

Report of the Head of Planning, Sport and Green Spaces

Address WILLIAM BYRD PRIMARY SCHOOL VICTORIA LANE HARLINGTON

Development: Installation of single storey (temporary) mobile classroom.

LBH Ref Nos: 11327/APP/2013/1209

Drawing Nos: 8358-A-PLN-SIT-XX-101 Rev.P2 (Existing Site Plan)
8358-A-PLN-SIT-XX-110 Rev.P3 (Proposed Site Plan)
8358-A-PLN-SIT-XX-111 Rev.P3 (Proposed Site Plan)
8358-A-PLN-GEN-00-115 Rev.P3 (Ground Floor Plan)
8358-A-ELE-GEN-ZZ-117 Rev.P2 (External Elevations)
Letter from Montagu Evans dated 10/05/13
Design and Access Statement dated May 2013

Date Plans Received: 13/05/2013

Date(s) of Amendment(s):

Date Application Valid: 16/05/2013

1. SUMMARY

This application seeks planning permission for the erection of a temporary double classroom unit at William Byrd Primary School in Harlington. Latest population figures show that there is a higher than expected demand for primary school places within this part of the borough and, as such, the building is urgently needed to cater for the September 2013 intake of pupils. Temporary consent is required whilst a long-term solution is sought.

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 continued rise in birth rates. 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.

Whilst the site falls within the Green Belt, the proposal complies with current local, regional and national planning policies, which seek to encourage new and enhanced educational facilities. Furthermore, due to its location it would have very limited impact on the openness and visual amenity of the surrounding Green Belt. The applicant has demonstrated a need for the school expansion and explored alternative sites which were all discounted for reasons set out in the supporting documents. As such, it is considered that very special circumstances exist so as to justify an exception to current Green Belt policy.

The proposal would result in the loss of part of the school's existing playing field. However, Sport England have confirmed that given the temporary nature of the building, no objections are raised in this respect, in this instance.

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 it is not considered that it would result in

such an increase in traffic to/from the site that refusal could be justified. 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 T4 Temporary Building - Removal and Reinstatement

The building hereby permitted shall be removed and the land restored to its former condition within 1 year of the date of this consent.

REASON

The building, by reason of its siting on the school playing fields and its design is not considered suitable for permanent retention in compliance with Policies R4 and BE13 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and Policy 3.19 of the London Plan (July 2011).

3 COM4 Accordance with Approved Plans

The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers 8353-A-PLN-SIT-XX-101 Rev.P2, 8353-A-PLN-SIT-XX-110 Rev.P3, 8353-A-PLN-SIT-XX-111 Rev.P3, 8353-A-PLN-GEN-00-115 Rev.P3, 8358-A-ELE-GEN-ZZ-117 Rev.P2, and shall thereafter be retained/maintained for as long as the development remains in existence.

REASON

To ensure the development complies with the provisions Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and the London Plan (July 2011).

4 HO4 Materials

The materials to be used in the construction of the external surfaces of the development hereby permitted shall be in keeping with those used in the existing school buildings and shall thereafter be retained as such.

REASON

To safeguard the visual amenities of the area and to ensure that the proposed development does not have an adverse effect upon the appearance of the existing building in accordance with Policy BE15 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012)

5 COM8 Tree Protection

Fencing to protect the entire root areas/crown spread of trees, hedges and other vegetation to be retained shall be erected prior to the commencement of development. The fencing shall be retained in position until development is completed.

The area within the protective fencing shall remain undisturbed during the course of the works and in particular in these areas:

2.a There shall be no changes in ground levels;

2.b No materials or plant shall be stored;

2.c No buildings or temporary buildings shall be erected or stationed.

2.d No materials or waste shall be burnt; and.

2.e 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 can and will be retained on site and not damaged during construction work and to ensure that the development conforms with policy BE38 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012)

6 COM9 Landscaping (car parking & refuse/cycle storage)

Within 3 months of the date of consent a landscape scheme shall be submitted to and approved in writing by the Local Planning Authority. This shall include details of replacement planting for any trees lost due to the siting of the building and during the construction of the building.

The scheme shall include: -

1. Details of Soft Landscaping
 - 1.a Planting plans (at not less than a scale of 1:100),
 - 1.b Written specification of planting and cultivation works to be undertaken,
 - 1.c Schedule of plants giving species, plant sizes, and proposed numbers/densities where appropriate
2. Details of Landscape Maintenance
 - 2.a Landscape Maintenance Schedule for a minimum period of 5 years.
 - 2.b Proposals for the replacement of any tree, shrub, or area of surfacing/seeding within the landscaping scheme which dies or in the opinion of the Local Planning Authority becomes seriously damaged or diseased.
3. Schedule for Implementation
4. Other
 - 4.a Existing and proposed functional services above and below ground
 - 4.b Proposed finishing levels or contours

Thereafter the development shall be carried out and maintained in full accordance with the approved details.

