



STRATEGIC PLANNING COMMITTEE AGENDA

7.30 pm	Thursday 28 March 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 Tuesday 26 March 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.

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

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

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

2 APOLOGIES FOR ABSENCE AND ANNOUNCEMENT OF SUBSTITUTE MEMBERS

(if any) - receive.

3 DISCLOSURE OF INTERESTS

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

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

4 MINUTES (Pages 1 - 6)

To approve as a correct record the minutes of the meeting of the Committee held on 28 February 2019 and to authorise the Chairman to sign them.

5 DEVELOPMENT PRESENTATIONS

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,

- 6 PE/00977/2018 - ROM VALLEY WAY RETAIL PARK/SEEDBED CENTRE** (Pages 7 - 12) Report attached

- 7 APPLICATIONS FOR DECISION**

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

8 **P0156.19 - VEOLIA RAINHAM LANDFILL** (Pages 13 - 22) Report attached

9 **P1863.18 - ROYAL LIBERTY SCHOOL** (Pages 23 - 44) Report attached

10 **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).

11 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.

12 URGENT BUSINESS

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

Andrew Beesley
Head of Democratic Services

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**MINUTES OF A MEETING OF THE
STRATEGIC PLANNING COMMITTEE
Council Chamber, Town Hall, Main Road, Romford RM1 3BD
28 February 2019 (7.30 - 10.40 pm)**

Present:

COUNCILLORS 8

Conservative Group	+John Crowder, Jason Frost (Chairman), Timothy Ryan and Maggie Themistocli
Residents' Group	Reg Whitney
Upminster & Cranham Residents' Group	Linda Hawthorn
Independent Residents Group	Graham Williamson
Labour Group	Keith Darvill (Vice-Chair)

An apology was received for the absence of Councillor Ray Best .

+ Councillor John Crowder substituted for Councillor Best.

Councillors Robert Benham, Michael Deon Burton, Paul McGeary, Jan Sargent and Damian White were also present for the meeting.

There were about 30 members of the public present for the meeting.

Unless otherwise indicated all decisions were taken with no votes against.

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

49 DISCLOSURE OF INTERESTS

There were no disclosures of interest.

50 MINUTES

The minutes of the meeting of the Committee held on 7 February 2019 were agreed as a correct record and signed by the Chairman.

51 **SP1694.18 - REDDEN COURT SCHOOL, COTSWOOD ROAD**

In accordance with the public participation rules the Committee was addressed by an objector with a response by the applicant's agent.

The Committee considered the report and **RESOLVED** that **PLANNING PERMISSION BE GRANTED** subject to additional condition in relation to hours of use of the car park and inclusion of replacement tree planting within landscaping condition as set out in the report.

52 **P0947.17 - 49 - 87 NEW ROAD, RAINHAM**

The Committee received a developer presentation from Tom Morgan and Steve Walters.

The initial proposal was to demolish the existing buildings and structures on the site and construct a residential development to comprise the following:

- Three distinct blocks of varying heights (between 3/5/6 storeys)
- 207 homes proposed providing 35% affordable and 65% market housing.
- 154 car parking spaces
- 261 cycle parking spaces
- Amenity provision including three courtyard gardens

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

- Detail and justification on why there has been an increase in storey height and units numbers from the original submission.
- What was the consequence of this in terms of traffic flows and wider environmental impact? What are the traffic management proposals?
- The value of comparison with Beam Park. Consider the justification for the heights carefully.
- Whether a tunnel effect would be created along both sides of the A1306 given the heights approved/proposed.
- What was the thinking on the transport strategy?
- How was the applicant working through the potential tensions between growth in housing numbers and car ownership?
- What was the typical car club cost? Annual membership and per rental cost.
- What was the basis/applicants' justification for rigidly following the GLA comments.
- Further detail was sought on how the scheme responds to the Rainham and Beam Park Planning Framework and where it was contrary, what the justification was for that? Particular reference was made to height and density.
- The applicant was invited to consider the context of the borough.

- Further detail was sought on the unit mix.
- Sustainability credentials and environmental standards to be employed.
- Modern methods of refuse and recycling storage are encouraged.
- Assurances are sought regarding design quality.
- Further exploration of the height was invited given the relationship with the properties to the rear

53 P1604.17 - 148 - 192 NEW ROAD, RAINHAM

The Committee received a developer presentation from Tom Morgan and Steve Walters.

The initial proposal was to demolish the existing buildings and structures on the site and construct a residential development to comprise the following:

- Distinct blocks of varying heights (between 2/3/4 storeys)
- 187 homes proposed providing 35% affordable and 65% market housing.
- 223 car parking spaces
- Unknown cycle parking spaces
- Amenity provision including courtyard gardens between the blocks

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

- Detail and justification on why there has been an increase in storey height and units numbers from the original submission.
- What was the consequence of this in terms of traffic flows and wider environmental impact? What are the traffic management proposals?
- The value of comparison with Beam Park. Consider the justification for the heights carefully.
- Whether a tunnel effect would be created along both sides of the A1306 given the heights approved/proposed.
- What was the thinking on the transport strategy?
- How was the applicant working through the potential tensions between growth in housing numbers and car ownership?
- What was the typical car club cost? Annual membership and per rental cost.
- What was the basis/applicants' justification for rigidly following the GLA comments.
- Further detail was sought on how the scheme responds to the Rainham and Beam Park Planning Framework and where it was contrary, what the justification was for that? Particular reference was made to height and density.
- The applicant was invited to consider the context of the borough.
- Further detail was sought on the unit mix.

- Sustainability credentials and environmental standards to be employed.
- Modern methods of refuse and recycling storage are encouraged.
- Assurances sought regarding design quality.
- Further exploration of the height was invited given the relationship with the properties to the rear.
- Assurances were sought regarding the proposed CHP solution.
- Specifically in relation to the Framework and the location of the site, why have the houses been removed from the scheme?

54 PE/00492/18 - WATERLOO ESTATE AND QUEEN STREET, ROMFORD

The Committee received a developer presentation from Paul Zara and Lia Silva.

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

- Flatted residential buildings of varying heights up to a maximum of 16 storeys.
- 1402 homes proposed with the current proposed mix to provide 40% affordable and 60% market housing.
- A mix of unit sizes proposed with the current proposed mix of 608 one bedroom units, 620 two bedroom units, 170 three bedroom units and two 4 bedroom units.
- New and enhanced public space across the site.
- Community facility floorspace comprised of a church hall in the vicinity of St Andrew's Church and a community centre fronting the focal point of the development.
- Commercial floorspace proposed on the ground floor of the blocks fronting along Waterloo Road.
- On site car parking and cycle storage
- Significant amenity space provision
- New opportunities for play space within planned green spaces
- Enhanced for sustainability and biodiversity.

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

- Further detail sought on the unit/tenure mix proposed relative to what exists at present.
- Further detail also sought on the nature of the private rental product and the management thereof.
- Underground refuse storage welcomed.
- Give consideration to 'neighbour contracts' to prevent anti-social behaviour and encourage positive relationships between neighbours.

- What was the allocation policy for returning residents?
- Would CCTV going to be included?

55 PE/00095/19 - QUARLES CAMPUS, HAROLD HILL


The Committee received a developer presentation from Steve Mitchell and Garry Green.

The proposals were still being developed but likely to comprise up to 145 residential units, together with open space. The proposals would include a mix of houses and flats, with apartment blocks of up to four storeys in height.

