



REGULATORY SERVICES COMMITTEE

14 March 2013

REPORT

Subject Heading:

**P1443.12 – Rise Park Infant School,
Annan Way, Romford**

**Single storey classroom building with
external play area with canopy over
and 6 extra car parking spaces close to
the Annan Way entrance (Application
received 19th December 2012)**

Report Author and contact details:

**Helen Oakerbee (Planning Control
Manager) 01708 432800**

Policy context:

**Local Development Framework,
London Plan
National Planning Policy**

Financial summary:

None

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

Clean, safe and green borough	[x]
Excellence in education and learning	[x]
Opportunities for all through economic, social and cultural activity	[]
Value and enhance the life of every individual	[]
High customer satisfaction and a stable council tax	[]

SUMMARY

This matter is brought before committee as the application site is Council owned. The application seeks full planning permission for a single storey classroom building with external play area with canopy over and 6 extra car parking spaces

close to the Annan Way entrance. Staff conclude the proposal to be acceptable. The application is recommended for approval subject to conditions.

RECOMMENDATIONS

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

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

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

2. Materials - Before any of the development hereby permitted is commenced, samples of all materials to be used in the external construction of the building(s) shall be submitted to and approved in writing by the Local Planning Authority and thereafter the development shall be constructed with the approved materials.

Reason: To ensure that the appearance of the proposed development will harmonise with the character of the surrounding area and comply with Policy DC61 of the Development Control Policies Development Plan Document.

3. Accordance with plans - The development hereby permitted shall not be carried out otherwise than in complete accord with the approved plans, particulars and specifications.

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

4. Parking restrictions - Within 18 months of the development being brought into use a review of parking restrictions around the school entrance shall be carried out and submitted to and approved by the Local Planning Authority. The review shall be aimed at reducing the impact of parent parking near the school entrance and to ensure that pedestrian desire lines across local junctions are not unduly impeded.

Reason: To ensure the interests of highway safety and amenity and to accord with Policy DC32. To ensure the interests of pedestrians and address desire lines and to accord with Policy DC34.

5. Travel Plan - Prior to the occupation of the development hereby permitted, a revision to the existing Travel Plan which reflects the increase in pupil numbers shall be submitted to and approved in writing by the Local Planning Authority. The revised Travel Plan shall include a review of walking routes and conditions in the area around the school and measures to reduce private vehicular trips and proposals for monitoring and reporting progress to the Local Planning Authority and include a timetable for its implementation and review. The approved Travel Plan as revised shall remain in force permanently and implemented in accordance with the agreed details.

Reason: To help bring about a reduction in private car journeys, to minimise the potential for increased on street parking in the area, to mitigate the impact of increased private car journeys at peak times and to accord with Policy DC32. To ensure the interests of pedestrians and address desire lines and to accord with Policy DC34.

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

a) A Phase I (Desktop Study) Report documenting the history of this site, its surrounding area and the likelihood of contaminant/s, their type and extent incorporating a Site Conceptual Model.

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

c) A Phase III (Risk Management Strategy) Report if the Phase II Report confirms the presence of a significant pollutant linkage requiring remediation. The report will comprise of two parts:

Part A - Remediation Statement which will be fully implemented before it is first occupied. Any variation to the scheme shall be agreed in writing to the Local Planning Authority in advance of works being undertaken. The Remediation Scheme is to include consideration and proposals to deal with situations where, during works on site, contamination is encountered which has not previously been identified. Any further contamination shall be fully assessed and an appropriate remediation scheme submitted to the Local Planning Authority for written approval.

Part B - Following completion of the remediation works a "Validation Report" must be submitted demonstrating that the works have been carried out satisfactorily and remediation targets have been achieved.

d) If during development works any contamination should be encountered which was not previously identified and is derived from a different source and/or of a different type to those included in the contamination proposals then revised contamination proposals shall be submitted to the LPA ; and

e) If during development work, site contaminants are found in areas previously expected to be clean, then their remediation shall be carried out in line with the agreed contamination proposals.