REASON

To ensure that the proposed development will preserve and enhance the visual amenities of the locality and provide adequate facilities in compliance with policies BE13, BE38 and AM14 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and Policies 5.11 (living walls and roofs) and 5.17 (refuse storage) of the London Plan (July 2011)

7 COM10 Tree 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. 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 3998:2010 'Tree work - Recommendations' 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 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and to comply with Section 197 of the Town and Country Planning Act 1990.

8 NONSC Non Standard Condition

Pupil numbers shall not increase by more than 30 as a result of this application.

REASON

To ensure the development does not have an unacceptable impact on the local highway network in accordance with policies AM2, AM7, and AM14 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

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) as incorporated into the Hillingdon Local Plan (2012) set out below, including Supplementary Planning Guidance, and to all relevant material considerations, including the London Plan (July 2011) and national guidance.

OL1	Green Belt - acceptable open land uses and restrictions on new development
OL2	Green Belt -landscaping improvements
BE13	New development must harmonise with the existing street scene.
BE19	New development must improve or complement the character of the area.
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
R4	Proposals that would involve the loss of recreational open space

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
AM2	Development proposals - assessment of traffic generation, impact on congestion and public transport availability and capacity
AM7	Consideration of traffic generated by proposed developments.
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.

3 11 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 13 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).

5 111 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).

6 112 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.

7 115 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 which are audible at the site boundary shall only be carried out between the hours of 08.00 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 or Public Holidays.

B. All noise generated during such works shall be controlled in compliance with British Standard Code of Practice BS 5228:2009.

C. Dust emissions shall be controlled in compliance with the Mayor of London's Best Practice Guidance 'The Control of dust and emissions from construction and demolition.

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

You are advised to consult the Council's Environmental Protection Unit (www.hillingdon.gov.uk/noise Tel. 01895 250155) 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.

8 119 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).

9 134 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 I60 Cranes

Given the nature of the proposed development it is possible that a crane may be required during its construction. The applicant's attention is drawn to the requirement within the British Standard Code of Practice for the safe use of Cranes, for crane operators to consult the aerodrome before erecting a crane in close proximity to an aerodrome. This is explained further in Advice Note 4, 'Cranes and Other Construction Issues' (available at www.aoa.org.uk/publications/safeguarding.asp)

11

The Council will recover from the applicant the cost of highway and footway repairs, including damage to grass verges.

Care should be taken during the building works hereby approved to ensure no damage occurs to the verge or footpaths during construction. Vehicles delivering materials to this development shall not override or cause damage to the public footway. Any damage will require to be made good to the satisfaction of the Council and at the applicant's expense.

For further information and advice contact - Highways Maintenance Operations, Central Depot - Block K, Harlington Road Depot, 128 Harlington Road, Hillingdon, Middlesex, UB3 3EU (Tel: 01895 277524).

12

The Council's Access Officer has provided the following advice:

a) The Equality Act 2010 seeks to protect people accessing goods, facilities and services from discrimination on the basis of a protected characteristic, which includes those with a disability. As part of the Act, service providers are obliged to improve access to and within the structure of their building, particularly in situations where reasonable adjustment can be incorporated with relative ease. The Act states that service providers

should think ahead to take steps to address barriers that impede disabled people.

b) Fixtures, fittings and furnishings, particularly hard materials should be selected to ensure that sound is not adversely reflected. The design of all learning areas should be considerate to the needs of people who are hard of hearing or deaf. Reference should be made to BS 8300:2009, Section 9.1.2, and, BS 223 in selecting an appropriate acoustic absorbency for each surface.

c) Care should be taken to ensure that the internal decoration achieves a Light Reflectance Value (LRV) difference of at least 30 points between floor and walls, ceiling and walls, including appropriate décor to ensure that doors and door furniture can be easily located by people with reduced vision.

d) Induction loops should be specified to comply with BS 7594 and BS EN 60118-4, and a term contract planned for their maintenance.

e) Care must be taken to ensure that overspill and/or other interference from induction loops in different/adjacent areas does not occur.

f) Flashing beacons/strobe lights linked to the fire alarm should be carefully selected and installed to ensure they remain within the technical thresholds not to adversely affect people with epilepsy.

