space

2.2 Site and Surroundings

- The proposed site is located on the north eastern side of North Street midway between the cross roads with the Market Place/High Street, and the roundabout on the ring road
- The current building comprises a two storey block of commercial units backing onto the Mews and the church yard to St Edward the Confessor's Church. On the opposite side of North Street is the 8-storey Rubicon Court mixed use block together with the unfinished frame of a redevelopment of 23 – 55 North Street.
- A night club is located at first floor level.
- To the north on the same side of North Street up to the roundabout is the podium development of North House, comprising a single storey plinth with a 12 storey office block.
- The site is located wholly within the Romford Conservation Area; St. Edward the Confessor Church - a Grade II* listed building - is located to the south east of the site.
- The site is highly accessible to public transport and other services; it is 500 metres (12 minutes' walk) to the railway station and has a PTAL of 6a.

Planning History

2.3 The following planning decisions are relevant to the application:

- Various applications relating to the night club use

- In 2015, planning permission was refused on the southern part of the site at 22 – 28 North Street The demolition of 4 shops and offices over and the erection of an 8 storey mixed development with 4 No ground floor shops (A1 and A3), 28 flats above (24 No 2 Bed and 4 no 1 bed) together with private balconies and terraces, communal storage, roof mounted photo-voltaic cells, bulkhead lighting to adjacent pavements, associated pavement improvements and improvements to the rear facade of 30-44 North Street (reference P1528.13)

- That application was refused for the following reasons:
 - Given the piecemeal nature of the development, and the loss of existing buildings which positively contribute to the conservation area, the setting of Grade II* listed church and wider street scene, the replacement scheme by way of its significant height, bulk, and massing would result in significant harm to heritage assets and incongruous to the established character locally

 - The proposed residential access was considered substandard being located in a back-street location, lacking legibility to pedestrians, would contribute to an unacceptable standard of residential accommodation

 - The proposed development failed to delivered appropriate planning obligations

3 MATERIAL PLANNING CONSIDERATIONS

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

- Principle of development
- Density and Site Layout
- Heritage considerations
- Design
- Housing provision
- Regeneration

3.2 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 is located in Romford town centre, and is designated as “retail core” in the Romford Area Action Plan DPD. Policy ROM10 of the DPD states that planning permission will be granted for A1 uses at ground floor level, with planning permission potentially being given for A2-A5 uses under given circumstances.
- The existing buildings are of varied architectural interest and the parade is identified in the Romford Conservation Area Character Appraisal as having a part positive and part neutral impact on the visual character of the Conservation Area.

- Demolition and redevelopment is capable of being considered as acceptable in principle subject to any redevelopment being demonstrated to preserve or enhance the character and appearance of the conservation area.

3.3 Density and Site Layout

- 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 Rubicon Court (8 storeys) opposite, and to some extent North House (12 storeys), has established the principle of taller buildings locally. Buildings of the height proposed, ranging from 6 to 12 storeys or possibly taller, 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.

3.4 Heritage Considerations

- Given the proximity of the site to listed buildings, particularly the Grade II* church and the fact that the entire site is located within the Romford Conservation Area, heritage matters are a key consideration for any redevelopment proposal. This is reinforced by the fact that Historic England considers Romford Conservation Area to be at threat with the potential of losing Conservation Area status or a significant change to its

boundaries should its character be adversely affected by inappropriate redevelopment or change.

- Any redevelopment of the site needs to demonstrate the positive or neutral impact on the character and appearance of the conservation area and setting of the Grade II* listed church which any redevelopment needs to achieve.

3.5 Design and Appearance

- There is merit in an approach as demonstrated which gives high priority to the quality of materials and which can demonstrate a coherent design led approach to the redevelopment of the site.
- The initial pre-application scheme included pre-cast artificial stone or concrete cladding to lower and upper floors to differentiate them from the middle of the building and make them more special. In the revised scheme, these areas would be clad in high quality red brick, while the middle of the building would use London stock brick blend.

3.6 Housing Provision

- Policy DC6 of the LDF states that the Council will aim to achieve 50% affordable housing provision as part of new major housing development in the Borough and the need to maximise affordable housing provision is reiterated within the draft Local Plan. The Mayor of London's adopted SPG on Affordable Housing and Viability specifies that where 35% or more affordable housing, measured in habitable rooms, is to be provided without public subsidy then viability appraisal would not be necessary.

3.7 Regeneration and Romford Town Centre

- Romford and the town centre are key areas for new growth, intensification and regeneration. The scope for this site in isolation, which is wholly within the Conservation Area, to contribute to these wider aspirations is important

and officers are looking to ensure that the proposals are considered in the context of the forthcoming work on the Masterplan for Romford Town Centre.