For further guidance see the leaflet titled, "Land Contamination and the Planning Process".

Reason: To protect those engaged in construction and occupation of the development from potential contamination.

INFORMATIVES

1. Reason for Approval

The proposal is considered to accord with the aims and objectives of Policies CP17, DC29, DC33, DC34, DC35 and DC61 of the LDF Development Core Strategy and Development Control Policies DPD, as well as the provisions of Policies 3.18, 6.13 and 7.4 of the London Plan and Chapters 7 and 8 of the National Planning Policy Framework.

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

3. The Highway Authority requires the Planning Authority to advise the applicant that planning approval does not constitute approval for changes to the public highway. Highway Authority approval will only be given after suitable details have been submitted considered and agreed. The Highway Authority requests that these comments are passed to the applicant. Any proposals which involve building over the public highway as managed by the London Borough of Havering, will require a licence and the applicant must contact StreetCare, Traffic & Engineering on 01708 433750 to commence the Submission/ Licence Approval process.

4. Should this application be granted planning permission, the developer, their representatives and contractors are advised that this does not discharge the requirements under the New Roads and Street Works Act 1991 and the Traffic Management Act 2004. Formal notifications and approval will be needed for any highway works (including temporary works) required during the construction of the development.

REPORT DETAIL

1. Site Description

- 1.1 The application site comprises Rise Park Infant School located off Annan Way. Rise Park Junior School is located to the south of the Infant School. There are residential properties located to the north, east and west of the site. The site is Council owned land.

2. Description of Proposal

- 2.1 The application seeks permission for a single storey classroom building with external play area with canopy over and 6 extra car parking spaces close to the Annan Way entrance.
- 2.2 The building would have a width of 27.1 metres, a depth of 10.9 metres and a height of between 3 and 4 metres. The proposed materials for the extension are yellow stock facing bricks, a liquid roof system and powder coated aluminium double glazed windows and doors. The extension would provide three classrooms, shared infant toilet facilities, staff meeting room and W.C and a disabled toilet. The building would be located east of the existing Infant Building approximately 8 metres away. The increased capacity of the school required larger external teaching and play space. An external play area would be constructed between the new and existing buildings with a canopy over to be used exclusively by the reception classes. The canopy would have a width of 27.1 metres, a depth of 4 metres and a maximum height of 2.5 metres.
- 2.3 There are a total of 33 parking spaces on the School grounds including 1 disabled parking space. The proposal involves the creation of 6 spaces to provide a total of 39 car parking spaces.
- 2.5 London Borough of Havering is currently progressing with a programme of permanently expanding Primary Schools throughout the Borough. The programme includes Rise Park Infants Primary School. The development proposals seek to expand the Infant School from two-forms of entry to three forms of entry. It is proposed that the expansion will be completed to enable an additional 90 pupil places, an increase from 180 pupil places to 270 pupil places, to be accommodated by September 2013.

3. Relevant History

- 3.1 P0743.09 – Erection of a steel ‘box hoop’ canopy within the school playground – Approved.

4. Consultations/Representations

4.1 Notification letters were sent to 36 neighbouring properties. Two letters of objection were received with detailed comments that have been summarised as follows:

- Pollution.
- The siting of the proposal and its proximity to neighbouring properties.
- Noise.
- It is alleged that the trees and shrubs shown on the drawing do not exist.
- Traffic.
- Congestion.
- Queried if a transport survey was submitted with the application.
- Traffic calming measures were discussed during a meeting prior to the submission of this planning application.
- Noise, dirt, disturbance and vehicular movements during construction works.
- Reference was made to the future enlargements to Rise Park Junior School.
- Highway safety.
- Access and parking problems.
- It was suggested that parking is monitored.
- Parking bays, one way traffic and residents only parking during term time were suggested.

4.2 In response to the above, noise, dirt, disturbance and vehicular movements during construction works are not material planning considerations. Each planning application is determined on its individual planning merits. The remaining issues will be addressed in the following sections of this report.

