

Report of the Head of Planning & Enforcement Services

Address ROSEDALE COLLEGE WOOD END GREEN ROAD HAYES

Development: Temporary primary school comprising 3 forms of entry, including nursery, school hall and associated offices, staff room and amenity space.

LBH Ref Nos: 16034/APP/2011/997

Drawing Nos: 26117/A/013 (Existing Location Plan)
26117/A/015 (Proposed Layout Plan Year 2011)
26117/A/016 (Proposed Layout Plan Year 2011 & 2012)
26117/A/017 (Proposed Elevations & Finishes)
26117/A/018 (Proposed Cross Section Through Covered Walkway, Proposed Weldmesh Fencing, Single & Double Gate Elevations)
26117/A/019 (Artist Impressions)
Letter from Montagu Evans dated 21/04/11
Design & Access Statement dated 2011
Transport Statement prepared by Curtins Consulting dated April 2011
81864-U3-F-007 B (Phase 1 Foundation Layout & Details)
81864-U3-SS-012 (Phase 1 Site Setup Plan)
26117/A/014 Rev.C (Proposed Location Plan)
26117 A 020

Date Plans Received:	21/04/2011	Date(s) of Amendment(s):	03/05/2011
Date Application Valid:	03/05/2011		26/05/2011

1. SUMMARY

This application seeks full planning permission for the erection of a temporary primary school within the grounds of Rosedale College in Hayes. The proposed school will be developed in two phases and this application seeks planning permission for Phase 1.

Phase 1 of the development will need to be operational by September 2011 and will comprise three reception classrooms, a nursery classroom, reception and entrance lobby, staffroom and offices, a school hall and associated facilities. Phase 2 of the proposed development is likely to be brought forward in 2012 and will comprise six additional classrooms to the north east of the site. The proposal is required to accommodate the increasing demand for primary school places in the Borough.

The Education Act 1996 states that Local Authorities have a duty to educate children within their administrative area. The Hillingdon Primary Capital Schools Programme is part of the Council's legal requirement to meet the educational needs of the borough. In recent years the borough has seen a rise in birth rates up to 2008 and the trend has continued through 2009 and 2010. This growth in the birth rate, combined with net in-migration and new large scale housing developments in the borough has meant that there is now a significant need for additional primary school classrooms across the borough.

The longer term strategy will be to provide permanent accommodation as part of the programme to meet existing and future needs. However, in the interim period an urgent need for additional classrooms has been identified to meet demand for September 2011.

The proposal fully complies with the aims of UDP Policy R10, which seeks to encourage educational facilities in the borough and, accordingly, the principle of the development is considered to be acceptable.

Given its temporary nature, it is not considered that the proposed double classroom would have a significant impact on the visual amenities of the school or the surrounding area. The proposal would not have any detrimental impact on the amenities of the occupiers of neighbouring residential units and no objections have been raised on traffic grounds, providing appropriate mitigation measures can be put in place. The proposal is considered to comply with relevant UDP and London Plan policies and, accordingly, approval is recommended.

2. RECOMMENDATION

APPROVAL subject to the following:

1 SP01 Council Application Standard Paragraph

(This authority is given by the issuing of this notice under Regulation 3 of the Town and Country Planning General Regulations 1992 and shall enure only for the benefit of the land).

2 OM1 Development in accordance with Approved Plans

The development shall not be carried out otherwise than in strict accordance with the plans hereby approved unless consent to any variation is first obtained in writing from the Local Planning Authority.

REASON

To ensure that the external appearance of the development is satisfactory and complies with Policy BE13 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

3 DIS1 Facilities for People with Disabilities

All the facilities designed specifically to meet the needs of people with disabilities that are shown on the approved plans shall be provided prior to the occupation of the development and thereafter permanently retained.

REASON

To ensure that adequate facilities are provided for people with disabilities in accordance with Policies AM13 and R16 of the Hillingdon Unitary Development Plan Saved Policies (September 2007) and London Plan (February 2008) Policies 3A.13, 3A.17 and 4B.5.

4 TL2 Trees to be retained

Trees, hedges and shrubs shown to be retained on the approved plan shall not be damaged, uprooted, felled, lopped or topped without the prior written consent of the Local Planning Authority and shall be protected if necessary.

If any retained tree, hedge or shrub is removed or severely damaged during construction, or is found to be seriously diseased or dying another tree, hedge or shrub shall be planted at the same place or, if planting in the same place would leave the new tree, hedge or shrub susceptible to disease, then the planting should be in a position to be first agreed in writing with the Local Planning Authority and shall be of a size and species to be agreed in writing by the Local Planning Authority and shall be planted in the first planting season following the completion of the development or the occupation of the buildings, whichever is the earlier. Where damage is less severe, a schedule of remedial works necessary to ameliorate the effect of damage by tree surgery, feeding or

groundwork shall be agreed in writing with the Local Planning Authority. New planting should comply with

BS 3936 (1992) 'Nursery Stock, Part 1, Specification for Trees and Shrubs'. Remedial work should be carried out to BS 3998 (1989) 'Recommendations for Tree Work' and BS 4428 (1989) 'Code of Practice for General Landscape Operations (Excluding Hard Surfaces)'. The agreed work shall be completed in the first planting season following the completion of the development or the occupation of the buildings, whichever is the earlier.

REASON

To ensure that the trees and other vegetation continue to make a valuable contribution to the amenity of the area in accordance with policy BE38 of the Hillingdon Unitary Development Plan Saved Policies (September 2007) and to comply with Section 197 of the Town and Country Planning Act 1990.

5 TL3 Protection of trees during site clearance and development

Prior to the commencement of any site clearance or construction work, detailed drawings showing the position and type of fencing to protect the entire root areas/crown spread of trees, hedges and other vegetation to be retained shall be submitted to the Local Planning Authority for approval. No site clearance works or development shall be commenced until these drawings have been approved and the fencing has been erected in accordance with the details approved. Unless otherwise agreed in writing by the Local Planning Authority such fencing should be a minimum height of 1.5 metres. The fencing shall be retained in position until development is completed. The area within the approved protective fencing shall remain undisturbed during the course of the works and in particular in these areas:

1. There shall be no changes in ground levels;
2. No materials or plant shall be stored;
3. No buildings or temporary buildings shall be erected or stationed.
4. No materials or waste shall be burnt; and.
5. No drain runs or other trenches shall be dug or otherwise created, without the prior written consent of the Local Planning Authority.

REASON

To ensure that trees and other vegetation to be retained are not damaged during construction work and to ensure that the development conforms with policy BE38 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

6 TL5 Landscaping Scheme - (full apps where details are reserved)

Prior to occupation of the development a landscape scheme providing full details of hard and soft landscaping works shall be submitted to and approved in writing by the Local Planning Authority and these works shall be carried out as approved. The scheme shall include: -

- Planting plans (at not less than a scale of 1:100),
- Written specification of planting and cultivation works to be undertaken,
- Schedule of plants giving species, plant sizes, and proposed numbers/densities where appropriate,
- Implementation programme.

The scheme shall also include details of the following: -

- Proposed finishing levels or contours,
- Means of enclosure,
- Car parking layouts,

- Other vehicle and pedestrian access and circulation areas,
- Hard surfacing materials proposed,
- Minor artefacts and structures (such as play equipment, furniture, refuse storage, signs, or lighting),
- Existing and proposed functional services above and below ground (e.g. drainage, power cables or communications equipment, indicating lines, manholes or associated structures),
- Retained historic landscape features and proposals for their restoration where relevant.