3.8 Other Planning Issues

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

Conclusions

- 3.9 The proposed development has been considered at various pre-application meetings, including the earlier presentation to Strategic Planning Committee on the 08th November 2018, 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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 Havering LONDON BOROUGH	Strategic Planning Committee 7 February 2019
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Pre-Application Reference:	PE/00507/18
Location:	Napier House & New Plymouth House, Dunedin Road, Rainham
Ward:	South Hornchurch
Description:	Redevelopment of Napier House & New Plymouth House to provide 202 new residential dwellings.
Case Officer:	Jacob Lawrence

1 BACKGROUND

- 1.1 This item follows an initial presentation to the 8th November 2018 Strategic Planning Committee (SPC) which provided an overview of the joint venture partnership between Havering and Wates Residential. The joint venture is currently working to deliver the first phase of the 12 sites estate regeneration programme. This programme seeks to develop the Council's own land to deliver approximately 3,000 new homes over the next 10 years. Following this initial presentation more detailed proposals for the redevelopment of Napier House & New Plymouth House, Dunedin Road, Rainham were presented to members at the 6th December 2018 SPC.
- 1.2 In response to the 6th December 2018 presentation members made the following headline comments:
- Design measures to prevent inappropriate use of the pathways as a short cut by vehicles wishing to access New Road will be an important consideration.
 - The height of the buildings should be carefully considered and any application should demonstrate why the heights proposed are acceptable

- Quantum and ratio of car parking provision for residents and visitors, especially as existing on street provision is already stretched and bus routes are limited. This point should be carefully considered.
- Futureproofing the car parking to enable Electric Vehicle Charging points should be fully explored.
- Suggested a review level of cycle parking provision. The potential for car/cycle parking space be used flexibly subject to levels of demand could be explored.
- Further supporting information sought in relation to the proposed unit mix and how that compares to the existing unit mix within the blocks to be demolished.
- It would be positive to see an increased proportion of family housing
- The developer should look at where the smaller units were located in the height stack. It may be beneficial to put the smaller units higher up and the family units lower down to enable easier access
- Consider the material choice. Make sure that the buildings are attractive, especially given the nature of the blocks coming down
- Air quality: what consideration has been given to this matter
- Questioned if there is there an ability to open up the green roofs for access
- Daylight and sunlight: detail invited on how that works
- Post meeting request: ensure that digital connectivity is built into the development

1.3 The scheme has now been developed in further detail in response to comments made by members, feedback from the Quality Review Panel (QRP) and through further pre application discussions with officers. The pre-application proposals referred to in this report are not yet subject to an application for planning permission. Any comments made in response to the developer's presentation are provisional and subject to full consideration of any subsequent application and the comments received as a result of consultation, publicity and notification.

2 PROPOSAL AND LOCATION DETAILS

Proposal

- 2.1 The proposal is to demolish the existing buildings and structures on the site and construct a residential development currently proposed to comprise the following:

- Three distinct blocks of varying heights (between 3/4/5/7/9/10 storeys)
- 197 homes proposed providing 64% affordable and 36% market housing.
- 92 car parking spaces below a podium level
- 381 cycle parking spaces
- Significant amenity provision including three courtyard gardens
- New open space with cycle link.
- New opportunities for play space within all planned green spaces
- Enhanced for sustainability and biodiversity.

Site and Surroundings

- 2.2 The site consists of two 13 storey residential flatted blocks comprising 97 units, of which 87 are owned by the Council, the other 10 being leasehold. The site incorporates three car parks accessed off Dunedin Road, one of which is raised above ground floor level and also a small children's play area is located between the two towers. A cycle and pedestrian route runs north to south through the eastern portion of the site, the former connecting the New Road national cycle route to the local cycle network serving Romford and Elm Park northwards of this site via Gisborne Gardens. The southern boundary faces onto New Road, enclosed by boundary fencing and a row of mature trees.
- 2.3 The site is bounded by playing fields to the east and 2 storey terraced housing to the west which front onto New Road and the gardens of which run the full depth of this site to Dunedin Road. The area north is predominantly residential, to the south the area is mostly industrial (some pockets of recent residential development) with the River Thames beyond. The area to the south and west on New Road is earmarked for significant regeneration with 3000+ new homes proposed including a new mixed use centre and train station at Beam Park. The nearest rail station is Rainham (0.6 miles distance) and there are bus routes and a cycle path on New Road. The PTAL score for the site is 2. The site is in a Flood Zone 2 and the southern part of the site sits in the outer/middle zone of a high pressure gas pipeline.

Planning History

- 2.4 None relevant to these proposals

3 CONSULTATION

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

- Thames Water
- Network Rail (Statutory Consultee)
- Environment Agency
- Greater London Authority (Statutory Consultee)
- Havering PCT
- Fire Brigade
- National Grid – Gas/Electricity
- Historic England (Statutory Consultee)
- Transport for London (Statutory Consultee)
- Natural England
- National Air Traffic Services

4 COMMUNITY ENGAGEMENT

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

5 MATERIAL PLANNING CONSIDERATIONS

- 5.1 The main planning issues raised by the proposal that the committee must consider when detailed proposals come forward are:

- Principle of development
- Density, Scale and Site Layout
- Design Quality
- Parking and Highway Issues
- Housing Mix/Affordable Housing
- Impact on Neighbouring Amenity

5.2 Additional Issues

A number of other matters will need to be addressed as part of the pre-application process. Securing a policy compliant response to these issues will be fundamental to the success of the schemes as they develop in form and layout. These include the following (list not in order of priority or exclusive):

- Residential Quality
- Sustainability, energy efficiency and climate change mitigation
- Impact on local Education provision
- Environmental Impacts
- Archaeology
- Biodiversity
- Flooding and Drainage
- Infrastructure and Utilities
- Healthcare
- Open Space and Recreation

5.3 In all respects the redevelopment of Napier House and New Plymouth House will be expected to achieve the highest quality of development both internally and externally and pay full regard to planning policy requirements.