5. Relevant Policies

5.1 Policies CP17 (Design), DC29 (Educational Premises), DC33 (Car parking), DC34 (Walking), DC35 (Cycling) and DC61 (Urban Design) of the Local Development Framework Core Strategy and Development Control Policies Development Plan Documents are material planning considerations. In addition, Policies 3.18 (Educational facilities), 6.13 (Parking) and 7.4 (Local character) of the London Plan and Chapters 7 (Requiring good design) and 8 (Promoting healthy communities) of the National Planning Policy Framework are relevant.

6. Staff Comments

6.1 This proposal is put before the Committee owing to the land being Council owned. The issues arising in respect of this application will be addressed under the headings impact on the streetscene, amenity issues and parking and highways implications.

6.2 Principle of Development

6.2.1 The proposal is for a single storey classroom building with external play area with canopy over and 6 extra car parking spaces close to the Annan

Way entrance. The proposal is acceptable in principle and complies with LDF Policy DC29.

6.3 Design/impact on street/Garden scene

6.3.1 It is considered that the single storey classroom building with a canopy and the extension to the car park would not be harmful to the streetscene. The building would be set back between 28 and 36 metres from the access road in the site. There would be a separation distance of between 14 to 16 metres between the rear façade of the building and the eastern boundary of the site. The roof of the building slopes away from neighbouring properties with a height of 3 metres that increases to 4 metres adjacent to the existing Infant building, which minimises its bulk and mass. It is considered that the single storey building has been designed in sympathy with the existing school building. It is considered that the extension to the car park would not be harmful to the streetscene, as the 6 extra car parking spaces would be recessed by approximately 28 metres from Annan Way.

6.4 Impact on amenity

6.4.1 It is considered that the building would not be harmful to residential amenity, as it is single storey. In addition, there would be a separation distance of between 18 and 22 metres between the rear façade of the building and the rear elevation of neighbouring properties at No.'s 19 – 29 Ayr Way. The roof of the building slopes away from neighbouring properties with a height of 3 metres that increases to 4 metres adjacent to the existing Infant building, which minimises its bulk and mass. It is considered that the impact of the building would partly be mitigated by the boundary treatments and trees on the northern and eastern boundaries of the site. It is recognised that an additional ninety pupils would increase noise and disturbance, although this would be balanced against pupils utilising the whole of the school site.

6.4.2 It is considered that extending the car park would not result in a significant loss of amenity to neighbouring properties, as the additional car parking spaces would be located in the middle of the application site. It is noted that the additional parking spaces are for staff and therefore, they will only be used during term time and would not be in constant use.

6.5 Highway/parking issues

6.5.1 The existing car park is shared with the Junior School and has a total shared provision of 31 on site spaces. An additional six car parking spaces are proposed bringing the total level of on-site parking to 37 post-expansion. The new car parking spaces will be provided as an extension to the existing car park and as such no changes to the access arrangements for the School are necessary. The Highway Authority has not raised any objection but has asked for certain conditions to be added in the event of an approval.

7. Conclusion

Having regard to all relevant factors and material planning considerations staff are of the view that this proposal for a single storey classroom building with external play area with canopy over and 6 extra car parking spaces close to the Annan Way entrance would be acceptable. Staff are of the view that the proposal would not have an impact on the streetscene or result in a loss of amenity to neighbouring occupiers. The proposal is considered to be acceptable in all other respects and it is therefore recommended that planning permission be granted subject to conditions.

IMPLICATIONS AND RISKS

Financial implications and risks:

None.

Legal implications and risks:

This application is considered on its own merits and independently from the Council's interest as owner of the site.

Human Resources implications and risks:

None.

Equalities implications and risks:

The Council's planning policies are implemented with regard to Equalities and Diversity.

BACKGROUND PAPERS

Plans received on 26th November and 19th December 2012 and application form received on 26th November 2012.