3. CONSIDERATIONS

3.1 Site and Locality

William Byrd Primary School occupies an approximately 2.7 hectare irregularly shaped plot located on the southern side of Victoria Lane in Harlington. The site accommodates the main single-storey pre-fabricated school building, a new single-storey detached foundation block, an existing temporary building, playgrounds, playing fields and associated facilities.

The caretaker's bungalow and William Byrd Swimming Pool bound part of the site to the north and share the school's access and egress points. A disused lane bounds the playing fields to the north, beyond which is agricultural land. To the east the site is bounded by residential properties, to the south it is bounded by a recreation ground, and to the west it is bounded by Imperial College athletic Ground.

The application site itself comprises an area of approximately 1,010m² which currently comprises the north east corner of the school's playing field.

Access to the site is via Victoria Lane, a dead-end road which terminates not far beyond the school's main egress point.

3.2 Proposed Scheme

This application seeks temporary planning permission for the provision of a new classroom unit at William Byrd Primary School.

The proposed building would be located on the north east corner of the school's playing field, to the west of the existing foundation block.

The building, which would comprise two classrooms, WC facilities, store rooms and a lobby, would measure approximately 21.9m by 8.6m by 3.8m high. It would have a flat roof and would be finished in a green stone aggregate finish with black fascias and guttering and white window and door frames.

The building would accommodate up to 30 children. It is understood the additional classroom would enable children within the same year groups to be located close together and enable greater flexibility of space within the existing school building. Accordingly, the proposal would result in a total increase of approximately 30 children at the site this September.

3.3 Relevant Planning History

11327/APP/2006/3136 William Byrd Primary School - Nursery Victoria Lane Harlington
ERECTION OF AN L-SHAPED (PARTLY OPEN SIDED) SINGLE STOREY TIMBER STRUCTURE WITH CANOPY ROOF TO PROVIDE COVERED PLAY AREA AND STORAGE PLACE FOR BIKES AND TOYS WITH ASSOCIATED ANCILLARY HARD AND SOFT LANDSCAPING (INVOLVING DEMOLITION OF EXISTING PERGOLA AND BIKE / TOY STORE)

Decision: 30-03-2007 Approved

11327/APP/2007/1086 William Byrd Primary School Victoria Lane Harlington
DETAILS OF HARD AND SOFT LANDSCAPING IN COMPLIANCE WITH CONDITIONS 3 AND 4 AND DETAILS OF LANDSCAPE MAINTENANCE IN COMPLIANCE WITH CONDITION 5 OF PLANNING PERMISSION REF. 11327/APP/2006/3136 DATED 30/03/2007: ERECTION OF AN L-SHAPED (PARTLY OPEN SIDED) SINGLE STOREY TIMBER STRUCTURE WITH CANOPY ROOF TO PROVIDE COVERED PLAY AREA AND STORAGE PLACE FOR BIKES AND TOYS WITH ASSOCIATED ANCILLARY HARD AND SOFT LANDSCAPING (INVOLVING DEMOLITION OF EXISTING PERGOLA AND BIKE/TOY STORE).

Decision: 02-07-2007 Approved

11327/APP/2007/2810 William Byrd Primary School Victoria Lane Harlington
INSTALLATION OF 9 THERMAL COLLECTORS (SOLAR PANELS) ON ROOF OF SCHOOL SUMMERARY POOL

Decision: 28-02-2008 Approved

11327/APP/2009/649 William Byrd Primary School Victoria Lane Harlington
Single storey detached portacabin for use as classroom/office with associated access ramp.

Decision: 28-09-2009 Approved

11327/APP/2010/130 William Byrd Primary School Victoria Lane Harlington
Provision of single storey mobile double classroom unit.

Decision: 07-04-2010 Approved

11327/APP/2010/162 William Byrd Primary School Victoria Lane Harlington

Details in compliance with conditions 3 (Ground Levels), 4 (Materials), 6 (Access), 10 (Green Travel Plan), 11 (Survey Plan) and 14 (Method Statement) of planning permission ref.11327/APP/2009/649 dated 28/09/2009: Single storey detached portacabin for use as classroom/office with associated access ramp.

Decision: 18-09-2012 NFA

11327/APP/2010/2211 William Byrd Primary School Victoria Lane Harlington

Alterations, additions and refurbishment of existing school building to create enhanced kitchen and classrooms (including computer room), new school building (north of existing school buildings) with associated external play area, demolition of temporary classroom and replacement with a permanent staff room (south of existing school buildings), alterations to car parking arrangements, alterations to landscaping, boundary treatment, fencing and gates.