Financial and Other Mitigation


5.4 The proposals would likely attract a range of section 106 contributions to mitigate the impact of the development. This will be matter for further discussion as the proposal evolves.

5.5 The Council is undertaking work to put a Community Infrastructure Levy (CIL) in place to mitigate the impact of development in the borough by contributing to the cost of Infrastructure necessary to support such development. This development would attract CIL contributions if an implementable consent is in place after the CIL is in place. This will be determined by the final quantum of development.

Conclusions

5.6 The proposals are still in the pre-application stage and additional design work will be undertaken following this final pre application presentation to committee. Once the scheme is developed in full detail an application for full planning permission will be submitted. The officer recommendation on this future planning application will be presented to the Strategic Planning Committee for consideration in due course.

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 Havering LONDON BOROUGH	Strategic Planning Committee 7 February 2019
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Pre-Application Reference:	PE/00508/18
Location:	Serena Court, Solar Court & Sunrise Court, Parkhill Close and Sunrise Avenue
Ward:	St Andrew's
Description:	Redevelopment of Serena Court, Solar Court & Sunrise Court, to provide 178 new residential dwellings.
Case Officer:	Jacob Lawrence

1 BACKGROUND

- 1.1 This item follows an initial presentation to the 8th November 2018 Strategic Planning Committee (SPC) which provided an overview of the joint venture partnership between Havering and Wates Residential. The joint venture is currently working to deliver the first phase of the 12 sites estate regeneration programme. This programme seeks to develop the Council's own land to deliver approximately 3,000 new homes over the next 10 years. Following this initial presentation more detailed proposals for the redevelopment of Serena Court, Solar Court & Sunrise Court were presented to members at the 6th December 2018 SPC.
- 1.2 In response to the 6th December 2018 presentation members made the following headline comments:
- Security of the site should be considered including whether it would become a gated community
 - It is Important that residents feel safe
 - Clarification sought in relation to the CCTV feed and associated monitoring.

- The quantum and ratio of car parking provision for residents and visitors should be considered and explained.
- Final car parking numbers should take into account limited frequency of bus routes
- Consideration should be given to whether a bus route be diverted to the site. Comments were also made in relation to the potential use of Dial-a-Ride
- Management of car parking within and beyond the site (next to the existing towers) is an important consideration.
- There appeared to be potential to remodel/widen the junction to improve access for road users
- There appeared to be potential to factor in bus bays near to the junction
- Details of housing tenure and allocation policy were sought and priority should be given to Havering residents
- Manoeuvrability of individual units welcomed and this should be carried across to lifts and communal areas
- Suggested minimum age means that residents could still be working. A question was raised in relation to how it can be ensured that equity from property sale isn't 'banked' rather than being invested in a property within the development.
- Retirement age is 67. More detail is invited on the target client group and how the 'retirement community' concept works in practice
- Post meeting request: ensure that digital connectivity is built into the development

1.3 The scheme has now been developed in further detail in response to comments made by members, feedback from the Quality Review Panel (QRP) and through further pre application discussions with officers. The pre-application proposals referred to in this report are not yet subject to an application for planning permission. Any comments made in response to the

developer's presentation are provisional and subject to full consideration of any subsequent application and the comments received as a result of consultation, publicity and notification.

2 PROPOSAL AND LOCATION DETAILS

Proposal

- 2.1 The proposal is to demolish the existing buildings and structures on the site and construct a residential development to provide for the specific needs of residents over the age of 55 currently proposed to comprise the following:
- 5 blocks of varying heights (between 3/4/5/6/8/10 storeys)
 - 178 new homes proposed providing 26% affordable housing and 69% private housing.
 - 91 car parking space, including dedicated cycle/scooter storage.
 - Dedicated laybys for drop off and emergency vehicles
 - All units would be oversized i.e. they will meet the larger minimum standards required for wheelchair units and will consist of 1 and 2 bed dwellings – designed to attract elderly 'downsizers'.
 - Biodiversity enhancements through new planting
 - Community space to facilitate interaction among residents

Site and Surroundings

- 2.2 The site covers approximately 1 hectare and consists of single and two storey sheltered residential accommodation for the elderly (55 units, Council-owned), facing mainly west onto Parkhill Close and Sunrise Avenue. The eastern edge of the site backs onto residential gardens as does the southern edge, separated by a private road. Although the frontage on Parkhill Close and Sunrise Avenue is continuous for pedestrians, the roads are separated by bollards to prevent drive through.
- 2.3 The site lies opposite (to the north and west) three residential blocks of between 12 and 13 storeys in height surrounded by parking and landscaping. Two of the blocks are served to the south from Sunrise Avenue, the other to the north from Parkhill Close. An allotment is on the western side Parkhill Close, to the north of the subject site. Harrow Lodge Park is prominent in the views west from the site which contributes to this location's character, otherwise the area is predominantly residential. The nearest bus stops are located approximately 10 minutes walk away on Abbs Cross Lane. The PTAL rating for the area is 1b. There are quite significant level changes on the site

Planning History

- 2.4 None relevant to these proposals

3 CONSULTATION

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

- Thames Water
- Network Rail (Statutory Consultee)
- Environment Agency
- Greater London Authority (Statutory Consultee)
- Havering PCT
- Fire Brigade
- National Grid – Gas/Electricity
- Historic England (Statutory Consultee)
- Transport for London (Statutory Consultee)
- Natural England
- National Air Traffic Services