REASON

To ensure that the proposed development will preserve and enhance the visual amenities of the locality in compliance with policy BE38 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

7 TL6 Landscaping Scheme - implementation

All hard and soft landscaping shall be carried out in accordance with the approved landscaping scheme and shall be completed within the first planting and seeding seasons following the completion of the development or the occupation of the buildings, whichever is the earlier period. The new planting and landscape operations should comply with the requirements specified in BS 3936 (1992) 'Nursery Stock, Part 1, Specification for Trees and Shrubs' and in BS 4428 (1989) 'Code of Practice for General Landscape Operations (Excluding Hard Surfaces)'. Thereafter, the areas of hard and soft landscaping shall be permanently retained.

Any tree, shrub or area of turfing or seeding shown on the approved landscaping scheme which within a period of 5 years from the completion of development dies, is removed or in the opinion of the Local Planning Authority becomes seriously damaged or diseased shall be replaced in the same place or, if planting in the same place would leave the new tree, hedge or shrub susceptible to disease, then the planting should be in a position to be first agreed in writing with the Local Planning Authority in the next planting season with another such tree, shrub or area of turfing or seeding of similar size and species unless the Local Planning Authority first gives written consent to any variation.

REASON

To ensure that the landscaped areas are laid out and retained in accordance with the approved plans in order to preserve and enhance the visual amenities of the locality in compliance with policy BE38 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

8 TL7 Maintenance of Landscaped Areas

Prior to occupation of the development a schedule of landscape maintenance, for a minimum period of 3 years, shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of the arrangements for its implementation. Maintenance shall be carried out in accordance with the approved schedule.

REASON

To ensure that the approved landscaping is properly maintained in accordance with policy BE38 of the Hillingdon Unitary Development Plan (September 2007).

9 NONSC Construction Environment Management Plan

Before the development hereby approved commences, a Construction Environmental Management Plan shall be submitted to, and approved in writing by, the Local Planning

Authority. The Construction Environmental Management Plan shall comprise such combination of measures for controlling the effects of demolition, construction and enabling works associated with the development as may be approved by the Local Planning Authority. The Construction Environmental Management Plan shall address issues including the phasing of the works, hours of work, noise and vibration, air quality, waste management, plant, site transportation and traffic management including routing, signage, permitted hours for construction traffic and construction materials deliveries. Appropriate arrangement should be made for monitoring and responding to complaints relating to demolition and construction. All demolition, construction and enabling work at the development shall be carried out in accordance with the approved Construction Environmental Management Plan unless otherwise agreed in writing by the Local Planning Authority.

REASON

To safeguard the amenity of surrounding areas in accordance with policies OE1 and OE5 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

10 NONSC Traffic Management Strategy

Prior to occupation of the development, a Traffic Management Plan shall be submitted to and approved in writing by the Local Planning Authority. The Traffic Management Plan shall detail measures, including signage, marshalling, etc, which will be put in place to manage traffic and minimise the impact of the development on Wood End Green Road, particularly close to the primary school's main entrance, during peak drop-off and pick-up times. The approved plan shall be implemented and shall remain in force for the lifetime of the development.

REASON

In the interests of highway and pedestrian safety in accordance with policy AM7 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

11 NONSC Highway mitigation measures

Within 3 months of the occupation of the building hereby approved, a review of the School's Travel Plan shall be completed and submitted in writing to the Local Planning Authority. The review should outline measures which will continue to encourage and promote the use of sustainable modes of transport as well as strategies to reduce conditions detrimental to highway and pedestrian safety. The schools shall implement the measures set out in the Travel Plan unless otherwise agreed in writing, for the lifetime of the development.

REASON

To promote sustainable transport and reduce the impact of the development on the surrounding road network in accordance with Policies 3C.1, 3C.2 and 3C.3 of the London Plan (February 2008).

12 NONSC Pedestrian access gate

Notwithstanding the approved plans, prior to the installation of the proposed pedestrian access gates to the proposed development, from the access way leading to Wood End Green Road, revised plans and details of those gates, which shall prevent access into the site for vehicles and also comply with relevant health and safety requirements, shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, the gates shall be erected in accordance with the approved plans and retained and maintained for the lifetime of the development.

REASON

In the interests of residential amenity and highway and pedestrian safety, in accordance with policies BE19, OE1 and AM7 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

13 NONSC Sport England condition

No later than 1st July 2014 the development hereby permitted and other associated structures shall be removed from the site edged red as shown on Drawing No. 26117, Seq 014 titled 'Proposed Location Plan.' Within 3 months of the removal of the buildings and associated structures (or in the first planting season following removal of the buildings and associated structures) the playing field land shall be reinstated to playing field of a quality at least equivalent (or better) than the previous quality to a condition fit for use as a playing field in accordance with 'Natural Turf for Sport' Sport England 2011.

REASON

To ensure the site is restored to a condition fit for purpose in compliance with Planning Policy Guidance 17: Planning for Open Space, Sport and Recreation, in order to allow the Council sufficient time to assess its long term options for permanent expansion and because the building, by reason of its temporary nature and design is not considered suitable for permanent retention in compliance with Policies BE13 and OE1 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

14 NONSC Energy

Within 1 month of the date of this consent, a statement setting out energy saving measures to be incorporated into the construction and ongoing operation of the development hereby approved shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall be carried out in accordance with the approved details.

REASON

To ensure the development proceeds in accordance with the policy aims of Policy 4A.3 and Policy 4A.16 of the London Plan.

15 NONSC Rainwater harvesting

Prior to the occupation of the development, a scheme for the collection and reuse of rainwater shall be submitted to and approved in writing by the Local Planning Authority. The use of water butts will satisfy the requirements for collection, and this should be accompanied by a management plan for the re-use of the water.

REASON

To ensure the efficient use of water and provide limited attenuation in accordance with London Plan policies 4A.14 and 4A.16.

16 N14 Control of amplified music

There shall be no amplification of music or any other sounds outside of the buildings.

REASON

To safeguard the amenity of the occupants of surrounding properties in accordance with Policies OE1 and OE3 of the Hillingdon Unitary Development Plan Saved Policies (September 2007) and Policy 4A.20 of the London Plan (February 2008).

17 NONSC No antennas

Unless otherwise agreed in writing by the Local Planning Authority, no antenna, masts,

poles, satellite dishes or the like shall be erected on top any of the buildings hereby approved.

REASON

To ensure that apparatus do not detract from the visual amenities of the area in accordance with Policy BE37 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

18 SUS7 Heating and Lighting Control

The building hereby approved shall employ devices that automatically turn the heating and lighting off when the rooms are not in use.

REASON

In the interests of energy conservation in accordance with Policy 4A.3 of the London Plan.

19 MCD10 Refuse Facilities

Prior to occupation of the development details of facilities to be provided for the covered, appropriately sign posted, secure and screened storage of refuse at the premises shall be submitted to and approved in writing by the Local Planning Authority. No part of the development shall be occupied until the facilities have been provided in accordance with the approved details and thereafter the facilities shall be permanently retained.

REASON

In order to safeguard the amenities of the area, in accordance with Policy OE1 of the Hillingdon Unitary Development Plan Saved Policies (September 2007) and London Plan (February 2008) Policy 4B.1.

INFORMATIVES

1 I52 Compulsory Informative (1)

The decision to GRANT planning permission has been taken having regard to all relevant planning legislation, regulations, guidance, circulars and Council policies, including The Human Rights Act (1998) (HRA 1998) which makes it unlawful for the Council to act incompatibly with Convention rights, specifically Article 6 (right to a fair hearing); Article 8 (right to respect for private and family life); Article 1 of the First Protocol (protection of property) and Article 14 (prohibition of discrimination).

2 I53 Compulsory Informative (2)

The decision to GRANT planning permission has been taken having regard to the policies and proposals in the Hillingdon Unitary Development Plan Saved Policies (September 2007) set out below, including Supplementary Planning Guidance, and to all relevant material considerations, including the London Plan (February 2008) and national guidance.

BE13	New development must harmonise with the existing street scene.
BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.