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

- Fully consider the access options into and across the site (by foot and vehicle). Members were keen to see a worked through solution in relation to Tring Gardens, given the road width and the number of vehicles that park along it.
- Understand how the footprint of the proposal works relative to the footprint of the school complex.
- Further detail was sought on the tenure mix of the affordable units, including what nomination rights the borough would have. Ideally, the AH should be Council owned AH
- Detail on the community engagement strategy.
- Infrastructure impact, particularly school places. Further details sought
- Sustainability credentials and environmental standards to be employed
- Opportunity to add/create social value through the development.
- Specifically in relation to Dagnam Park:
 - Assurance sought that the development would not encroach into it
 - Site security
 - What would the impact be upon the boundary landscaping to the park? Need to ensure appropriate protection measures are included
- Ecological assessment was sought.
- Further detail on the height of blocks and the unit mix.
- Opportunity to consider perimeter landscaping/planting for the properties on Tring Walk.
- Need for appropriate street lighting.
- Consider including a turning circle for emergency service vehicles on Tring Gardens.

Chairman

 Havering LONDON BOROUGH	Strategic Planning Committee 28 March 2019
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Pre-Application Reference:	PE/00977/2018
Location:	ROM VALLEY WAY RETAIL PARK AND SEEDBED CENTRE, DAVISON WAY, ROMFORD
Ward:	ROMFORD TOWN
Description:	REDEVELOPMENT OF SITE TO PROVIDE RESIDENTIAL LED MIXED USE DEVELOPMENT
Case Officer:	Simon Thelwell

1 BACKGROUND

- 1.1 This proposed development is being presented to enable Members of the committee to view it before a planning application is submitted and to comment upon it. The development does not constitute an application for planning permission and any comments made upon it are provisional and subject to full consideration of any subsequent application and the comments received as a result of consultation, publicity and notification.
- 1.2 The proposed planning application has been the subject of pre-application meetings with Officers.
- 1.3 The scheme is at an early stage of development and the proposals will evolve over the coming months. At this early stage, Member feedback in regard to broad principles for the development would be useful.

2 PROPOSAL AND LOCATION DETAILS

2.1 Proposal

- Redevelopment of site with demolition of all existing buildings.

- Provision of employment floorspace to replace the Seedbed Centre.
- Residential development would be the predominant use of the site.
- The quantum, layout and density of the development is at an early stage and subject to a masterplan being developed for the site.
- Vehicle access would be as existing from Rom Valley Way, using the current access opposite Queen's Hospital, and from Davison Road.

2.2 **Site and Surroundings**

- The site is located on the northeast side of Rom Valley Way, opposite Queens Hospital and the former Ice Rink site.
- The site measures 2.81 hectares.
- The eastern and southern boundary of the site is the River Rom, whilst to the north is the Homebase site.
- The site has very good access to public transport and other services, it is approximately 600 metre walk from Romford station. The PTAL of the site ranges from 6a to 4.
- Vehicular access to the retail park is via Rom Valley Way, whilst the Seedbed Centre and Snow & Rock Store is accessed by Davidson Way.
- Currently on the site are five retail units, providing around 6,000 sq metres of floor space and forty business units of various sizes providing around 3,500 sq metres of floorspace.

Planning History

- 2.3 The site was developed in the late 1980's. There have been various planning applications in relation to the retail and employment uses but none of particular significance.

3 **CONSULTATION**

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

- Mayor of London

- London Fire Brigade
- Environment Agency
- Natural England
- Thames Water
- Essex and Suffolk Water
- EDF Energy
- National Grid
- Transport for London

4 COMMUNITY ENGAGEMENT

- 4.1 In accordance with planning legislation, the developer will be engaging with key stakeholders, such as local Members and businesses, on these proposals as part of the pre-application process.

5 MATERIAL PLANNING CONSIDERATIONS

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

- Principal of development
- Quantum of development
- Design Quality and Scale
- Housing mix and affordable housing provision
- Access and servicing
- Parking
- Impact on infrastructure provision

5.2 Principal of Development

- Within the current policies in the Local Development Framework, the Seedbed Centre is designated as a Secondary Employment Area. Policy DC10 protects such areas for light industrial, industrial and storage/distribution uses.
- The Council's submitted Local Plan is under examination with the examination due to reconvene in May 2019. The Local Plan designates the Seedbed Centre as a Locally Significant Industrial Site with policy to protect the site for continued industrial and employment use (Policy 19).
- In order to comply with policy, there would need to be retention of existing employment uses or a commensurate or improved provision as part of any

redevelopment. Relocation of/reprovision for existing businesses would also need to be considered.

- There is no planning policy protection for out of town retail and as such there is no in principle objection to the loss of the retail units
- Subject to the retention/replacement/reprovision of suitable employment space, there is considered scope to provide residential development on the site as part of any redevelopment.

5.3 Quantum of development

- Given the site is located in the Romford Housing Zone and close to existing services and public transport, there is an opportunity to make the most of the site in terms of the quantum of units, taking account of the requirements regarding housing mix. It is considered appropriate for a design led approach to be followed to formulate a masterplan that informs the optimal level of development on the site.

5.4 Design quality and scale

- The buildings currently on site are of limited quality although their impact is reduced due to their limited height and position set back from the dual carriageway. A high quality design would be expected, deriving from a masterplan which would inform the scale of any buildings and their relationship to surroundings and the resulting character formed by the new development.
- The relationship to the River Rom and key routes to and from the site are important considerations.

5.5 Housing mix and affordable housing provision

- Planning policy seeks to provide a range of housing sizes in new development and it would be expected that a reasonable proportion of larger size dwellings be provided in any redevelopment, subject to providing suitable amenity space.
- In accordance with the Mayor of London's policy and draft Havering Local Plan policy, a 35% provision of affordable housing with 70% social rent would mean that no viability testing of the proposals would be required. Any lesser provision would need to be justified through viability appraisal.

5.6 Access and Servicing

- Further information on traffic levels is required to assess whether there are any likely impacts on existing junctions.
- Part of the masterplanning process should ensure that all areas of the development can be adequately serviced including allowing flexibility in the type of employment uses that can be accommodated.

5.7 Parking

- Given the proximity of the site to Romford town centre and related services, the level of parking could reasonably be limited for both the residential and employment components of the proposal, although it should be demonstrated that the proposal would not result in any overspill parking in streets surrounding the development.

5.8 Impact on infrastructure provision and mitigation

- At this early stage of the scheme development, options for any on-site infrastructure requirements arising from the development should be considered.
- The Council's proposed CIL charges are currently under examination and may be in place by the time an application is submitted. Subject to that and any on site provision, contributions may be sought for the following:
 - School places
 - Pedestrian/cycle improvements
 - Town centre environmental improvements
 - Public transport contribution
 - River Rom improvements
 - Open space/sports facilities provision/improvement
 - Health facilities
- As well as the above, the proposal may attract the following section 106 obligations to mitigate the impact of the development:
 - Apprenticeship scheme for construction jobs
 - Job brokerage for new jobs created
 - Affordable and/or Start-up business space provided
 - Restriction on parking permits

- Car club provision
- Affordable housing

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


- Mayoral CIL towards Crossrail, based on increase in floorspace
- If applicable, Havering CIL, based on increase in floorspace

5.10 **Other Planning Issues**

- Archaeology
- Ecological Impact and Mitigation
- River Rom improvements
- Sustainable design and construction measures
- Secured by Design

Conclusions

5.11 The proposed development is at an early stage in its development and will be developed through a design led masterplan approach over the coming months. At this early stage, Members' guidance will be most helpful to incorporate as the various elements are brought together.

 Havering LONDON BOROUGH	Strategic Planning Committee 28 March 2019
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Application Reference:	P0156.19
Location:	Veolia Rainham Landfill, Coldharbour Lane, Rainham
Ward:	Rainham & Wennington
Description:	Construction of new landfill site access; erection of weighbridges and weighbridge offices, wheel wash, storage containers, weighbridge car park; erection of additional landfill site offices and storage containers, and construction of new car park access.
Case Officer:	William Allwood
Reason for Report to Committee:	A Councillor call-in has been received which accords with the Committee Consideration Criteria.