4 COMMUNITY ENGAGEMENT

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

5 MATERIAL PLANNING CONSIDERATIONS

- 5.1 The main planning issues raised by the proposal that the committee must consider when detailed proposals come forward are:

- Principle of development
- Density, Scale and Site Layout
- Design Quality
- Parking and Highway Issues
- Housing Mix/Affordable Housing
- Impact on Neighbouring Amenity

5.2 Additional Issues

A number of other matters will need to be addressed as part of the pre-application process. Securing a policy compliant response to these issues will be fundamental to the success of the schemes as they develop in form and layout. These include the following (list not in order of priority or exclusive):

- Residential Quality

- Sustainability, energy efficiency and climate change mitigation
- Impact on local Education provision
- Environmental Impacts
- Archaeology
- Biodiversity
- Flooding and Drainage
- Infrastructure and Utilities
- Healthcare
- Open Space and Recreation

5.3 In all respects the redevelopment of Serena Court, Solar Court & Sunrise Court, Parkhill Close and Sunrise Avenue will be expected to achieve the highest quality of development both internally and externally and pay full regard to planning policy requirements.

Financial and Other Mitigation

5.4 The proposals would likely attract a range of section 106 contributions to mitigate the impact of the development. This will be matter for further discussion as the proposal evolves.

5.5 The Council is undertaking work to put a Community Infrastructure Levy (CIL) in place to mitigate the impact of development in the borough by contributing to the cost of Infrastructure necessary to support such development. This development would attract CIL contributions if an implementable consent is in place after the CIL is in place. This will be determined by the final quantum of development.

Conclusions

5.6 The proposals are still in the pre-application stage and additional design work will be undertaken following this final pre application presentation to committee. Once the scheme is developed in full detail an application for full planning permission will be submitted. The officer recommendation for this future planning application will be presented to the Strategic Planning Committee for consideration in due course.

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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).

 Havering LONDON BOROUGH	Strategic Planning Committee 7 February 2019
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Application Reference:	P1698.18
Location:	Hall Mead School, Marlborough Gardens
Ward:	Cranham
Description:	Partial demolition and redevelopment of school to provide a new three storey school building, activity studio, extension to existing changing rooms, three court Multi-Use Games Area, landscaping and parking improvements.
Case Officer:	Jacob Lawrence
Reason for Report to Committee:	The application is by or on behalf of the Council and is a significant development.

1 BACKGROUND

- 1.1 This application has been brought forward by the Department for Education (DFE) as part of a borough wide project to address substandard educational facilities. It has been identified that three of the existing school buildings are no longer fit-for-purpose. As such, these buildings are to be demolished and will be replaced by a new purpose built main school building in addition to a new activity studio and extension to an existing sports hall.
- 1.2 As it stands Hall Mead Secondary School is a 6.5 Form Entry (FE) co-educational secondary school for years 7-11, with a Published Admission Number (PAN) capacity of 192 per year and 975 in total. Officers understand that there are current commitments in place for an expansion of the school to a 7FE with a PAN of 210 per year and a total PAN of 1050 pupils. This proposal would facilitate the increase in the PAN by 75.

2 SUMMARY OF KEY REASONS FOR RECOMMENDATION

- 2.1 The application seeks planning permission for the partial demolition and redevelopment of the school to provide a new three storey school building, activity studio, extension to existing changing rooms and three court Multi-Use Games Area (MUGA) in addition to landscaping and parking improvements
- 2.2 The proposal is required to replace existing buildings that are no longer fit for purpose. The proposal would also enable the school to accommodate a committed increase in capacity by 75 pupils. As such, the proposal would facilitate continued education provision to meet an identified need within the Borough.
- 2.4 Due regard has been given to the proximity of the proposed buildings to neighbouring residential occupier's, however, officers are satisfied that the location, massing and detailed design of the proposal strikes an acceptable balance between preserving neighbouring amenity and enabling the delivery of the development. The proposal and associated phasing has also been successfully designed to ensure it does not unduly compromise the operational capacity of the school during the construction phase. The proposal would also ensure existing playing field provision is not compromised.
- 2.5 The height, scale and massing of the proposal is considered appropriate given the existing scale of development onsite. The acceptability of the proposed massing is supported by a simple yet effective design response. The use of brickwork across the southern and western elevations has been secured through negotiation by officers and is considered to provide an enhanced level of robustness and aesthetic quality to the finished elevations.
- 2.6 Officers are satisfied that no unacceptable adverse impacts in terms of highways and parking impacts, over and above current site conditions, would arise. Conditions are recommended to ensure any temporary impacts during the construction phase of the development are appropriately mitigated. Further conditions are recommended to ensure management and mitigation measures are implemented and the positive elements of the proposal advanced by the applicant are carried through to implementation. Subject to these conditions the proposal is considered acceptable and policy compliant.