OE1	Protection of the character and amenities of surrounding properties and the local area
OE3	Buildings or uses likely to cause noise annoyance - mitigation measures
OE5	Siting of noise-sensitive developments
R10	Proposals for new meeting halls and buildings for education, social, community and health services
R16	Accessibility for elderly people, people with disabilities, women and children
AM13	AM13 Increasing the ease of movement for frail and elderly people and people with disabilities in development schemes through (where appropriate): - (i) Dial-a-ride and mobility bus services (ii) Shopmobility schemes (iii) Convenient parking spaces (iv) Design of road, footway, parking and pedestrian and street furniture schemes
AM14	New development and car parking standards.
AM2	Development proposals - assessment of traffic generation, impact on congestion and public transport availability and capacity
AM7	Consideration of traffic generated by proposed developments.

3 I1 Building to Approved Drawing

You are advised this permission is based on the dimensions provided on the approved drawings as numbered above. The development hereby approved must be constructed precisely in accordance with the approved drawings. Any deviation from these drawings requires the written consent of the Local Planning Authority.

4 I3 Building Regulations - Demolition and Building Works

Your attention is drawn to the need to comply with the relevant provisions of the Building Regulations, the Building Acts and other related legislation. These cover such works as - the demolition of existing buildings, the erection of a new building or structure, the extension or alteration to a building, change of use of buildings, installation of services, underpinning works, and fire safety/means of escape works. Notice of intention to demolish existing buildings must be given to the Council's Building Control Service at least 6 weeks before work starts. A completed application form together with detailed plans must be submitted for approval before any building work is commenced. For further information and advice, contact - Planning & Community Services, Building Control, 3N/01 Civic Centre, Uxbridge (Telephone 01895 250804 / 805 / 808).

5 I11 The Construction (Design and Management) Regulations 1994

The development hereby approved may be subject to the Construction (Design and Management) Regulations 1994, which govern health and safety through all stages of a construction project. The regulations require clients (ie. those, including developers, who commission construction projects) to appoint a planning supervisor and principal contractor who are competent and adequately resourced to carry out their health and safety responsibilities. Further information is available from the Health and Safety Executive, Rose Court, 2 Southwark Bridge Road, London, SE1 9HS (telephone 020 7556 2100).

6 I12 Notification to Building Contractors

The applicant/developer should ensure that the site constructor receives copies of all drawings approved and conditions/informatives attached to this planning permission. During building construction the name, address and telephone number of the contractor (including an emergency telephone number) should be clearly displayed on a hoarding visible from outside the site.

7 I15 Control of Environmental Nuisance from Construction Work

Nuisance from demolition and construction works is subject to control under The Control of Pollution Act 1974, the Clean Air Acts and other related legislation. In particular, you should ensure that the following are complied with: -

A) Demolition and construction works should only be carried out between the hours of 08.00 hours and 18.00 hours Monday to Friday and between the hours of 08.00 hours and 13.00 hours on Saturday. No works shall be carried out on Sundays, Bank and Public Holidays.

B) All noise generated during such works should be controlled in compliance with British Standard Code of Practice BS 5228: 1984.

C) The elimination of the release of dust or odours that could create a public health nuisance.

D) No bonfires that create dark smoke or nuisance to local residents.

You are advised to consult the Council's Environmental Protection Unit, 3S/02, Civic Centre, High Street, Uxbridge, UB8 1UW (Tel.01895 277401) or to seek prior approval under Section 61 of the Control of Pollution Act if you anticipate any difficulty in carrying out construction other than within the normal working hours set out in (A) above, and by means that would minimise disturbance to adjoining premises.

8 I19 Sewerage Connections, Water Pollution etc.

You should contact Thames Water Utilities and the Council's Building Control Service regarding any proposed connection to a public sewer or any other possible impact that the development could have on local foul or surface water sewers, including building over a public sewer. Contact: - The Waste Water Business Manager, Thames Water Utilities plc, Kew Business Centre, Kew Bridge Road, Brentford, Middlesex, TW8 0EE.
Building Control Service - 3N/01, Civic Centre, High Street, Uxbridge, UB8 1UW (tel. 01895 250804 / 805 / 808).

9 I34 Building Regulations 'Access to and use of buildings'

Compliance with Building Regulations 'Access to and use of buildings' and Disability Discrimination Act 1995 for commercial and residential development.

You are advised that the scheme is required to comply with either:-

- The Building Regulations 2000 Approved Document Part M 'Access to and use of buildings', or with
- BS 8300:2001 Design of buildings and their approaches to meet the needs of disabled people - Code of practice. AMD 15617 2005, AMD 15982 2005.

These documents (which are for guidance) set minimum standards to allow residents, workers and visitors, regardless of disability, age or gender, to gain access to and within

buildings, and to use their facilities and sanitary conveniences.

You may also be required make provisions to comply with the Disability Discrimination Act 1995. The Act gives disabled people various rights. Under the Act it is unlawful for employers and persons who provide services to members of the public to discriminate against disabled people by treating them less favourably for any reason related to their disability, or by failing to comply with a duty to provide reasonable adjustments. This duty can require the removal or modification of physical features of buildings provided it is reasonable.

The duty to make reasonable adjustments can be effected by the Building Regulation compliance. For compliance with the DDA please refer to the following guidance: -

- The Disability Discrimination Act 1995. Available to download from www.opsi.gov.uk
- Disability Rights Commission (DRC) Access statements. Achieving an inclusive environment by ensuring continuity throughout the planning, design and management of building and spaces, 2004. Available to download from www.drc-gb.org.
- Code of practice. Rights of access. Goods, facilities, services and premises. Disability discrimination act 1995, 2002. ISBN 0 11702 860 6. Available to download from www.drc-gb.org.
- Creating an inclusive environment, 2003 & 2004 - What it means to you. A guide for service providers, 2003. Available to download from www.drc-gb.org.

This is not a comprehensive list of Building Regulations legislation. For further information you should contact Building Control on 01895 250804/5/6.

10 I46 Renewable Resources

To promote the development of sustainable building design and construction methods, you are encouraged to investigate the use of renewable energy resources which do not produce any extra carbon dioxide (CO₂) emissions, including solar, geothermal and fuel cell systems, and use of high quality insulation.

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The accessible toilet close to reception must be retained. However, you are advised that the omission of one accessible cubicle along the reception classes corridor, and its conversion into two standard toilets would be acceptable should future demand prove this necessary.

3. CONSIDERATIONS

3.1 Site and Locality

Rosedale College occupies an approximately 7.4 hectare broadly square plot located on the south west side of Wood End Green Road in Hayes. Rosedale College is primarily a secondary school catering for approximately 600 pupils aged between 11 and 19 years old. There is also a nursery on site which it is understood caters for approximately 30 children, and a learning centre, used by students and adults of the local community. There are currently approximately 84 staff employed at the school.

The existing school buildings range in height from single to three-storeys and are located towards the north east corner of the site. Whilst most of these appear to date from the 1960s, there are two newer buildings, constructed within the last few years, which are located on the Wood End Green Road frontage and to the rear of the site.

Playing fields and sports pitches are located to the south and west of the site and include a large all-weather sports pitch located to the south of the main school buildings in addition to a grass football pitch located to the west of the school site and a multi-use games area located adjacent to the school's northern boundary.

Vehicular access to the site is off Wood End Green Road, via three different entrances. Parking areas for the college, accommodating approximately 70 cars, are located alongside the north east boundary of the site and in front of the main school buildings. The submitted Transport Assessment suggests parking is also provided for the Learning Centre and sports facilities at the school (which are available for use outside normal school hours), however, it is unclear how many spaces are provided for these facilities. There is not currently any dedicated pupil pick-up and drop-off spaces on the site.