1 SUMMARY OF KEY REASONS FOR RECOMMENDATION

- 1.1 This proposal is brought before Members as it involves an application for Major development, where Officers are recommending approval. Further, the application is subject to a Ward Councillor call-in.
- 1.2 The main issues to be considered by Members in this case are the principle of development, visual impact, amenity, access considerations, and other considerations.

2 RECOMMENDATION

- 2.1 That the Assistant Director of Planning is to give delegated authority to **GRANT planning permission** and impose conditions and informatives to secure the following matters:

Conditions

- Time Limit for Implementation
- In accordance with the submitted plans
- Proposed structures/ buildings to be removed by end of December 2026
- Removal of existing infrastructure within 3 months of the completion of replacement scheme
- Prior to the commencement of works, Gas Protection Measures to be incorporated and Verification Report produced
- Prior to the commencement of works, Contamination Studies to be carried out and Verification Report produced

Informatives

- Essex and Suffolk Water comments regarding the location of private water supply
- Natural England Standing Advice concerning protected species and trees
- Environment Agency comments regarding the updated Environmental Permit

3 PROPOSAL AND LOCATION DETAILS

Proposal

- 3.1 The site is now moving into the final stages of landfilling and the area currently occupied by the existing weighbridge offices will need to be infilled with waste to bring it to final levels. To enable this, a new location for the weighbridge has been identified that has already been infilled to final levels. The proposed works subject to this planning application are therefore described thus:

- A new landfill site access from Coldharbour Lane
- Create an area for vehicle stacking to prevent vehicles queuing on Coldharbour Lane
- New weighbridges and 2no. weighbridge offices (each 10m x 3m)

- ISO type storage containers close to the new weighbridge (48 sq.m)
 - Replacement wheel wash facilities
 - Relocate 3no. of the existing landfill site offices (each 10m x 3m) and erect 3no. additional offices (each 10m x 3m)
 - New site entrance to the landfill office car park for car use only
- 3.2 The new buildings and infrastructure are located approximately 150m to the north of the existing, closer to Coldharbour Lane, and take up a similar area of land to the existing works.

Site and Surroundings

- 3.3 The application relates to a 177 hectare site located on the River Thames at the most south eastern part of the Borough. The site subject to this application is situated to the south west side of Coldharbour Lane Rainham and forms part of the wider Rainham Landfill and Recycling Centre; Coldharbour Lane is an un-adopted highway. The site is approximately 2 miles from the centre of Rainham, as the crow-flies. The Rainham Marshes RSPB Nature Reserve, which is designated as a *Site of Metropolitan Importance for Nature Conservation*, is situated to the north east of the application site.

Planning History

- 3.4 The site has a long planning history; the previous decisions of most relevance to this proposal concern the wider waste management facility:

The following key planning decisions are therefore relevant to the application:

- P1275.96 - Deposit of refuse materials through controlled landfill provision of material recovery facilities and creation of contoured landform and restoration scheme - Approved.
- P1566.12 - Planning application for the continuation of waste inputs and operation of other waste management facilities (materials recycling facility, waste transfer station, open air composting site and associated soil plant, gas engines, leachate treatment plant, and incinerator bottom ash processing) until December 2024 and re-profiling of final contours, with restoration to be completed by December 2026 – Approved

4 CONSULTATION RESPONSE

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

4.2 The following were consulted regarding the application:

London Borough of Havering Principle Engineer Highways – No comment, as the site is a long way from the adopted highway network

London Borough of Havering Public Realm Project Officer – No comment

London Borough of Havering Public Protection Officer – No objections to the proposal from a noise perspective

Natural England – No comments, subject to the adherence of Standing Advice on protected species, and ancient and veteran trees

Essex and Suffolk Water – Advise that their records show that there is a private water supply located in the proposed development

Environment Agency – No objections, subject to advice relating to the operators environmental permit

(Officer Comment- the applicant has been advised of the consultee comments, and any consultee advice will be included within the Decision Notice as Informatives)

5 LOCAL REPRESENTATION

5.1 A total of 22 neighbouring properties and commercial premises were notified about the application and invited to comment. The application has been publicised by way of one or more site notices displayed in the vicinity of the application site. The application has also been publicised in the local press.

5.2 The following Councillor made representations:

5.3 Councillor David Durant made representations to the application by way of calling in the proposal to the Strategic Planning Committee. In this regard, the Councillor made the following comments:

- I wish to call in P0156.19 to ascertain the impact of this application on future plans of the area

- There are ambitions for this area to be part of a Conservation Park and plans to redevelop the Freightmaster Estate. The future of the landfill site impacts on this, including road access, and I would like to know how Veolia plans for a new entrance impacts on this.
- I wish to know why the new entrance is being proposed and its impact on the Veolia timelines and not detrimental to surrounding area which is subject to a number of ambitions and proposals and if necessary refuse or attach appropriate conditions.

6 MATERIAL PLANNING CONSIDERATIONS

6.1 The main planning issues raised by the application that the Committee must consider are:

- The Principle of Development
- Visual Impact
- Amenity
- Access
- Other Considerations

The Principle of Development

- 6.2 The London Borough of Havering's LDF 2008 Policy Site Specific Allocations DPD Policy SSA17 and London Plan 2016 Policy 2.14 identify and support Regional and Metropolitan Park opportunities and promote this site for restoration into the London Riverside Conservation Park (Wildspace). Policy SSA17 acknowledges the extant planning permission which allows the land raising of the site through the importation of non-hazardous waste for restoration proposals to public open space and amenity in line with Wildspace objectives. Further commentary on the restoration proposals of this site will be provided within the *Other Considerations* section of this Report.
- 6.3 Policy CP11 - Sustainable Waste Management - of the Havering LDF Core Strategy and Development Control Policies DPD 2008 states that the Council is committed to increasing recycling and reducing the amount of waste being sent to landfill. Policy W1 of the Joint Waste DPD states that the East London Waste Authorities (ELWA) will encourage the reuse and recycling of materials, and the recovery of resources.
- 6.4 The proposal has been considered in relation to the criteria detailed in Policy W5 of the Waste DPD and is considered to be acceptable.

- 6.5 The site is located at the southern end of the London Riverside Conservation Park, which is designated in the Site Specific Allocations DPD. The restoration of the site under consideration, alongside the surrounding land, all of which is being used for the management of waste, would support the objectives of Policy SSA17.
- 6.6 The proposed development is considered to be acceptable in principle for the duration of landfilling and restoration and that they will be conditioned to be removed from the site and site restored by end of December 2026.

Visual Impact

- 6.7 Policy DC61 of the LDF states that planning permission will only be granted for development which maintains, enhances or improves the character and appearance of the local area.
- 6.8 As advised in paragraph 3.1 of this Report, the application proposes removing the existing weighbridge, associated offices and wheel wash facility with replacement facilities closer to Coldharbour Lane, together with new site entrances and office/ storage facilities.
- 6.9 In terms of the proposal's siting, scale, and design; considering that it concerns an historic landfill, which can only be dealt with where it occurs; and the identified need for the proposed changes to what was previously approved, the visual impact is considered to be acceptable and in accordance with Policy DC61 of the Havering LDF Core Strategy and Development Control Policies DPD 2008.