3 RECOMMENDATION

- 3.1 That the Committee resolve to GRANT planning permission
- 3.3 That the Assistant Director of Planning is delegated authority to issue the planning permission and impose conditions and informatives to secure the following matters:

Conditions

1. 3 year time limit
2. In accordance with approved drawings
3. Construction management plan
4. Material samples
5. Plant machinery
6. Construction hours
7. Tree Protection
8. Landscaping
9. Sustainability
10. Community use strategy
11. Contaminated land
12. Ecological survey
13. Refuse details
14. Cycle parking details
15. Lighting details
16. Delivery and servicing plan
17. Entrance details
18. Travel Plan
19. Refuse storage
20. MUGA- Hours of use

Informatives

1. Working with Applicant
2. Fire safety
3. Thames water
4. Highways

4 PROPOSAL AND LOCATION DETAILS**Proposal**

- 4.1 The subject application seeks planning permission for the demolition of three existing school buildings and redevelopment of the school to provide a new three storey school building, activity studio, extension to existing changing rooms and three court MUGA in addition to landscaping and parking improvements.
- 4.2 The proposed main school building would be located within the south western part of the site. The building would have an L shaped footprint of approximately 1950sq.m square metres (sq.m) and extend to three storeys in height. The building would benefit from a range of fenestration across ground, first and second floor level with a combination of brick and render to the external walls.

- 4.3 The proposed structure would provide a range of new educational facilities including the following:
- Main hall;
 - Drama studio;
 - Dining hall;
 - Kitchen;
 - Technology/art/media rooms;
 - Library;
 - Post-16 study rooms;
 - SEN resource and group rooms;
 - Music rooms;
 - ICT rooms;
 - Classrooms
 - Science labs
- 4.4 The proposed activity studio would be housed within a 2 storey building with a footprint of 303sq.m. This building would be located immediately to the east of the existing sports hall and would be finished in a combination of brick and render. Further works are also proposed to extend the existing changing facilities on site. The proposed single storey extension to the eastern side of the existing sports hall would occupy a footprint of 50sq.m and extend to a height of 3.9m. Proposed materials would consist of buff brick.
- 4.5 A new three court MUGA is proposed towards the centre of the Site following the demolition of the existing school buildings. The MUGA would occupy an area of approximately 1900 sq.m.
- 4.6 Once complete the overall proposal would facilitate a comprehensive and integrated redevelopment of the existing school. The overall scheme is supported by additional landscaping treatments and the existing playing fields on the north of the Site are to be retained in full.
- 4.7 A new substation is also proposed to the front of the proposed school building along Marlborough gardens.
- 4.8 Vehicular access is to be retained on the south of the site. A new service yard is also proposed in the south-western corner of the site. Pedestrian access will be relocated west of its existing position on Marlborough gardens. The proposal would incorporate 11 additional parking spaces through an extended area of hardstanding to the northeast of the sites existing developed area.

This extended parking provision would bring the total number of spaces across the site up to 116.

Site and Surroundings

- 4.9 Hall Mead Secondary School is a 6.5FE co-educational secondary school for years 7-11, with a PAN capacity of 192 per year and 975 in total. There are current commitments in place for an expansion of the school to a 7FE with a PAN of 210 per year and a total PAN of 1050 pupils.
- 4.10 The Site is located on the northern side of Marlborough Gardens and is a rectangular portion of land that extends to approximately 5 hectares in area.
- 4.11 The site is currently occupied by 8 buildings ranging between one and three storeys in height. The buildings are located on the southern third of the Site with the northern two thirds of the Site being predominantly open, comprising playing fields. Hard court areas are located in the south-western corner of the site, adjacent to the existing buildings.
- 4.12 Several trees are located across the site with these principally positioned along the western, northern and eastern boundaries, between the existing buildings, and in the south-eastern corner of the site. Five Lime Trees (Group G1) on the south of the Site are covered by a Tree Preservation Order (Ref 10/05).
- 4.13 As it stands there are two vehicular access points to the Site along Marlborough Gardens to the south and one from the east via Marlborough Gardens. The Site has two pedestrian access points on the southern boundary of the Site. The Site has a PTAL rating of 1b and is located in Flood Zone 1 (low risk).

Planning History

- 4.4 The following planning applications are relevant to the application:

N0003.12-Minor amendment of planning P0781.10 reduction of the width and increase in length for structural reasons and internal amendments to staircase (Approved)

P0781.10- First Floor Extension (Approved)

P1721.09- Equipment store to sports hall (Approved)

P1597.09-Canopy outside assembly hall (Approved)

P0614.09- First floor classroom extension over boiler house (Approved)

P1893.08- Three storey lift extension to main entrance, remodelling of surrounding area and provision of a canopy (Approved)

P1570.05- Single storey extension to weights gymnasium and ancillary rooms (Approved)

P2322.04-Two store ICT facility & two no single storey classroom with associated parking and landscaping (Approved)

P0969.01-Infill class room extension to existing second floor open terrace (Approved)

P0795.01-Single storey flat roof science lab and link lobby extension to east wing (Approved)

P1166.97-Single storey technology suite extensions/alterations (Approved)

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:

Metropolitan Police (Designing Out Crime)

No objection subject to recommended conditions requiring secure by design principles to be incorporated into proposal.

London Fire Brigade

Hydrant officer confirmed that no new hydrants are required.

LBH Environmental Health

No objection subject to recommended conditions

LBH Highways

No objection subject to recommended conditions and informatives.

Thames Water

No objection. Comments received in relation to surface water drainage and public sewers are noted and informatives are recommended to make the applicant aware of their responsibilities.