The school falls within a predominantly residential area and is bounded to the west by residential properties in Cromwell Road; to the east by residential properties in Leven Way; to the north by residential properties in Wood End Green Road, some of which abut the school boundary, and some of which are located on the opposite side of Wood End Green Road; and to the south by the former Hayes Stadium site, which is currently undergoing redevelopment to provide 261 new residential units, including 165 flats and 96 houses with ancillary parking, landscaping and amenity space.

The site has a Public Transport Accessibility Level (PTAL) of 1b on a scale of 1 to 6 where 1 represents the lowest level of public transport accessibility.

The entire school site, including the application site, falls within the developed area as shown on the Hillingdon Unitary Development Plan Proposals Map.

3.2 Proposed Scheme

This application seeks full planning permission for the development of a new primary school at Rosedale College for a temporary period of three years. The proposed school will be delivered in two phases and this application relates to Phase 1, which is due to be fully operational by September 2011. The second phase of the development, which is likely to comprise six additional classrooms, is due to be delivered in 2012. The details of Phase 2 will be submitted via a separate application in due course.

Phase 1 will occupy a site area of approximately 1,135m² and will comprise a flat roofed irregularly shaped single-storey building with maximum dimensions of approximately 43m wide by 42m long by 3.8m high. The building will comprise three classrooms, school hall, entrance lobby and reception area, staffroom, offices, an atrium/open teaching area, a nursery with associated play areas, WC facilities and circulation space.

Each classroom will be capable of accommodating up to 30 children and the nursery will also accommodate up to 30 children. Approximately 12 staff positions will be created in the year of opening.

The building would have a grey/green textured stone aggregate finish, with black fascias and white UPVC windows and doors.

Pedestrian only access to the site would be via a small residential access road off Wood End Green Road to the north east of the site. A pedestrian access gate will also be available via the main Rosedale College school site. It is understood this will enable use of shared facilities, such as the sports centre and playing fields, during school hours only. It will not provide an alternative access to the school during drop-off and pick-up times.

1.8m high weldmesh fencing will be provided around the site boundaries. Mature hedges, interspersed with tree planting, would also be provided around the north east and north west boundaries to provide screening between the application site and adjacent residential properties.

3.3 Relevant Planning History

16034/APP/2004/1667 Hayes Manor School Wood End Green Road Hayes

ERECTION OF A THREE STOREY TEACHING BLOCK

Decision: 07-09-2004 Refused

16034/APP/2004/2727 Hayes Manor School Wood End Green Road Hayes

ERECTION OF A THREE STOREY TEACHING BLOCK

Decision: 09-11-2004 Approved

16034/APP/2004/3053 Hayes Manor School Wood End Green Road Hayes

RELOCATION OF EXISTING GRASS FOOTBALL PITCH AND ERECTION OF A NEW SINGLE STOREY CHANGING PAVILION, FLOODLIT ALL- WEATHER PLAYING PITCH AND 400 METRE RUNNING TRACK

Decision: 21-12-2004 Approved

16034/APP/2004/493 Hayes Manor School Wood End Green Road Hayes

PHASED DEVELOPMENT TO INCLUDE NEW CHANGING ROOMS BLOCK AND 2 FLOODLIT FOOTBALL PITCHES (PHASE 1A), LIBRARY/ OPEN LEARNING CENTRE EXTENSION, PLAZA AND THREE STOREY TEACHING BLOCK (PHASE 1B), OPEN LEARNING CENTRE AND PLAZA EXTENDED, NEW TEACHING BUILDINGS, SPORTS CENTRE, FITNESS CENTRE AND JOINT SERVICE CENTRE (PHASE 2)(OUTLINE APPLICATION)

Decision: 16-02-2005 Withdrawn

16034/APP/2005/2073 Hayes Manor School Wood End Green Road Hayes

ERECTION OF ELECTRICAL SUBSTATION

Decision: 15-09-2005 Withdrawn

16034/APP/2005/2118 Hayes Manor School Wood End Green Road Hayes

RESERVED MATTERS (DETAILS OF SITING, DESIGN, EXTERNAL APPEARANCE, LANDSCAPING AND MEANS OF ACCESS) OF THE LIBRARY/OPEN LEARNING CENTRE AND ELECTRICITY SUBSTATION IN PART COMPLIANCE WITH CONDITION 2 OF OUTLINE PLANNING PERMISSION REF.16034/APP/2005/ 705 DATED 18/05/2005: PHASED

DEVELOPMENT TO INCLUDE A NEW 3-STOREY TEACHING BLOCK, ADULT EDUCATION FACULTY, AND OTHER ACADEMIC BUILDINGS (PHASE A1), LIBRARY/OPEN LEARNING CENTRE (PHASE A2), SPORTS CENTRE/CHANGING ROOMS (PHASE A3), JOINT SERVICE CENTRE/HEALTH CENTRE/CHILDREN'S HEALTH CENTRE (PHASE A4) FLOODLIT ALL WEATHER PLAYING PITCH/ ATHLETICS TRACK AND GRASS FOOTBALL PITCH (PHASE B1) AND HARD PLAYING SURFACE (PHASE B2)

Decision: 25-10-2005 Approved

16034/APP/2005/2484 Hayes Manor School Wood End Green Road Hayes

ERECTION OF A SINGLE STOREY BUILDING FOR CHANGING ROOM FACILITIES (INVOLVING DEMOLITION OF EXISTING PRE-FABRICATED BUILDING)

Decision: 13-10-2005 Approved

16034/APP/2005/705 Hayes Manor School Wood End Green Road Hayes

PHASED DEVELOPMENT TO INCLUDE A NEW 3 STOREY TEACHING BLOCK, ADULT EDUCATION FACILITY, AND OTHER ACADEMIC BUILDINGS (PHASE A1), LIBRARY/OPEN LEARNING CENTRE (PHASE A2), SPORTS CENTRE/ CHANGING ROOMS (PHASE A3), JOINT SERVICE CENTRE/HEALTH CENTRE/ CHILDREN'S HEALTH CENTRE (PHASE A4), FLOODLIT ALL-WEATHER PLAYING PITCH/ ATHLETICS TRACK AND GRASS FOOTBALL PITCH (PHASE B1) AND HARD PLAYING SURFACE (PHASE B2)(OUTLINE APPLICATION)

Decision: 10-05-2005 Approved

16034/APP/2009/2611 Rosedale College Wood End Green Road Hayes

Outline planning application (all matters reserved) for the redevelopment of the site to provide an 'all through school', comprising a children's centre (30 places), nursery (45 places), 3 form of entry primary school (630 places), and 6 form of entry high school (900 places) with an additional 259 sixth form places. The new school would have a maximum capacity of 1,864 students, a maximum gross internal floor area of 15,012m² and a maximum building height of three storeys. A maximum 131 parking spaces, 5 motor cycle spaces and 5 mini-bus spaces would be provided on the site with access off Wood End Green Road. The proposal would also include provision of a running track around the existing all-weather pitch together with 2 floodlit multi-use games areas.

Decision: 18-02-2010 Withdrawn

Comment on Relevant Planning History

The planning history most relevant to this application is summarised above.

4. Planning Policies and Standards

Hillingdon Unitary Development Plan Saved Policies (September 2007)

London Plan (2008)

Planning Policy Statement 1 (Delivering Sustainable Development)

Planning Policy Guidance Note 13 (Transport)

Planning Policy Guidance Note 17 (Planning for Open space, Sport and Recreation)

Council's Supplementary Planning Guidance - Community Safety by Design

Council's Supplementary Planning Guidance - Noise

Central & South Planning Committee - 28th June 2011

PART 1 - MEMBERS, PUBLIC & PRESS

UDP / LDF Designation and London Plan

The following UDP Policies are considered relevant to the application:-

Part 1 Policies:

- PT1.10 To seek to ensure that development does not adversely affect the amenity and the character of the area.
- PT1.30 To promote and improve opportunities for everyone in Hillingdon, including in particular women, elderly people, people with disabilities and ethnic minorities.