Amenity

- 6.10 Policy DC61 states that planning permission will not be granted for proposals that would significantly diminish local and residential amenity.
- 6.11 Given the siting of the proposal in relation to residential properties, it is considered that it would not result in any significant adverse impacts on the amenities of residential occupiers, in terms of their outlook, privacy, and access to light. The lower sensitivity of other neighbouring uses, which are primarily of an industrial nature, is such that the proposal would not result in significant harm to other neighbouring land uses in terms of their privacy, outlook, and access to light.
- 6.12 The Council's Environmental Health Officers have been consulted and raise no objections to the proposals.

- 6.13 The amenity impact is considered to be acceptable and in accordance with Policy DC61 of the Havering LDF Core Strategy and Development Control Policies DPD 2008.

Access

- 6.14 Policies CP9 and CP10 of the Havering LDF Core Strategy and Development Control Policies DPD 2008 seeks to encourage sustainable transport choices, together with designing safe development in highways terms.
- 6.15 Coldharbour Lane at this location does not form part of the public highway network, and is therefore a private road in planning terms. The landfill is imported to the site by road. The continued vehicular access arrangements from Coldharbour Lane as indicated within this application are considered to be sufficient to accommodate the anticipated number of vehicle movements over the course of the development to 2024. Indeed, it is anticipated that the number of heavy vehicle movements during each day will not be increased, and will continue to reduce as the site nears completion.
- 6.16 The proposals subject to the application would allow the “stacking” of vehicles off Coldharbour Lane, particularly in the early morning periods. These arrangements would improve the free-flow of vehicles along the Lane during peak periods.
- 6.17 The highway and access impact is considered to be acceptable and in accordance with Policy DC61 of the Havering LDF Core Strategy and Development Control Policies DPD 2008.

Other Considerations

- 6.18 The planning permission secured under reference P1566.12 via a s106 legal agreement sought that the landfill site would be restored by 2026; it is anticipated that the restored landfill will be open in stages for public use, which would include the following:
- Provision and maintenance of footpaths and cycle paths over the landform, including viewpoints;
 - Maintenance of the existing Rainham to Purfleet path;
 - Access to and provision of serviced sites for a new car park, and potentially for recreational facilities and a visitor centre;
 - Increased access to the Thames and to existing walking and cycle routes;
 - Creation of new habitat and active management of these that would achieve a large amount of London's targets for biodiversity for flora and fauna.
- 6.19 Officers of the Council have been in preliminary discussions with various

Stakeholders, including the RSPB, the Environment Agency, and Natural England, with regards to the landscape and restoration concepts for the landfill site; such discussions will continue with a view that a full restoration scheme be submitted as required by the legal agreement.

- 6.20 Finally, and in support of the application, the applicant has advised the following:

The proposed new access and weighbridges will have no impact on the wider objectives for the restoration of the site to Wildspace/Conservation Park. They will only be required during the landfilling and restoration and will be removed on completion of these activities in accordance with the restoration requirements of the landfill planning permission.

The new access is likely to improve the flow of other traffic on Coldharbour Lane as it includes improved vehicle stacking provisions. Consequently there would be no change to the accessibility of the Freight master Estate nor would there be any impact on proposals for the redevelopment of that site.

Removing the existing weighbridges and other infrastructure will release a void space for landfill of approximately 1 million cubic metres. The total remaining void space for the whole site is approximately 1.8 million cubic metres. At current input rates waste inputs, other than restoration soils, will be complete within 4/5 years. The site is due to be fully restored by December 2026.

It should be acknowledged that when the current landfill planning application (approved in 2016) was submitted in 2012 it was confirmed that the existing weighbridges would need to be relocated to enable the final void space to be infilled. Relocating the weighbridges at this time is now necessary to maintain continued landfilling activities in accordance with the approved timeline for the completion and restoration of the site. Any significant delay in the relocation of the weighbridges would impact on the timeline for the completion of the site.


Financial and Other Mitigation

- 7.1 The proposed development would not give rise to a contribution under the Mayoral CIL Regulations.

Conclusions

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

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 Havering LONDON BOROUGH	Strategic Planning Committee 28 March 2019
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Application Reference:	P1863.18
Location:	Royal Liberty School, Upper Brentwood Road, Romford
Ward:	Squirrels Heath
Description:	Demolition of three single storey outbuildings on the western site boundary and construction of a new two storey sports hall with attached one storey one-form entry classroom building, a roof balustrade and a canopy and a temporary four-storey classroom and one-storey kitchen block with associated infrastructure and repair and refurbishment works to Hare Hall and associated infrastructure including a substation.
Case Officer:	Suzanne Terry
Reason for Report to Committee:	<ul style="list-style-type: none">The application is by or on behalf of the Council and is a significant development.

1 SUMMARY OF KEY REASONS FOR RECOMMENDATION

- 1.1 The proposal is for demolition of existing outbuildings within the site and the construction of a new sports hall and classroom block, together with associated repair works and alteration to the existing school buildings. A separate application has been made for listed building consent for refurbishment and improvements to Hare Hall.
- 1.2 The proposed works are required as part of a 1FE expansion of the school to meet a demonstrable need for additional secondary school places within the Borough. The proposals are acceptable in principle to meet this need, as well

as forming part of a wider package of refurbishment of the existing school buildings, which will be to the benefit of existing and future pupils, and for continued maintenance and protection of the Grade II* listed Hare Hall. The temporary accommodation proposed is judged acceptable given the extent of refurbishment works and can be accepted for a limited period.

- 1.3 The proposal is considered to be to an acceptable development in terms of scale, siting and design. The proposals have been developed in conjunction with design and heritage advice from LBH staff, as well as Historic England, and are judged to protect the character and setting of the listed building. No material harm to residential amenity is judged to result, and no material environmental or parking and highway issues are considered to arise from the proposals. The application is considered by the planning authority solely on its planning merits regardless of the Council's land interest and is considered to be acceptable on its merits.

2 RECOMMENDATION

- 2.1 That the Committee resolve to GRANT planning permission subject to the following conditions:

Conditions

1. Time Limit – development to be commenced within three years
2. Accordance with Plans
3. Temporary consent for the temporary classrooms and kitchen block and for temporary car park– to be removed within 2 years of first occupation of the temporary building or completion of the works, whichever is sooner. Following removal, the playing field land to be reinstated to a playing field of quality at least equivalent to the quality of the previously existing playing field in accordance with details to be submitted and approved.
4. External Materials – a) submission of a drawing to show details of 1:1 mock-up of exterior walling by section and elevation; b) a mock up to be erected on site detailing specified details, c) drawings showing arrangement of rain screen cladding. Development to be carried out in accordance with approved details.
5. New Entrance and Enclosure – a) submission of additional drawing of new entrance railings; b) submission of a sample panel of materials. Works to be carried out in accordance with the approved details.
6. Balustrading – notwithstanding details submitted within the application, no rooftop balustrading to be erected until details of design, external appearance, siting and external specification submitted to and approved by the LPA.
7. Hard and Soft Landscaping – details of hard and soft landscaping within the site, including any proposed planting, to be submitted for approval
8. Tree Protection – construction methods and tree protection methods to be as per recommendations in Section 3 of Arb Report
9. Construction Hours – All building operations in connection with the development only to take place between 08.00 and 18:00 Monday to Friday and 08:00 to 13:00 on Saturdays and not at all on Sundays and Bank Holidays/Public Holidays
10. Construction methodology – to be carried out in accordance with the submitted Construction Method Statement
11. Cycle Parking – details of additional cycle storage provision to comprise 16 cycle parking spaces
12. Contaminated Land – requirement to submit a Phase III (Remediation Strategy) report if the Phase II report confirms the presence of a pollutant linkage requiring remediation. Following completion of remediation measures a “Verification Report” to be submitted for approval.