Sport England

Sport England are of the view that the proposal broadly meets exception E3 of our playing fields policy, in that:

'The proposed development affects only land incapable of forming part of a playing pitch and does not:

- reduce the size of any playing pitch;
- result in the inability to use any playing pitch (including the maintenance of adequate safety margins and run-off areas);
- reduce the sporting capacity of the playing field to accommodate playing pitches or the capability to rotate or reposition playing pitches to maintain their quality;
- result in the loss of other sporting provision or ancillary facilities on the site; or
- prejudice the use of any remaining areas of playing field on the site.

Transport for London

No objection subject to recommended conditions and informatives

LBH Education

Fully support the proposal as it is required in order for LBH to meet its statutory duties in relation to education provision.

6 COMMUNITY ENGAGEMENT

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

6.2 The application has been supported by a Statement of Community Involvement which outlines the pre application public consultation that has taken place. The scope of the public consultation has been summarised below.

-The applicant held a public consultation event at Hall Mead School on 17th October 2018.

-The public consultation event was advertised through a leaflet drop (approximately 350) and the Cranham and Upminster Residents Association were notified of the public consultation event.

- Local Councillors for Cranham were contacted via email regarding the proposals as some Councillors were unable to meet the planned public consultation event.
- The Applicant has outlined that the event was attended by 128 people and 20 members of the public completed feedback forms of which 17 indicated support for the proposal and 3 indicated an objection.

6.3 The main issues raised and the developer's responses are set out below.

Headline comments in support for the proposals

- Improved appearance of the school
- Better use of space compared to current layout
- Will improve facilities for the pupils.

Headline comments related to concerns over the proposal

- Road safety
- Amenity impacts associated with delivery and servicing Service vehicles will cause congestion on main road
- Increase in pupils will result in increased vehicle trips
- Request to include a pupil pick-up/drop-off point in the design
- On-street parking by contractors
- Noise impacts
- Bin stores located close to neighbouring properties
- Dust
- Disruption to school timetable

7 LOCAL REPRESENTATION

7.1 A total of 106 neighbouring properties were notified about the application and invited to comment. Two separate rounds of neighbour consultation letters were sent with the first round of 21 day letters sent on the 4th December 2018. A second round of consultation letters were sent on 10.01.2019 following receipt of additional supporting information in relation to the relationship between the proposal and Holden way properties. In addition to consultation letters the application has been publicised by way of a site notice displayed in the vicinity of the application site and has also been publicised in the local press.

7.2 The number of representations received in response to notification and publicity of the application were as follows:

No of individual responses: 12 objections.

Representations

- 7.5 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

- Loss of privacy
- Increased noise
- Existing fields better suited to development
- Excessive overlooking
- Would like to know what alternative plans were considered.
- Consideration should be given to a two storey building
- Lower level lighting, lights on timer systems and smaller windows should be considered.
- Request that tall evergreen trees be planted along boundary
- Lack of parking
- Concerns over lack of prior consultation
- Size and scale out of keeping with existing buildings
- Temporary classrooms could have enable a more appropriate design.
- Building too close to the boundary with Holden Way properties
- Trees not within school grounds and are deciduous so will not fully screen development.
- Light pollution
- Loss of daylight and sunlight.
- Concerned over noise and disturbance arising from the use of the service road
- Concerned over lack of clarity on construction timetable
- Overbearing design and scale
- Potential impact on existing trees
- Inadequate consultation prior to meeting
- Nuisance caused by service road
- Waste stores may attract vermin and cause smells

8 MATERIAL PLANNING CONSIDERATIONS

- 8.1 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

Principle of Development

- 8.1 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.
- 8.2 The NPPF attaches great importance to ensuring that a sufficient choice of educational 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.
- 8.3 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. 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.
- 8.4 This application seeks to deliver new school buildings to replace existing structures that are no longer fit for purpose. The proposal would facilitate a modest increase in pupil numbers to meet current commitments in addition to enabling the school to continue to accommodate the existing number of students. Once the development is complete the school would accommodate a PAN of 1050 (currently accommodates 975). The proposal has also been designed to enable the school to remain operational during the construction phase of this proposal, thereby ensuring continuity of education provision within the locality.
- 8.5 In addition to the need for the proposed education floorspace the location of a majority of the buildings footprint on land previously occupied by hardstanding would accord with National Planning Policy Framework (NPPF) 2018 which encourages the redevelopment of previously developed land. The siting of the proposed buildings and inclusion of a 3 court MUGA ensures that the loss of the existing sports courts is suitably offset and no harm to sports infrastructure would arise. This position is supported by the response received from Sports England which confirmed that the proposal would meet exception E3 of their playing fields policy.
- 8.7 For the reasons outlined above officers are satisfied that the proposal would accord with key education based policy objectives and as such is considered acceptable in principle.