Part 2 Policies:

- BE13 New development must harmonise with the existing street scene.
- BE19 New development must improve or complement the character of the area.
- BE20 Daylight and sunlight considerations.
- BE21 Siting, bulk and proximity of new buildings/extensions.
- BE24 Requires new development to ensure adequate levels of privacy to neighbours.
- BE38 Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
- OE1 Protection of the character and amenities of surrounding properties and the local area
- OE3 Buildings or uses likely to cause noise annoyance - mitigation measures
- OE5 Siting of noise-sensitive developments
- R10 Proposals for new meeting halls and buildings for education, social, community and health services
- R16 Accessibility for elderly people, people with disabilities, women and children
- AM13 AM13 Increasing the ease of movement for frail and elderly people and people with disabilities in development schemes through (where appropriate): -
(i) Dial-a-ride and mobility bus services
(ii) Shopmobility schemes
(iii) Convenient parking spaces
(iv) Design of road, footway, parking and pedestrian and street furniture schemes
- AM14 New development and car parking standards.
- AM2 Development proposals - assessment of traffic generation, impact on congestion and public transport availability and capacity
- AM7 Consideration of traffic generated by proposed developments.

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- **25th May 2011**

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

Consultation letters were sent to 88 adjoining owner/occupiers and site notices were posted. Four

letters of objection (two from the same person) have been received, which raise the following concerns:

- i) The fence in which the large gate is to be erected does not belong to Rosedale College. The residents of 69B to 93C who own their flats paid towards the fence to be erected. This was arranged by the ward Councillor.
- ii) Noise from the number of people walking past homes in Wood End Green Road.
- iii) Increase in littering and smoking activity outside residents' front doors. Some residents have no private space around their front doors and will therefore bear the brunt of children's pranks.
- iv) The existing road way was designed for resident access/parking, not public access.
- v) Increase in parents attempting to drop pupils off outside the front doors or residential properties in Wood End Green Lane, with associated noise and chaos.
- vi) The pathway was designed as part of the Council estate and should not be a through route.
- vii) Loss of school playing field.
- viii) Objections are raised to the pretence that this will be a temporary school.
- ix) Residents have asked about fencing on the north east boundary of the school on two occasions. The school said it was the Council's responsibility and the Council said it was the school's responsibility. Initially residents enquired as the fence was falling to pieces. After sending a petition to John McDonnell MP he arranged for a new fence to be provided. On the second occasion the school arranged to have anti-climb fencing installed around the school site but did not replace the residents' fence. Residents contacted their ward Councillor and he arranged a grant for anti-climb fencing to be provided. Leaseholders of the adjacent complex were asked to pay a cost towards this. Now the school wants to claim the fence as theirs and put a gate in it. There used to be a gate but it was for emergency only and never used.
- x) The small piece of road used by residents of 69B to 71C would be unsuitable for children due to the constant use of vehicles.
- xi) The road is not part of Rosedale College. It's a residential area and provides a home and privacy, not a walkway for a school entrance.
- xii) The decision to expand Rosedale College as a primary school is surprising as Wood End Primary School is already well established and has vast grounds for expansion with less residents to disrupt.
- xiii) Concern is raised that if the temporary school is approved, it will escalate into more permanent buildings encroaching onto more of the playing fields.

SPORT ENGLAND

It is understood that the development is likely to prejudice the use, or lead to the loss of use, of land being used as a playing field; or is on land that forms part of, or constitutes a playing field, as defined in the Town and Country Planning (Development Management Procedure)(England) Order 2010 (SI 2010/2184) Schedule 5. Sport England responds to this application as a statutory consultee on the basis that the land has been used as a playing field at any time in the last five years and remains undeveloped; or has been allocated for use as a playing field in a development plan; or involves replacement of the grass surface of a playing pitch on a playing field with an artificial surface.

Sport England has therefore considered the application in the light of its playing fields policy 'A Sporting Future for the Playing Fields of England' which is available on Sport England's website.

The aim of this policy is to ensure that there is an adequate supply of quality pitches to satisfy the current and estimated future demand for pitch sports within the area. The policy seeks to protect all parts of the playing field from development and not just those which, for the time being, are laid out as pitches. The policy states that:

"Sport England will oppose the granting of planning permission for any development which would

lead to the loss of, or would prejudice the use of, all or any part of a playing field, or land last used as a playing field or allocated for use as a playing field in an adopted or draft deposit local plan, unless, in the judgement of Sport England, one of the Specific circumstances applies.

Reason: Development which would lead to the loss of all or part of a playing field, or which would prejudice its use, should not normally be permitted because it would permanently reduce the opportunities for participation in sporting activities. Government planning policy and the policies of Sport England have recognised the importance of such activities to the social and economic well-being of the country."

The proposal is for the siting of a temporary 3 forms of entry primary school. The buildings will be sited in the north west corner of the playing field and will result in the existing football pitch being moved to the south.

The development would affect areas of the playing field that would be capable of forming part of a playing pitch. Technically, the proposal would not be entirely consistent with exception E3 of the above policy which relates to areas of a playing field that are incapable of forming playing pitches and none of the other exceptions in the policy are considered to be applicable in relation to this proposal. However, in this instance we are mindful of the following characteristics:

1. The proposed development would only affect a relatively small area of the playing field in comparison to the overall playing field site.
2. The existing pitch will be moved south and the development would not prejudice the potential for additional playing pitches to be parked out.
3. The proposal is for a temporary period of three years and the buildings and associated structures would be removed after this period and the land restored to playing field of a quality equal (or better) to the current playing field.

Therefore, on the basis of the above characteristics, on this occasion we are satisfied that the proposal partly accords with exception E3 of the above policy and that there will be no harm to sport and recreation provision on the site with respect to the area affected which does not accord with this exception. Provided the following condition is used to ensure that temporary primary school buildings are removed and the playing field site is fully restored, Sport England does not wish to raise an objection to this proposal.

As the proposal is seeking temporary consent, in order to ensure that the playing field is restored to its previous condition following the removal of the buildings and associated structures, the following condition should be attached.

'No later than 1st July 2014 the development hereby permitted and other associated structures shall be removed from the site edged red as shown on Drawing No. 26117 A 014 Rev.A titled 'Proposed Location Plan.' Within 3 months of the removal of the buildings and associated structures (or in the first planting season following removal of the buildings and associated structures) the playing field land shall be reinstated to playing field of a quality at least equivalent (or better) than the previous quality to a condition fit for use as a playing field in accordance with 'Natural Turf for Sport' Sport England 2011.

Reason: To ensure the site is restored to a condition fit for purpose and to accord with Policy * of the [insert relevant saved Local Plan policy or LDF policy].'

We have stated the removal date as 1 July 2014. If you wish to amend the wording of the above condition, or use another mechanism in lieu of the conditions, please discuss the details with the undersigned. Sport England does not object to amendments to conditions, provided they achieve the same outcome and we are involved in any amendments beforehand.

If the Council decided not to attach the above condition, Sport England would wish to lodge a statutory objection to this application. Should the Council be minded to approve the application without the above condition, then in accordance with The Town and Country Planning (Consultation) (England) Direction 2009, the application should be referred to the Department of Communities and Local Government.

If this application is to be presented to a Planning Committee, we would like to be notified in advance of the publication of any committee agendas, report(s) and committee date(s). We would be grateful if you would advise us of the outcome of the application by sending us a copy of the decision notice.

The absence of an objection to this application in the context of the Town and Country Planning Acts, does not in any way commit Sport England's or any National Governing Body of Sport's support for any related application for grant funding.