13. Contaminated Land – if development not previously identified is found, then remediation strategy to be submitted and approved and “Verification Report” submitted demonstrating completion of remediation works.

14. Gas Protection Measures – Prior to commencement of groundworks details of gas protection measures to be submitted and approved by LPA and to be implemented in accordance with approved details. Verifications report to be provided on completion of installation.

15. Emissions – requirement to use Ultra-Low NO_x boilers, in accordance with details to be previously submitted and approved in writing.

16. Plant and Machinery – scheme to be submitted for plant and machinery. Noise levels expressed as the equivalent continuous sound level LAeq (1 hour) when calculated at the boundary with the nearest noise sensitive premises shall not exceed L_{A90} -10dB.

17. Ecology – works on site to be carried out in accordance with recommendations set out in Section 4 of submitted ecology report.

18. Archaeology – requirement for Stage 1 written scheme of investigation (WSI) prior to demolition or development. Stage 2 WSI required depending on outcome of Stage 1.

19. Odorous Material – Prior to bringing into use of kitchens, details of measures to remove/disperse odours to be submitted and equipment provided in accordance with approved details.

20. Community Safety – Before above ground works, submission of scheme for setting out how the principles and practices of Secured by Design will be incorporated into the proposals.

21. SuDs – Prior to above ground works, scheme showing proposals for sustainable urban drainage measures to be used within the development.

Informatives

1. INF29: Approval following revision

2. INF23: Fee Informative

3. Sport England: It is recommended that a restoration scheme for playing field land is undertaken by a specialist turf consultant. The applicant should be aiming to ensure that any new or replacement playing field is fit for its intended purpose and should have regard to Sport England’s technical Design Guidance Note entitled "Natural Turf for Sport" (2011) and relevant design guidance of the National Governing Bodies for Sport e.g. performance quality standards produced by the relevant pitch sport National Governing Bodies, for example the Football Association.

4. Historic England (archaeology): Written schemes of investigation will need to be prepared and implemented by a suitably qualified/professionally accredited archaeological practice in accordance with Historic England's Guidelines for Archaeological Projects in Greater London. This condition is exempt from deemed discharge under Schedule 6 of the Town and Country Planning (Development Management Procedure) (England) Order 2015.

- 2.2 That the Committee confirms that it has had special regard to the desirability of preserving the settings of listed buildings and features of special architectural or historic interest as required by Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

3 PROPOSAL AND LOCATION DETAILS

Proposal

- 3.1 The application is seeking planning permission for:

- The demolition of three single storey outbuildings within the site and the construction of a two storey building, to provide a new sports hall and additional classroom accommodation.
- The proposals also include works to the existing main school building to provide a roof balustrade and a new entrance with roof canopy and railings.
- The proposed new sports hall/classroom block is to be sited on the western side of the school grounds. It will provide a new multi-sport facility, together with changing rooms on the ground floor. At first floor, it provides an additional classroom and a food technology room. The new building will be externally finished in a mix of brick at ground floor with rain screen panels used at first floor, with aluminium doors and window frames.
- The proposals also include the provision of temporary classroom accommodation and temporary kitchen facilities to accommodate pupils during the construction works. The classrooms are provided in a demountable structure, located towards the western side of the site. The temporary accommodation ranges in height, rising to a maximum of 4 storeys, but stepped down at its western end. The kitchen facilities will be housed in a single storey, demountable building.
- A new substation is proposed to the site frontage.
- A new temporary car park would be laid out within the site providing 34 spaces.
- The additional facilities would enable a 1 form entry (1FE) expansion of the school. This would increase pupil numbers by 150 over a 5 year period resulting in a capacity of 750 pupils.
- As part of the wider programme of works, repair and refurbishment works are also proposed to be carried out to Hare Hall, which forms part of the school

site. These works are subject to a separate application for listed building consent.

3.2 Site and Surroundings

- Royal Liberty school is located on the north-western side of Upper Brentwood Road, North Drive and South Drive lie to the western boundary of the site, both of which are residential roads. St. Mary's Hare Park primary school is also situated to the western side of the site. The site is within the Gidea Park Special Character Area.
- The school site occupies an area of approximately 5 hectares. The principal buildings within the site are Hare Hall, which is a Grade II* listed building, and the later 1920's block, sited to the southern side of Hare Hall, which is particularly prominent in the Upper Brentwood Road streetscene. There are various other, smaller scale buildings within the school grounds, all of which are much later additions to the school site.
- Within the site are a number of groups of trees, in particular of relevance to this application, a group adjacent to the western boundary of the site. The site is subject of a TPO (TPO 17/86) but this relates to trees on the eastern side of the site, which are unaffected by the proposals.
- The principal access to the site is from Upper Brentwood Road. There is also vehicular access from Hall Road, which is primarily used by staff.

4 Planning History

- 4.1 The school has been subject to a number of minor applications during recent years, none of which have any direct bearing on the application. The following application has been submitted in conjunction with the planning application:

L0011.18 Listed Building Consent for Infrastructure and repair and refurbishment works to Hare Hall – currently undetermined

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:

Historic England (Archaeology): The development is within an area of archaeological interest and could cause harm to archaeological remains. A condition requiring a stage one written scheme of investigations (WSI), followed by stage 2 WSI where shown to be necessary is recommended.

Fire Brigade (water supply): no additional hydrants required

Thames Water: No objections

Essex & Suffolk Water: No objections

Environment Agency: No environmental constraints and therefore no comments.

LBH Heritage: Acknowledge that the present scheme has been subject to numerous pre-application discussions with LBH and Historic England, which have informed the proposals. No objection is raised in principle to the demolition of outbuildings within the site, although details of replacement landscaping should be provided. The temporary classrooms will have a profound negative effect on the setting of the listed building. However, a clear and convincing justification for the temporary structures have been provided and so no objection is raised subject to strict conditions regarding timescales for removal being imposed. Any application to renew permission for the temporary structures would be resisted. The sports hall and 1FE expansion has responded positively to pre-application advice with regards to location, massing, orientation, design and materiality. Materials have been discussed on site and appropriateness to be judged by a sample panel to be constructed on site. There is opportunity to improve the rhythm of the building and further clarification is required in respect of rooftop balustrading and plant. Whilst the building is judged to result in a degree of harm to the setting of Hare Hall, the harm is considered to be less than substantial and may be weighed against the public benefits of the proposal. Detailed consideration needs to be given to the quality of hard and soft landscaping.

LBH Highways: No objections

LBH Public Protection: No objections but condition required to ensure suitable measures to remove or disperse odours

LBH Environmental Health: Details of gas protection measures to be required by condition. A Phase III land contamination remediation strategy to be required by condition. Use of Ultra-low NOx boilers to be required by condition.

Metropolitan Police: Measures recommended to reduce risk of crime. Recommendation for a condition requiring submission of an application for the Secure by Design award scheme. A meeting with the applicant has taken place to discuss ways in which SBD certification could be achieved.

5.3 Statutory Consultee

Sport England: The proposed permanent building will result in partial loss of playing field - the current markings could still be marked out. As a result, the overall sporting capacity of the playing fields is unlikely to be significantly affected by the proposed permanent development. Sport England would however support that the school allows community use of the facilities. The proposed temporary facilities would result in considerable encroachment onto the playing fields. However, it is acknowledged this is for a temporary period and the applicant has demonstrated how formal playing pitches can be re-ordered and utilised during this period. As such, Sport England do not raise an objection to the proposals subject to a planning condition, which limits the development to a period of two years and requires the subsequent reinstatement of the playing field land.