Design

- 8.8 The proposed buildings to be demolished do not possess any significant architectural merit. Furthermore, the existing structures to be demolished are not subject to any form of protection and therefore their loss would not conflict with design based policy objectives of the development plan.
- 8.9 The proposed site layout provides a successful design response to the various constraints of the site and need to ensure the school remains operational throughout the construction phase. Such an approach is welcomed by officers and is supported by a maximum building height of 3 storeys which reflects the existing site context. When considered in relation to this existing context officers are satisfied that the overall bulk and mass of the proposed buildings would appear appropriate in their setting.
- 8.10 In terms of the proposed main L shaped building, this structure would benefit from a range of fenestration which has been dictated by the proposed usage and need to provide a new main entrance area which acts as a defined point of arrival for the school. To ensure the finer details of this element of the proposal is successfully delivered on site a condition requiring the submission of large scale details for approval is recommended.
- 8.11 The acceptable height, bulk, massing and architectural detailing is supported by the use of a material palette that consists of a combination of brick and render. Where the building faces towards neighbouring residential properties and the public realm it would be finished with a predominantly brick façade that would ensure the finished elevations maintain a sense of visual interest through the varied tone and texture offered by the proposed brickwork. The use of brickwork (as opposed to the predominantly rendered building as originally proposed) represents a significant positive element of the proposal when considered in design terms and is a result of negotiation by officers during the course of the application. In order to ensure a high quality finish is achieved when the building is constructed onsite a condition is recommended requiring the submission of material samples for approval prior to the commencement of above ground works.
- 8.12 Turning to the proposed activity room building this structure would occupy a rectangular footprint with the elevational treatment reflecting a simple yet functional response to the proposed usage of this structure. The proposed sports hall extension would appear as a modest addition when considered in the context of the existing building

- 8.13 For the reasons detailed above officers are of the view that the proposal would accord with the design based policy objectives of with Policy DC61 of the LDF.

Amenity

- 8.14 As previously stated the proposed site layout is a result of the need to respond to the various constraints of the site and ensure the school remains operational throughout the construction phase. This approach to site layout has ensured that significant separation distances are provided between the proposed buildings and nearest neighbouring boundary. These separation distances further increase when considered in relation to the location of existing residential windows that face directly towards the proposed buildings.
- 8.15 When considering the potential amenity impacts of each individual element of the scheme officers acknowledge the fact that the proposed 3 storey L shaped building requires careful consideration given the location of this structure on an area that is not currently occupied by built form, in addition to its proximity to residential properties along both Holden Way and Marlborough Gardens. It is also acknowledged that a significant level of public objection has been received in response to this element of the proposal with a range of concerns raised including loss of privacy, altered outlook, impact on daylight/sunlight and light pollution.
- 8.16 For simplicity and ease of reference the following paragraphs consider the amenity impacts of the 2 proposed new buildings and proposed extension to the existing sports hall in more detail.

Main 3 storey L shaped building

- 8.17 In response to the concerns raised through various representations, officers note that the proposed L shaped structure would be set a minimum of 20m from the boundary with the Holden Way properties and 14m from the boundary with the Marlborough Gardens properties where the structure extends above 2 storeys. When considered in relation to the Holden Way properties this separation distances would exceed 70m when measured from existing east facing residential windows and doors. In terms of the Marlborough Gardens properties it is acknowledged that the distance between the structure and the west facing windows of these properties would be approximately 14m, however, the windows in question do not face directly towards the proposed building. Furthermore the positioning of the building to the North of Marlborough Gardens provides a further safeguard in relation to retrained levels of daylight and sunlight.

- 8.18 When the aforementioned separation distances, proposed building heights and orientation are taken into account officers are satisfied that the proposal would not give rise to any unacceptable loss of daylight or sunlight. This conclusion is supported by a Daylight and Sunlight Study which was submitted in support of the application. The numerical analysis contained within this assessment confirms that no breach of Building Research Establishment (BRE) guidance would occur as a result of the proposal.
- 8.19 With respect to potential privacy impacts officers note that the proposal would incorporate clear glazed windows in all elevations which would enable views towards the adjoining residential properties to the south and west. Whilst the potential for additional overlooking to the west is noted, the windows would remain in excess of 70m from the nearest residential windows that face directly towards the site. This distance would reduce to 20m when considering the distance to the eastern end of the Holden Way rear gardens, however, officers remain satisfied that any resultant overlooking across this section of garden area would not represent unacceptable harm.
- 8.20 In terms of the proposed southern elevation a minimum separation distance of 10m where the building extends to 2 storeys and 14m where the building extends to 3 storeys would be provided between the proposal and the boundary with no. 11 Marlborough Gardens. This separation distance is supported by the orientation of no. 11 Marlborough Gardens whereby the rear facing windows of this property face to the west and therefore are not impacted by the south facing overlooking that would be introduced. The potential for additional overlooking across the rear gardens during the time the buildings are in use is noted, however, mutual overlooking already exists across the rear of properties along Marlborough Gardens. As such, any additional impacts in terms of actual or perceived overlooking are considered to remain well within acceptable parameters.
- 8.21 In addition to daylight/sunlight and privacy considerations due regard has been given to whether the presence of the proposed building within long views towards the east represents material harm to neighbouring residential outlook. With respect to this point officers can confirm that although the planning system does not afford protection for any particular 'view' existing levels of outlook should not be eroded to an unacceptable degree by new development. In this case the separation distance of 70m is considered to significant and demonstrably ensure that any changes to the existing outlook afforded to occupiers of the Holden Way properties would not have a materially harmful impact on residential amenity. A visual impact assessment of the proposal as viewed from Holden Way has been provided in support of the application. This document provides a useful visual representation of the

change to existing outlook and in officers' view supports the conclusion that the retained separation distances would ensure no harm would arise.