Internal Consultees

HIGHWAY ENGINEER

The site is shown to be in an area with a PTAL accessibility rating of 1a, (on a scale of 1-6, where 6 is the most accessible), as indicated on maps produced by TfL. The site is therefore considered to have a low level of accessibility to public transport links. However a number of buses operate in the surrounding area.

As per the transport statement submitted in support of the planning application, Rosedale College has approximately 600 secondary school pupils (previously reported to have 815 secondary school places), 30 children's centre pupils, 60 teaching staff, 14 teaching assistants or learning mentors and 20 support staff.

The college is accessed off Wood End Green Road. There are three gated access points in total. There is parking for approximately 70 cars at the college, where typically 60-70 cars are parked each day. Site observations of the traffic conditions show that there are issues relating to congestion, illegal and indiscriminate parking, and parking close to junctions, leading to situations detrimental to highway and pedestrian safety and traffic flow. Although such conditions are typical of most school sites in London.

The proposals are to expand the capacity of the college to allow for the addition of 180 full time primary school children, 30 part time nursery children and 18 new staff.

A pedestrian only access is proposed through a short access road off Wood End Green Road, which is currently in use by the residents only. The access road is not part of the highway. There are collapsible bollards at the entrance to the access road. The access to the school is proposed to have a 3.6m wide vehicular gate, which is unnecessary and unacceptable. The width of the access gate should be reduced to 1.8m-2m for the pedestrian access to be self enforcing. Lighting should be provided within the access road and a sign should be placed off the highway at the entrance to the access road to inform the public that vehicular access is for residents only. The replacement of the vehicular gate to pedestrian gate, provision of lighting and signage should be covered through suitable planning conditions.

The transport statement predicts that based on Highfield Primary School modal split survey, the proposed primary school would generate approximately 77 vehicular trips (154 two way), 8 of which would be staff car trips that are expected to park in the designated staff car parking area within the college boundary.

Increase in car parking demand for an additional 69 spaces on Wood End Green Road where there are significant numbers of existing children and a significant increase is proposed, and there are

existing parking and congestion problems is only going to worsen the situation unless suitable measures are implemented by the applicant. School wardens managing the parking during pick up and drop off times and a review of the travel plan to include the school and introduce mitigation measures would help in reducing the parking impact.

ACCESS OFFICER

1. Accessible parking bays should be a minimum of 4.8m x 2.4m and otherwise marked and signed in accordance with BS 8300.

2. A suitable access route to the building should be provided from the car parking area. Paths forming access routes should be a minimum of 1.2m clear wide, no steeper than 1:20 (unless designed as a suitable ramp), non-slip, well lit and clearly defined using texture and visual contrasts.

3. Having reviewed elevation plans, level access is assumed. Should that not be the case, level access should be provided. In the interest of good design, ramps should be avoided.

4. The accessible toilet close to reception should be retained. It is suggested that a review of the other two toilets along the reception classes corridor should be carried out to ascertain whether these two accessible toilets are actually required in such close proximity. It would seem to be an over provision and more beneficial to provide two additional standard toilets by omitting one accessible cubicle along this corridor.

Conclusion:

No objection is raised subject to receipt of clarification of the above issues.

TREES/LANDSCAPE OFFICER

There are several trees on the school grounds, but there are no significant trees in the vicinity of the site of the proposed temporary school. There is, however, a mature Horse Chestnut tree located in the grassed area adjacent to the existing car park and proposed construction access, and several mature trees in the existing play grounds and open space at the front of the College. Collectively, the trees on the site contribute to the amenity and character of the area, and some including the Horse Chestnut have high individual value, and are landscape features of merit in terms of Saved Policy BE38.

As the access route is shown adjacent to the Horse Chestnut, the plans should show the position of fencing/hoarding (detailed to meet the recommendations of BS 5837:2005) at the back edge of the existing kerb to protect the tree, so that the application complies with Saved Policy BE38 (tree retention).

The plan show the services, but does not seem to show the proposed drains, which should also be detailed away from the tree protection area, so that the application complies with Saved Policy BE38 (tree retention).

The landscape plan shows a laurel hedge along the northern and western boundaries of the site. It is noted that the hedge will eventually grown up to 2m. Given that the building is about 4m high, the hedge should be supplemented with a line of trees, planted as standards (short-staked) at about 5m intervals to provide some mid-level screening between the site/building and neighbouring residential properties, and to soften the appearance of the new school building, especially when the trees are in leaf.

There is space for a line of small trees, such as *Amelanchier lamarckii*, along the northern

boundary and a line of small, fastigate/upright (narrow-crowned) trees, such as *Malus tschonoskii*, along the western boundary where there is less space.

A landscape / planting plan (at 1:200 scale) detailing the hedge and trees, and a soft landscape specification, should be provided as part of this application, so that it complies with Saved Policy BE38 (landscaping).

ENVIRONMENTAL PROTECTION UNIT

No objection providing the standard construction informative is attached.

WASTE STRATEGY MANAGER

a) If a bin enclosure is built there must be at least 150mm clearance in between the bulk bins and the walls of the storage area. The size and shape of the bin enclosure must also allow good access to the bins allocated for use (i.e at the front of the enclosure) by school staff, and for the bins to be rotated in between collections.

b) The material used for the floor of the bin storage area should be 100mm thick to withstand the weight of the bulk bins.

c) If gate / door are added to the bin stores these need to be made of either metal, hardwood, or metal clad softwood and ideally have fire resistance of 30 minutes when tested to BS 476-22. The door frame should be rebated into the opening. The doorway should allow clearance of 150 mm either side of the bin when it is being moved for collection. The door(s) should have a latch or other mechanism to hold them open when the bins are being moved in and out of the chamber.

d) The collectors should not have to cart a 1,100 litre bulk bin more than 10 metres from the point of storage to the collection vehicle (BS 5906 standard).

e) The gradient of any path that the bulk bins have to be moved on should ideally be no more than 1:20, with a width of at least 2 metres. The surface should be smooth. If the storage area is raised above the area where the collection vehicle parks, then a dropped kerb is needed to safely move the bin to level of the collection vehicle.

f) The access roads must be made strong enough to withstand the load of a 26 tonne refuse collection vehicle. The roads must also allow the vehicle to drive and manoeuvre safely in between collection points.

SUSTAINABILITY OFFICER

No objection providing conditions relating to the collection and reuse of rainwater and energy efficiency are attached should approval be granted.

NB. There is no need for a sustainable drainage condition on this development.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

Policy R10 of the Council's Unitary Development Plan Saved Policies (September 2007) seeks to encourage the provision of enhanced educational facilities across the borough, stating:

"The Local Planning Authority will regard proposals for new meeting halls, buildings for

education, social, community and health services, including libraries, nursery, primary and secondary school buildings, as acceptable in principle subject to the other policies of this plan."

The site does not fall within the Green Belt and has no other specific designations. Accordingly, no objections are raised to the principle of the development subject to the proposal meeting site specific criteria.

It should be noted that Planning Policy Guidance Note 17 and Sport England policies seek to protect existing playing fields and supporting facilities. It is not considered that the proposal would have any significant impact on the school's existing playing fields and sporting facilities and Sport England have raised no objections to the proposals.

7.02 Density of the proposed development

Not applicable to this type of development.

7.03 Impact on archaeology/CAs/LBs or Areas of Special Character

Not applicable. The site does not fall within a Archaeological Priority Area and there are no Conservation Areas, listed buildings or Areas of Special Local Character within the vicinity.

7.04 Airport safeguarding

Not applicable. There is no requirement to consult with the airport safeguarding authorities in this instance.

7.05 Impact on the green belt

Not applicable. There is no Green Belt land within the vicinity of the application site.