Historic England: Historic England comment that they have been involved in pre-application discussions. The proposals are broadly welcomed as they will improve school facilities in combination with repairs to Hare Hall, giving them a sustainable long term future. The proposed repair works to Hare Hall are welcomed but recommend trial mortar samples be required by condition. Also, a mock up section of proposed railing to roof of Hare hall should be erected owing to concerns regarding impact. The LPA should be satisfied with schedule of works to interior doors. Historic England are encouraged by the proposed alterations to the 1920's building. The proposed sports hall is sensitive but effort to reduce impact on setting of the listed building is recognised. Whilst visual obstruction of listed building would not occur from the siting, the sports hall remains visually prominent and discussions should continue regarding suitability of proposed external materials. No concern is raised to the temporary building providing sufficient safeguards are in place to ensure it is removed at the end of a two year period. Whilst some harm would result from the proposed sports centre, it is recommended this has been significantly reduced and could be mitigated further; the heritage benefits of repair work would further offset residual harm and as such a draft letter of authorisation has been prepared.

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 applicant held a public exhibition at the school on 11th September 2018. This was publicised by way of letter drop to local addresses, around 550 homes. Display boards and questionnaires were also made available on line.

Around 65 people were estimated to have attended based on a signed visitors list. 30 questionnaires were also completed.

- 6.3 Feedback indicated that the principle of refurbishment and expansion is generally supported. The main issues raised and the developer's responses are set out below.

1. Impact of construction traffic

Developer's Response: A construction management plan is submitted with the application and construction traffic would access the site from Upper Brentwood Road, not residential side roads.

2. Suitability of temporary accommodation for pupils

Developer's Response: This has previously been used successfully on another site and so are confident this will suitably meet the needs to the school and its pupils during the construction period.

3. Impact of construction works

Developer's Response: A construction method statement is provided with the application, which controls matters such as construction set up and hours of working, and this can be controlled by planning conditions.

4. Impact of parent parking on South Drive

Developer's Response: There are parking restrictions in place and the school will continue to maintain parking arrangements through construction and beyond and encourage considerate parking by parents. No new access to the school from South Drive will be created.

5. Potential for noise issues from the new sports hall

Developer's Response: The construction materials and insulation of new sports hall will give better noise attenuation compared to the existing sports hall.

6. What options are there to update existing sports and swimming facilities at the school, including provision of a MUGA and better energy efficiency of buildings?

Developer's Response: These are outside the parameters of the project, although the school is separately looking at options to improve the Pavilion building and the arrangement of space around the existing swimming pool. These comments have been passed to the school for future consideration. The proposals will help to improve energy efficiency at the school

7 LOCAL REPRESENTATION

7.1 A total of 294 neighbouring properties were notified about the application and invited to comment. The application has also been publicised by way of site notice displayed in the vicinity of the application site. The application has also been publicised in the local press.

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

No of individual responses: 4, of which 3 objected and 1 commented

Representations

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

Objections

- Proposed temporary accommodation is too high and looks unsightly
- Will sports hall be noise insulated/will windows be kept shut
- Potential for noise and light pollution from new buildings
- Concern that no new entrances should be created from South Drive
- What arrangements will be made for dropping off/collecting additional pupils
- How will pupils access school if contractors using front entrance

Non-material representations

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

- Impact of noise, dust and traffic during construction (OFFICER COMMENT: Impact of construction is not usually a material planning consideration. A construction method statement has been submitted with the application, which sets out how the impacts of construction can be managed and mitigated during the course of development and adherence to this can be required through planning condition)

- What will happen to existing sports hall/outdoor swimming pool (OFFICER COMMENT: Future proposals for these existing structures are outside the scope of this application and cannot be taken into consideration)
- Traffic and parking issues exist currently that require better traffic enforcement (OFFICER COMMENT: Inconsiderate parking by parents and the enforcement of traffic regulations is not material to the application. Traffic and access impacts arising directly from the application, including through the construction period, will be assessed separately below.)

8 MATERIAL PLANNING CONSIDERATIONS

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

- The principle of development, including the need for additional school places and the impact on sports field provision within the site.
- Heritage impacts, including in particular on the setting of the listed building
- Layout, design and visual impact of the buildings, including impact on local character
- Impacts on amenity
- Parking and Highway issues
- Environmental Impacts

Principle of Development

8.2 All Local Authorities, including Havering, have a statutory duty to ensure that there are enough school places available in the borough to accommodate all children who live in the borough and might require one. Havering is experiencing an increase in demand for school places, which is now filtering through to an increased requirement for secondary school provision.

8.3 The NPPF attaches great importance to ensuring that sufficient choices 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.

8.4 Replicating this, Policy 3.18 of the London Plan details that development proposals which enhance education and skills provision will be supported, including new build, expansion of existing or change of use to educational purposes. Policy DC29 states that the Council will ensure that the provision of primary and secondary education facilities is sufficient to meet the needs of residents by, amongst other things, seeking to meet the need for increased school places within existing sites.

- 8.5 The proposal represents an expansion in the secondary education provision to increase the capacity of the school by 1FE. The school presently has a capacity of 600 pupils, which would over time rise to 750 pupils through a 1 FE expansion. This will be accompanied by a new sports hall to serve the recreational requirements of an enlarged secondary school. The proposal is considered to be a necessary expansion in order for the school to continue to meet the needs of existing residents as well as future demands from population changes. As such, the proposal is considered to be acceptable in principle.
- 8.6 The proposal also includes the provision of temporary accommodation within the school grounds. Significant but vital repair works are being undertaken to the existing main school buildings, including to the Grade II* listed building. The nature and extent of these works is such that the school cannot remain operational whilst they are undertaken, hence the requirement to decant the whole school to temporary accommodation during the course of the works. Whilst temporary buildings of the nature proposed would not be supported on a permanent basis, Staff consider that there are clear and compelling grounds which would justify in principle permitting such a development, providing clear timeframes for removal and reinstatement of the grounds are established through conditions. On this basis therefore the temporary accommodation is also considered to be acceptable in principle.
- 8.7 Sport England has been consulted on the application and has confirmed that the permanent building is considered unlikely to significantly affect the sporting capacity of the school playing fields. Sport England encourage the school to allow community use of the facilities and the applicant has been advised of this requirement to explore this further. In respect of the temporary accommodation, Sport England have commented that this would result in considerable encroachment onto the playing field resulting in the loss of the smaller playing field and reduction in size of the larger playing field. However, having regard to the temporary nature of the proposals, revisions to the layout of temporary car parking within the site and the temporary arrangements that can be put in place to manage playing pitch provision, Sport England has confirmed that it does not object to the proposals. A condition is required however to require removal of the temporary accommodation and reinstatement of the pitches within a specified period.

Heritage Impacts

- 8.8 The application includes the demolition of some small outbuildings within the site. These are later additions to the school and there is no objection in principle to their removal.