- 8.22 Further to the above officers have also considered the proposal in relation to any potential harm to existing levels of outlook experienced from the Marlborough Gardens properties. In this case the orientation of windows approximately 90 degrees away from the proposed structure ensures that the principal outlook to the west currently afforded to these properties would be unharmed.

Activity Room

- 8.23 The proposed activity room would be located to the east of the existing sports hall and to the north of the proposed L shaped building where it would extend to a maximum height of 2 storeys. This location would ensure that any impacts arising from the structure are contained within the school site as there are other larger buildings between the structure and nearest neighbouring residential properties. As such, no harm to neighbouring amenity would arise from this element of the proposal.

Extension to Sports Hall

- 8.24 The proposed extension would extend to a maximum height of a single storey where it would be positioned to the east of the existing sports hall. The combination of this location and modest massing ensures no impacts on neighbouring amenity would arise as a result of this element of the proposal.

Nuisance

- 8.25 Further to the assessment above, due regard has been given to the potential for the siting of the proposal and associated use to generate additional noise and disturbance over and above the existing situation. With respect to this consideration officers note that the location of the main L shaped building is currently sports courts and therefore a range of noise generating activities could occur in this area. In contrast the provision of education floorspace contained within the fabric of the proposed building, which generally provides a lower noise environment when compared to activity occurring outside, would not result in any materially harmful increase in potential noise generation.
- 8.26 With respect to the proposed MUGA, this would be located within the centre of the school site and further away from neighbouring residential properties than the existing sports court area. This increased separation is further

supported by the acoustic buffer provided by the existing and proposed buildings, thereby ensuring no unacceptable impacts noise impacts over and above those which currently exist.

- 8.27 In addition to the normal school usage of the proposed buildings and MUGA officers note that these facilities have the potential to make a positive contribution to the local community through use outside of school hours. Whilst any such use represents a wider benefit arising from the proposal it is integral to ensure that and associated impacts are appropriately managed. In order to adequately mitigate any potential impacts a condition requiring the submission of a community use strategy is recommended to ensure such additional usage can be appropriately controlled. A further safeguard would also be provided by an hours of use condition which would restrict use of the MUGA to between 7am and 9pm Monday to Saturday and 9am to 6pm on Sundays. An additional condition is also recommended in relation to the submission of a detailed lighting strategy prior to the first use of any of the buildings or MUGA areas that are the subject of this application.
- 8.28 Further consideration has been given to the potential for additional impacts to arise from the use of the servicing and refuse storage area. As part of this submission the applicant has outlined that delivery and servicing activity at the site will continue in line with existing practices which is typified by a minimal number of deliveries over the course of a typical school day / week. Officers note that such vehicle movements are limited to waste collection, deliveries and general supplies to the canteen. The frequency of such deliveries is therefore relatively low and it is considered that this provides a natural safeguard to ensure any additional noise disturbance arising from the use of the servicing area would remain within acceptable parameters as required by policy. In order to ensure that the site operates in line with best practice and any residual impacts are adequately mitigated a condition requiring the submission of a delivery and servicing plan prior to the first use of the new buildings is recommended.
- 8.29 In reaching the conclusions outlined above officers have taken into account the comments from LBH Environmental Health whom raise no objection to the proposal subject to recommended conditions. As such, officers are satisfied no long term noise or nuisance impacts would arise as a result of the proposals with construction management conditions recommended to mitigate any short term noise impacts. Accordingly the proposal would remain in compliance with policy DC55 and policy DC61 of the LDF.

Transport, Highways and Servicing

- 8.30 The subject application would result in a moderate increase in the capacity of the existing school in terms of the PAN which would increase from 975 students to 1050. In response to this increase in capacity the applicant has submitted a suite of supporting information including a Transport Statement and Travel Plan prepared by Milestone Transport Planning.
- 8.31 Further to the above the applicant has acknowledged that the proposal provides an opportunity to maximise on site car parking supply for staff and visitors with the existing capacity of 105 spaces increasing to 116 spaces as a result of this proposal.
- 8.32 As part of the assessment of this application LBH highways officers have scrutinised the proposal and supporting information and have confirmed that they raise no objections to the proposal subject to recommended conditions. These conditions would ensure the positive elements of the proposal are carried through to implementation.
- 8.33 It must be acknowledged that the construction phase of the development would give rise to additional construction vehicle movements. The temporary nature of these impacts ensures that no significant adverse impacts on the highway network would arise as a result of the proposals. Conditions are recommended to ensure the construction phase of the development accords to best practice and any impacts are appropriately mitigated.
- 8.34 With specific regard to the refuse storage area officers are satisfied that the location of this store enables ease of servicing whilst its size would provide sufficient capacity for the school. In order to ensure the finer details of this storage arrangement is acceptable a condition is recommended requiring the submission of further details for approval.

Other Planning Issues

- 8.35 The application has been submitted with an extensive suite of supporting information in relation to flood risk, land contamination, ecology, arboriculture and sustainability. Officers have considered these elements of the proposals in detail and are satisfied that they demonstrate that the proposal would achieve compliance with key policy objectives. A range of conditions are recommended to ensure the positive elements of the proposal advanced by the applicant and identified mitigation measures with respect to these matters are secured and carried through to implementation.

Conclusions

- 8.36 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.

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