7.07 Impact on the character & appearance of the area

Limited views of the proposed school would be available from Wood End Green Road to the north west of the site, and the building would be more clearly visible in views from the rear gardens of properties which back onto the Rosedale College site boundaries. Nevertheless, the proposed building would be of a modest size and scale and would be viewed in context with the existing school buildings and associated facilities. Accordingly, it is not considered that it would have an unacceptable impact on the character and appearance of the surrounding area, sufficient to justify refusal.

Whilst it is acknowledged that the provision of temporary classrooms are not as visually desirable as architecturally designed permanent structures, it should be noted that the proposal is only required for a temporary period of three years whilst the Council assesses its longer term strategy for permanent expansion of schools across the Borough, to meet the required demand. Accordingly, it is not considered that the proposal could be refused on grounds of visual impact.

7.08 Impact on neighbours

The nearest residential properties, in Wood End Green Road to the north east, are located approximately 20m away from the nearest part of the proposed building. The nearest properties in Cromwell Road, to the north west, are located approximately 44m away from the nearest part of the proposed building. Given this distance, combined with the single-storey nature of the building, it is not considered that the proposal would have any significant detrimental impact on the amenity of the nearest residential occupants in terms of overlooking or over dominance.

Whilst it is acknowledged that the rear gardens of properties in Wood End Green Road and Cromwell Road share their boundary with Rosedale College, given the proposed planting around the site boundaries, combined with existing boundary treatments and/or

planting in the rear of those gardens, it is not considered that the proposal would have such a significant impact on residential amenity so as to justify refusal.

The proposed development is considered to fully comply with the aims of UDP policies BE19, BE20, BE21 and BE24 which seek to safeguard residential amenity.

7.09 Living conditions for future occupiers

Not applicable to this type of development.

7.10 Traffic impact, Car/cycle parking, pedestrian safety

The existing school has 95 car parking spaces, 70 exclusively for staff and visitors to the college. It is presumed that the remaining spaces are used by users of the learning centre and sports centre, both open for community use. No parking is provided for parents during pick-up/drop-off and, as is typical of most school sites, parents use surrounding roads for this.

No new vehicular access points or car parking provision will be provided as part of this development. However, a new external pedestrian access will be provided via the residential access road towards the west of the site, off Wood End Green Road. An internal pedestrian access gate will link the proposed school with other areas of the college.

The small residential road, which would provide pedestrian access to the site, is currently used by residents only. Collapsible bollards are in place to prevent entry from unauthorised vehicles. Whilst not part of the adopted public highway, the applicant has nevertheless confirmed that the road is in full Council ownership, and the Council's Community Housing Team Leader has confirmed that properties along this road are leased by Hillingdon Housing Services. Accordingly, the use of this road, to provide a pedestrian only access to the proposed school, is considered to be acceptable, providing appropriate traffic management measures are put in place.

The applicant has committed to providing a Traffic Management Plan, which will demonstrate that appropriate measures, such as signage, marshalling, etc, will be put in place to ensure this road is not abused by school users and that traffic is managed effectively around the school entrances. The school has committed to adhering to and enforcing the approved plan, which will be required by way of condition. Notably, the Council's Highway Engineer has raised no objections, subject to the provision of such a plan. The land in question is owned by the Council and as such the imposition of this sort of condition (and its enforcement if necessary) would be appropriate.

The plans indicate the proposed pedestrian access gate would be 3.6m wide. Concern is raised that this could lead to abuse, by staff in particular, who could use this gate to gain vehicular access, particularly if the collapsible bollards at the start of the road are not in use. Accordingly, a condition has been attached which requires the applicant to address this issue.

In terms of additional car trips, the Transport Statement suggests that there could be up to approximately 77 additional vehicle trips (including staff trips) associated with the school. However, it is important to note these would have staggered arrival and departure times due to the presence of breakfast and after school activities clubs. With the imposition of appropriate traffic management measures and a review of the school's Green Travel Plan to incorporate the proposed primary school, it is not considered that the additional trips would have such a significant and noticeable impact on the surrounding highway network, that refusal could be justified. Notably, congestion only appears to occur for relatively

short periods of time during peak drop-off and pick-up times for the school and traffic appears to disperse relatively quickly. In addition, it should be noted that the school has an existing Travel Plan in place which seeks to encourage the use of more sustainable modes of transport. This is regularly monitored by both the school and Council staff and additional measures could be put in place through this tool if the situation significantly worsened.

Given the temporary nature of the proposed classrooms, the Council's Highway Engineer has raised no objections, subject to the imposition of conditions should approval be granted, to require the review of the school's Travel Plan, the submission of a Traffic Management Plan, and a reduction in the width of the main pedestrian access gates to the proposed school.

7.11 Urban design, access and security

The size, scale, height and design of the proposed building is considered to be acceptable in this location and it is not considered that the proposal would have any significant detrimental impact on the character or appearance of the school. However, in the long-term, permanent expansion should be explored to ensure a fully integrated development is provided and to enhance the visual amenities of the school site.

7.12 Disabled access

Access to the building would be via steps and ramp. Level thresholds would be provided within the building and three disability standard WCs would be provided. The applicant's Design and Access Statement confirms that the development would fully comply with Part M of the Building Regulations and relevant DDA criteria. The Council's Access Officer has raised no objections to the proposal but has sought clarification in relation to the car parking and accessible toilet provision.

It should be noted that no additional car parking will be provided as part of this application.

New staff will be required to use Rosedale College's existing car parks. Level access between the college and proposed school is provided via a gate in the east boundary. Given that no additional parking is proposed and use of existing facilities will be used, it is not considered that it would be reasonable to request that a disability standard parking bay is provided

In terms of accessible WC provision the Council's Access Officer has suggested that there may be an over provision. Three accessible toilets would be provided in different areas of the proposed building. It is not considered that this results in a significant over provision. An informative would be attached, should approval be granted, to advise the applicant one of these could be omitted and standard toilets provided instead should this prove to better serve the schools needs.

7.13 Provision of affordable & special needs housing

Not applicable to this type of application.

7.14 Trees, landscaping and Ecology

The proposal, which would be located on the school playing field, would not have any impact on any existing landscaping. However, it is considered that additional landscaping should be provided along the site's north west and north east boundaries to enhance both the visual amenities of the site and screening available between the school and adjoining residential properties.

Following requests for additional information regarding landscaping, tree protection and services, from the Council's Trees/Landscape Officer, the applicant has submitted amended plans. These show tree and hedge planting along the relevant boundaries.

Whilst the proposed planting is considered to be acceptable additional information has been requested regarding planting specifications. Amendments to the proposed tree protection measures have also been requested. The applicant has advised that this information will be provided prior to the Committee. However, relevant conditions have been attached at this stage to ensure the relevant information is provided.

7.15 Sustainable waste management

Rosedale College's existing waste management facilities would be used to cater for any additional waste created by the additional classrooms.

7.16 Renewable energy / Sustainability

None of the site's energy needs would be met through the use of renewable energy sources. Nevertheless, given its temporary nature this is considered to be acceptable, particularly given that the provision of renewable energy sources is unlikely to be feasible, particularly in terms of cost, over a three year period. Relevant conditions and informatives would however, be put in place to ensure sustainability measures are considered.

7.17 Flooding or Drainage Issues

The site is not located within a flood plain and no issues regarding flooding have been identified.

7.18 Noise or Air Quality Issues

It is not considered that the proposed development will give rise to significant levels of noise or pollution sufficient to justify refusal. Whilst noise may be created by children during pick-up and drop-off times, this will be during reasonable daytime hours and last for a relatively short period of time. During the school day, pupils will use Rosedale College's existing facilities and it is not considered that given Rosedale College's existing capacity, that the addition of the primary school will unacceptably add to noise levels during the school day. Notably, officers in the Council's Environmental Protection Unit have raised no objections in this respect.

It is also worth noting that there is a condition recommended to ensure there is a plan of management in place for the use of the accessway. This includes marshalling at pick up and drop off times.