- 8.9 The site lies within an area of archaeological interest and the development may potentially have some impact on archaeological remains. Following consultation advice from Historic England, a condition is recommended for a Stage 1 written scheme of investigation, which will then inform the need or otherwise for a subsequent Stage 2 investigation. Such measures can be secured by condition.
- 8.10 The Royal Liberty School is a Grade II* listed property, centred around an eighteenth century mansion, formerly known as Hare Hall. The estate was sold after WWI and Royal Liberty school was founded at the site in 1921. Following acquisition of the estate by the school, the mansion was extended considerably and the site features some high quality buildings, notably to the south-east of Hare hall, dating from the 1920's.
- 8.11 Section 66 of the Town and Country Planning (Listed Building and Conservation Areas) Act 1990 requires that where a development affects a listed building or its setting, the local planning authority shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses. The National Planning Policy Framework (NPPF) provides that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation - the more important the asset, the greater the weight should be. Great weight should also be given to any harm identified as part of the planning process, irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance (Para.193). Further to this, any harm to, or loss of, the significance of a designated heritage asset, including from development within its setting, should require clear and convincing justification (Para.194). The Framework also describes the desirability of new development making a positive contribution to local character and distinctiveness (Para.192c).
- 8.12 The application contains three distinct elements – the temporary accommodation; the new sports hall/classroom block; the alterations to the existing school buildings. Listed building consent has been sought separately for a range of repair and remediation works to Hare Hall.
- 8.13 The proposed temporary accommodation is considered to have a negative effect on the setting of Hare Hall as a Grade II* listed building. However, the accommodation is only required for a period of up to two years and so its impact is transient. A clear and convincing case is considered to have been made to justify the requirement for the temporary accommodation, which is based around the extent and the significance of works to be undertaken to the existing main school buildings, as well as the challenges presented by the

ongoing operational requirements of the school during this period and the safeguarding of pupils. Additionally, whilst the listed building works are subject of a separate application, Members may wish to take into consideration that they represent an extremely positive opportunity to provide improved educational facilities for the pupils, as well as helping to secure a sustainable future for the listed building. Historic England have confirmed their support for the intended repair work to the existing school buildings. However, the extent of the repair works involved, mean that it is not practical to operate the school around the schedule of works. Staff consider that this provides further justification for the use of temporary accommodation during the construction period. Conditions will however be imposed to require the removal of the temporary accommodation and associated infrastructure within a maximum period of two years.

- 8.14 The proposed new sports hall and classroom block has been the subject of extensive pre-application discussions. In terms of siting, much of the discussion was based around the significance of long-range views of Hare Hall from the north-west, and seeking to avoid any structure falling within the direct line of site when viewed from this direction. The siting of the proposed new buildings, taking into account other constraints within the site, is judged to respond suitably to this issue and it is considered that the setting of Hare Hall is acceptably protected.
- 8.15 The design and external materials of the proposed sports hall have been carefully considered and significant design and heritage input has been sought during pre-application discussions. Whilst the sports hall building is of different character to Hare Hall, this is by design, recognising that it is not feasible nor desirable to seek to recreate the original building, which dates from 1768. The new building demonstrates a simple vertical rhythm and uses a material palette of brick and rainscreen cladding. Staff have viewed samples of external materials on site, and are broadly satisfied with the palette of materials proposed. Staff consider issues raised in consultation responses from Historic England with regard to the finish of the cladding and mortar mix and colours could be satisfactorily addressed by way of the submission of sample materials, including the construction of a mock up panel, which could be secured by condition. Some concern has been raised by Historic England regarding the acceptability of the new balustrading to the roof of Hare Hall and the 1920's block. Staff consider that some elements of the balustrading are acceptable, subject to submission of details. However, some elements of balustrading to the principle elevation and parapet of the 1920's block are of greater concern and require further consideration. Staff therefore recommend that a condition be imposed to enable further consideration of alternative options to provide rooftop balustrading.

- 8.16 The proposal is considered to result in a degree of harm to Hare Hall, largely by reason of introduction of a substantial built form, which would originally been part of the open setting of Hare Hall. However, in line with the NPPF (para.196), this harm should be weighed against the public benefits of the proposal. It is considered that this development, which will provide increased secondary school provision and enhanced facilities for pupils, as well as forming part of a wider package of proposals that will secure vital repair and refurbishment of the listed building, will result in public benefits that outweigh the degree of harm caused.
- 8.17 The proposal involves the extension of hard surfaced area within the site. From a heritage perspective this is not favourable, however, the increased hard surfacing is justifiable owing to a need for playground space. It is however important that both hard and soft landscaping proposals for the site are of suitably high quality and it is proposed that this be secured by condition.
- 8.18 The proposals also include alterations to the existing 1920's block. These include new timber sash windows, which will remove existing unsympathetic replacement windows and therefore provides an opportunity to enhance the aesthetic of the building. It is also proposed to create a new visitor entrance to the school via the south-west elevation of the 1920's block. This would include creating a new opening in the side elevation, with an entrance canopy, access ramp and access gates. These proposals are of significant benefit to the operation and safety of the school site and have also been designed with regard to pre-application advice relating to the position of the entrance and design of the canopy. This element of the proposals is acceptable in principle, subject to conditions relating to materials and railings.
- 8.19 Historic England have indicated broad support for the proposals and have authorised the LPA to determine the application. Matters raised by Historic England relating to materials and balustrading can be addressed satisfactorily through planning conditions. The Secretary of State has confirmed that the LPA are authorised to determine the application without referral. Staff are satisfied that the proposal conforms to the requirements of the NPPF and is consistent with the provisions of the Listed Building and Conservation Area Act and Policy DC67 of the LDF. As such, no objection is raised to the proposal on heritage grounds.

Layout, Design and Visual Impact

- 8.20 The proposed new sports hall and classroom block is situated towards the western boundary of the site. As referred to under the heritage assessment above, the siting of the building has been dictated to a significant extent by the heritage considerations, in particular the requirement of any new

development to protect the character or setting of a listed building. The siting of the building has evolved to ensure that views of the Grade II* listed Hare Hall are not impeded by the proposed building and to maintain the historic vista along the driveway from the north-west. The siting of the building also limits the impact on the sports pitches within the school grounds. The siting of the new permanent building is therefore judged acceptable in principle.

- 8.21 The sports hall/classroom building lies in a part of the site, which shares a boundary with St. Mary's Hare Lodge School and where there is a significant degree of tree screening along the boundary. In terms of siting, the relationship with the adjacent school is considered an acceptable one. The building would not be widely visible from outside the confines of the Royal Liberty School grounds, particularly so given the tree screen, which provides an effective degree of coverage from North Drive. It can be viewed from South Drive, but is seen within the context of the secondary school site and the adjacent primary school, such that Staff do not consider it appears incongruous or harmful within this part of the Gidea Park Special Character Area.
- 8.22 An arboricultural assessment has been submitted with the application. The assessment advises that no trees will be required to be removed as a result of the development. Whilst part of the sports hall building extends marginally into the root protection area of an ash tree on the boundary and there is hard landscaping proposed in the vicinity, it is indicated that harm to the tree could be avoided through foundation construction techniques and appropriate working methods, which could be secured by condition. There is lesser impact on other trees from hard landscaping, which could also be controlled by suitable conditions to minimise adverse impacts. Detailed hard and soft landscaping proposals
- 8.23 The design and external appearance of the sports hall block has evolved through a series of pre-application discussions. The height of the sports hall is subject to functional requirements, however the design of the building takes the opportunity to step down height to the classroom addition, giving this part of the building a more subservient appearance, thereby reducing the overall massing of the building. The scale and mass of the building is judged to be appropriate to the character and setting of the site, as well as to the wider area. Visual interest is created through variation in the building lines, appropriate use of fenestration and use of contrasting materials. Detailed consideration has been given to the use of external materials. The principal school buildings comprise Portland stone in Hare Hall and red brick for the 1920's building. The proposed building, rather than try to replicate either, proposes a more contemporary appearance, comprising brick at lower floor with rainscreen cladding to the upper floor. In design and heritage terms, a

contrasting appearance is considered to be a justified approach, subject to the use of high quality materials that are tonally appropriate. Samples of materials viewed on site appear, in principle, to be appropriate and of sufficient quality, texture, colour and finish. Final specification will be secured by condition. As such, no objections are raised to the design and external appearance of the proposed new sports hall and classroom extension.

- 8.24 The proposals include alterations to the 1920's building within the site. Externally, these would take the form of a new entrance created to the western facing flank wall, with a new entrance canopy over, steps and ramps, as well as replacement of non-original windows with timber-framed double glazed windows to match those previously existing. No objection is raised to these works as they are considered to be sympathetic to the character and appearance of the 1920's building and, in the case of the replacement windows, represent an improvement over the current situation.
- 8.25 The siting of the proposed temporary accommodation has been selected in order to respect the setting of the listed building, as well as to minimise the impact of this accommodation on existing sports pitches within the site and on neighbouring residential amenity. The temporary accommodation is substantial in terms of scale and of functional appearance. However, Staff accept that temporary accommodation is necessary given the scale and nature of works taking place to the school building, and to maintain the safety of pupils and the ability of the school to continue to operate whilst the works take place. The siting of the building is considered to take due regard of key considerations, such as impact on amenity, where a minimum distance of 24m to the nearest boundary of the site with the nearest residential properties is maintained, the setting of the listed building and reducing the impact on sports facilities during the construction period. The proposed temporary kitchen building is a modest, single storey structure, set well away from the boundaries of the site. As such Staff raise no objection to the siting of the temporary building. The scale and appearance of the temporary accommodation is however not considered to be suitable within the site for anything other than a temporary period. As such, conditions are recommended to ensure the temporary accommodation is removed within a two year period from occupation, or sooner if works are completed earlier.
- 8.26 The proposals include the provision of a temporary car park within the site to accommodate 34 parking spaces. It is intended that these spaces be used by teaching staff as a temporary replacement for existing parking behind Hare Hall, which will be inaccessible during the building and refurbishment works. Although not acceptable on a permanent basis, due to their impact on the recreational use of the school grounds, Staff consider the temporary car

parking could be accepted on a short term basis of up to two years (to coincide with the build programme).

- 8.27 The Metropolitan Police Designing Out Crime Advisors have made a number of recommendations regarding the proposed development. The applicant has been liaising with the Met Police to discuss Secure by Design implications arising from the development. To some extent, the extent to which the recommendations can be taken on board must be tempered with the heritage value of the site and weighed against the requirement to protect the character and setting of the listed building. However, initial discussions with the Met Police indicate that there is scope with discussion and compromise for the development to obtain Secure by Design accreditation. As such, a condition is recommended so that matters relating to Secure by Design issues can be reviewed in more detail and implemented as appropriate.

Impact on Amenity

- 8.28 The proposed new sports hall and classroom block is situated to the rear of St. Mary's Hare Park School. Whilst it would be clearly visible from the primary school grounds and positioned at its closest point some 3m from the shared boundary, there is good separation of some 17m minimum building to building and the sports hall lies at an oblique angle to the rear of the school. The relationship between buildings and the respective sites, both of which are in educational use, is considered acceptable. The sports hall does not create any overlooking as the upper floor is a void above the sports courts. There are upper floor classroom windows in close proximity to the boundary but given the relationship is between educational establishments, Staff do not consider this would give rise to such harmful impacts on amenity as to justify refusal.
- 8.29 In terms of the relationship with the nearest residential properties, 1-3 North Drive, the separation from the sports hall to the front building line of these dwellings is some 40m approximately, which is sufficient to prevent material harm to neighbouring amenity. The sports hall will not have any openings to the west facing elevation, which will prevent significant noise break out, and Staff do not consider noise impacts from the proposed development would, in the context of the school site in which the development is situated, give rise to material grounds for refusal.
- 8.30 The temporary accommodation is substantial in terms of scale and height but is situated a minimum of 24m from the western boundary of the site. This distance increases quite significantly due to the angled siting of the temporary block and gives a significant degree of separation from the houses at 1-3 North Drive and at 8 Hall Road. In combination with the mitigation from

boundary screening, the distance and the angled relationship is such that Staff do not consider the temporary accommodation would give rise to material harm to amenity in terms of overbearing impact or loss of privacy. The orientation is such that no material loss of light or overshadowing would occur.

- 8.31 The proposed new sub-station would be located towards the front of the site and is sited some 22m from the boundary with South Drive. The sub-station would be housed in a dark green, GRP cabinet and is not judged visually intrusive or harmful to amenity by way of noise, given its siting and distance from nearest residential properties. Conditions will be required to ensure no adverse impact from plant and machinery.
- 8.32 Concerns have been raised in representations regarding the impact of construction works on neighbouring amenity. Whilst this is not a material planning consideration as such, it is appropriate to seek to mitigate the impacts of construction on residential amenity. The application is accompanied by a construction method statement, indicating how the impact of construction works would be managed and mitigated. The works would effectively comprise two phases – the erection of the temporary accommodation/construction of the new sports hall and the works to the existing school buildings (subject of separate listed building consent). It is intended that vehicular access for staff and school servicing would continue to be via the existing entrance on Hall Road. Construction traffic would enter the school using the main entrance on Upper Brentwood Road, with a separate contractors temporary parking area at the front of the school. Pedestrian access for pupils would be from the site frontage but segregated from the construction traffic. The measures proposed are considered to be acceptable and maintain an acceptable balance between site safety, the safety of pupils and managing the impact of the development on the amenity of local residents. Environmental Health and Highways have confirmed they have no objection to the submitted details. A condition can be imposed to require adherence to the submitted Construction Method Statement.

Parking and Highways

- 8.33 A transport statement has been submitted with the application. The proposals will allow for a limited expansion of the school by 1 FE, leading to an increase in pupil numbers from almost 600 to 750 over a five year period. The site PTAL is 2, however, there are five bus routes within the vicinity of the school site and Gidea Park station is reasonably accessible on foot. There are presently two car parks within the school grounds – one to the frontage providing 28 spaces and another smaller car park to the rear of the school, together with additional un-marked parking bays used by school staff. There

are currently 20 cycle parking spaces. Existing pupil surveys indicated the majority of pupils travel to school by bus, with staff most likely to drive to school.

- 8.34 The proposals will not result in any reduction in on-site parking provision. Temporary car parking provision is proposed to offset the impacts on existing car parking provision within the site during the construction period. The proposed increase in pupil numbers is not considered to give rise to significant increases in vehicular traffic in the vicinity of the site, particularly in view of survey data indicating the vast majority of pupils use sustainable modes of transport to visit the site. The submitted transport statement indicates that the proposal would have no significant impact on road capacity. LBH Highways have reviewed the proposals and confirm that there are no objections on parking or highway grounds. A condition will be imposed to require the provision of 16 additional cycle parking spaces.

Environmental Impacts

- 8.35 A Phase I habitat survey has been undertaken and additional survey work undertaken for the presence of Great Crested Newts, breeding birds, badgers and bats on the site. The surveys have found no evidence of any protected species on the site. A precautionary approach is however recommended in terms of undertaking a roosting bat survey before the demolition of buildings on site and avoiding vegetation clearance and demolition outside of breeding bird season, unless further surveys are undertaken. These are matters which can be controlled by condition.
- 8.36 An energy statement has been submitted with the application. This indicates that renewable energy requirements will be met by the installation of photovoltaic panels on the roof of the new sports hall building.
- 8.37 A ground investigation report has been submitted with the application. Environmental Health do not raise any objection but a condition is recommended to require a Phase III report, together with remediation and verification reports, to deal with any potential contaminated land issues. Details of gas protection measures to be used in the development have also been recommended by Environmental Health, and these can be secured by condition.
- 8.38 Environmental Health have also recommended the use of Ultra-Low NOx boilers within the development to meet emission standards, which can be secured by condition.

- 8.39 The site lies within flood zone 1 and no material issues relating to fluvial or tidal flooding are considered to be raised by this application. The proposal will result in a slight increase in impermeable area across the site and it is therefore recommended that details of additional SuDs measures to alleviate any potential for increased surface water runoff be submitted via planning condition.

Conclusions

- 8.40 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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