7.19 Comments on Public Consultations

Points (ii), (iv), (v), (vi), (vii), (x) and (xi) have been addressed in the report.

Points (i) and (ix) raise concerns over changes to the fencing along the north east boundary, which it is claimed, residents own and paid for. Whilst this is a legal rather than a planning matter, it should be noted that Council records indicate that the fencing in question is located on Council owned land. Rosedale College have advised that whilst they did not provide the fencing here, it is located on school premises. Furthermore, the Council's Community Housing Team Leader has confirmed that properties along this part of Wood End Green Road are in Council ownership and leased to residents, and records indicate that this entire section of Wood End Green Road is owned by the Council.

Point (iii) raises concerns over a potential increase in smoking and littering. Given that the proposal is for a primary school, it is not considered that that the proposals would lead to a significant increase in smoking or littering.

Points (viii) and (xiii) suggest that the school will not be temporary. Relevant conditions are attached to ensure the school is removed within three years time.

Point (xii) suggests the expansion of alternative schools would have less impact on

residents. This location best meets demand within this catchment area.

7.20 Planning obligations

Not applicable to this application.

7.21 Expediency of enforcement action

Not applicable.

7.22 Other Issues

None.

8. Observations of the Borough Solicitor

When making their decision, Members must have regard to all relevant planning legislation, regulations, guidance, circulars and Council policies. This will enable them to make an informed decision in respect of an application.

In addition Members should note that the Human Rights Act 1998 (HRA 1998) makes it unlawful for the Council to act incompatibly with Convention rights. Decisions by the Committee must take account of the HRA 1998. Therefore, Members need to be aware of the fact that the HRA 1998 makes the European Convention on Human Rights (the Convention) directly applicable to the actions of public bodies in England and Wales. The specific parts of the Convention relevant to planning matters are Article 6 (right to a fair hearing); Article 8 (right to respect for private and family life); Article 1 of the First Protocol (protection of property) and Article 14 (prohibition of discrimination).

Article 6 deals with procedural fairness. If normal committee procedures are followed, it is unlikely that this article will be breached.

Article 1 of the First Protocol and Article 8 are not absolute rights and infringements of these rights protected under these are allowed in certain defined circumstances, for example where required by law. However any infringement must be proportionate, which means it must achieve a fair balance between the public interest and the private interest infringed and must not go beyond what is needed to achieve its objective.

Article 14 states that the rights under the Convention shall be secured without discrimination on grounds of 'sex, race, colour, language, religion, political or other opinion, national or social origin, association with a national minority, property, birth or other status'.

9. Observations of the Director of Finance

Not applicable.

10. CONCLUSION

No objections are raised to the principle of the development. Given its temporary nature, it is not considered that the proposal would have a significant impact on the visual amenities of the school or the surrounding area. In addition it is not considered that the proposal would have any detrimental impact on the amenities of the occupiers of neighbouring residential properties.

No objections have been raised on highway grounds, subject to conditions, and Sport England have confirmed that they have no objections to the location of the building on the school playing field.

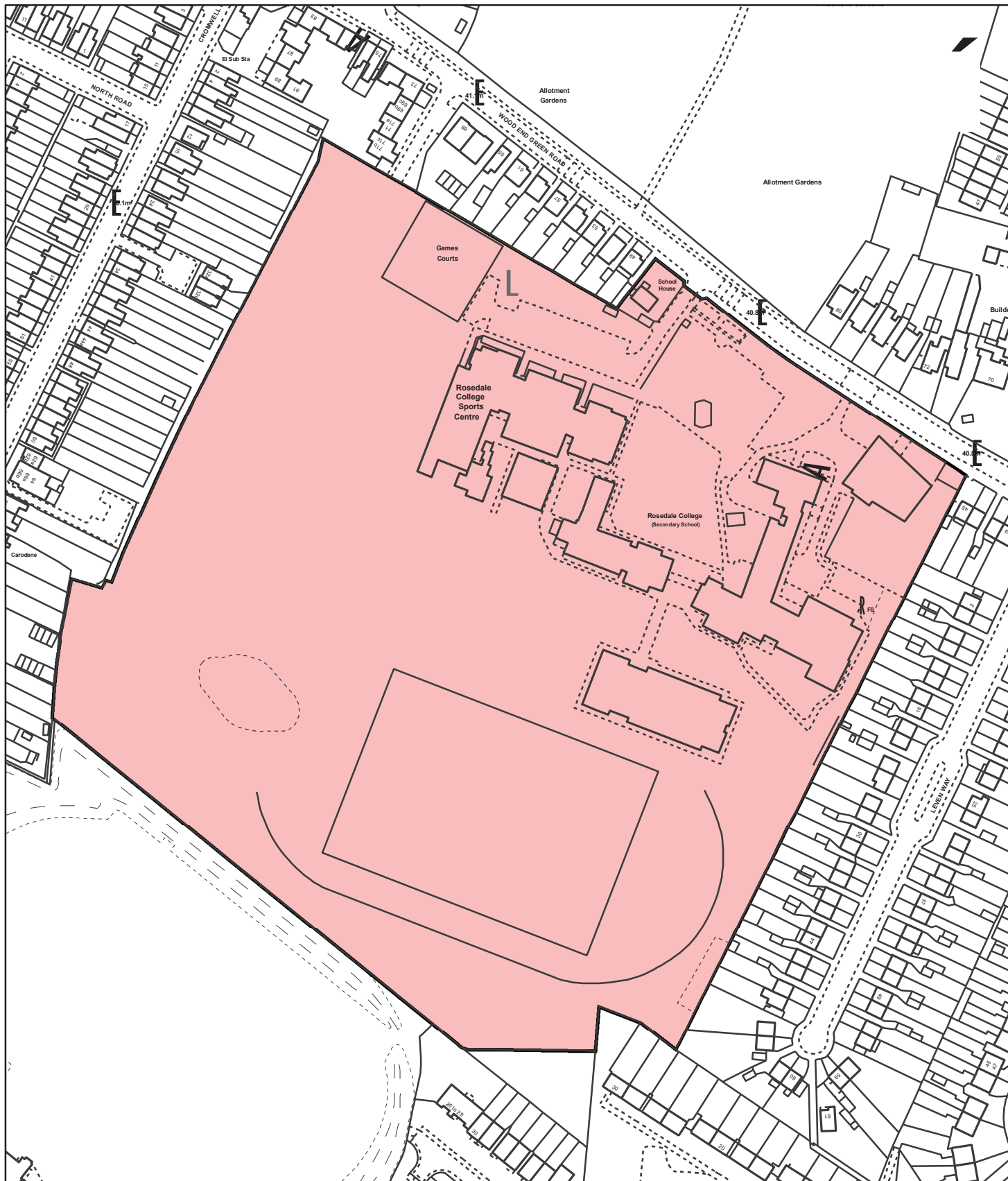
The proposal complies with relevant UDP and London Plan policies and, accordingly, approval is recommended.

11. Reference Documents

Hillingdon Unitary Development Plan Saved Policies (September 2007)
London Plan (2008)
Planning Policy Statement 1 (Delivering Sustainable Development)
Planning Policy Guidance Note 13 (Transport)
Planning Policy Guidance Note 17 (Planning for Open space, Sport and Recreation)
Council's Supplementary Planning Guidance - Community Safety by Design
Council's Supplementary Planning Guidance - Noise
Council's Supplementary Planning Document - Accessible Hillingdon

Contact Officer: Johanna Hart

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Notes



Site boundary

For identification purposes only.

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Site Address

Rosedale College

Planning Application Ref:

16034/APP/2011/997

Planning Committee

Central and South

Scale

1:2,000

Date

June 2011

**LONDON BOROUGH
OF HILLINGDON**

**Planning,
Environment, Education
& Community Services**

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HILLINGDON
LONDON