Decision: 15-02-2011 Approved

11327/APP/2010/532 William Byrd School Victoria Lane Harlington

Erection of a single storey modular classroom.

Decision: 02-07-2010 Approved

11327/APP/2010/86 William Byrd Primary School Victoria Lane Harlington

DETAILS IN COMPLIANCE WITH CONDITIONS 10 (GREEN TRAVEL PLAN) AND 15 (INFRASTRUCTURE STRATEGY SCHEME) OF PLANNING PERMISSION REF. 11327/APP/2009/649 DATED 28 SEPTEMBER 2009: Single storey detached portacabin for use as classroom/office with associated access ramp.

Decision: 18-09-2012 NFA

11327/APP/2011/1506 William Byrd Primary School Victoria Lane Harlington

Details in compliance with condition 6 (materials) of planning permission ref: 11327/APP/2010/2211 dated 15/02/11; Alterations, additions and refurbishment of existing school building.

Decision: 13-02-2012 Approved

11327/APP/2011/2010 William Byrd Primary School Victoria Lane Harlington

Details in compliance with condition 8 (Construction Management Plan) of planning permission ref: 11327/APP/2010/2211; Alterations, additions and refurbishment of existing school building.

Decision: 19-08-2011 Approved

11327/APP/2011/984 William Byrd Primary School Victoria Lane Harlington

Details in compliance with conditions 3 (levels), 7 (tree protection) & 16 (gas protection measures) of planning permission ref: 11327/APP/2010/2211 dated 15/02/11; Alterations, additions and refurbishment of existing school building to create enhanced kitchen and

classrooms (including computer room), new school building (north of existing school buildings) with associated external play area, demolition of temporary classroom and replacement with a permanent staff room (south of existing school buildings), alterations to car parking arrangements, alterations to landscaping, boundary treatment, fencing and gates.

Decision: 12-09-2011 Approved

11327/APP/2012/184 William Byrd Primary School Victoria Lane Harlington

Details in compliance with conditions 10 (landscaping scheme) and 12 (landscape maintenance) of planning permission ref: 11327/APP/2010/2211 dated 15/02/11; Alterations, additions and refurbishment of existing school building to create enhanced kitchen and classrooms (including computer room), new school building (north of existing school buildings) with associated external play area, demolition of temporary classroom and replacement with a permanent staff room (south of existing school buildings), alterations to car parking arrangements, alterations to landscaping, boundary treatment, fencing and gates.

Decision: 08-02-2012 Approved

11327/APP/2012/1883 William Byrd Primary School Victoria Lane Harlington

Details pursuant to condition 15 (Travel Plan) of planning permission ref: 11327/APP/2010/2211 dated 15/02/11; Alterations, additions and refurbishment of existing school building to create enhanced kitchen and classrooms (including computer room), new school building (north of existing school buildings) with associated external play area, demolition of temporary classroom and replacement with a permanent staff room (south of existing school buildings), alterations to car parking arrangements, alterations to landscaping, boundary treatment, fencing and gates.

Decision: 05-06-2013 Approved

11327/APP/2012/282 William Byrd Primary School Victoria Lane Harlington

Details in compliance with condition 22 (security) of planning permission ref: 11327/APP/2010/2211 dated 17/11/10; Alterations, additions and refurbishment of existing school building to create enhanced kitchen and classrooms (including computer room), new school building (north of existing school buildings) with associated external play area, demolition of temporary classroom and replacement with a permanent staff room (south of existing school buildings), alterations to car parking arrangements, alterations to landscaping, boundary treatment, fencing and gates.

Decision: 01-03-2012 Approved

11327/APP/2012/482 William Byrd Primary School Victoria Lane Harlington

Details in compliance with conditions 13 (car parking layout) and 14 (cycle stores) of planning permission ref: 11327/APP/2010/2211 dated 15/02/11; Alterations, additions and refurbishment of existing school building to create enhanced kitchen and classrooms (including computer room), new school building (north of existing school buildings) with associated external play area, demolition of temporary classroom and replacement with a permanent staff room (south of existing school buildings), alterations to car parking arrangements, alterations to landscaping, boundary treatment, fencing and gates.

Decision: 12-04-2012 Approved

11327/APP/2013/1180 William Byrd Primary School Victoria Lane Harlington

Details in compliance with conditions 28 (assessment of ground conditions) and 30 (use of Sipson Meadow) in accordance with planning permission ref: 11327/APP/2010/2211 dated 15/02/11; Alterations, additions and refurbishment of existing school building to create enhanced kitchen and classrooms, new school building with associated external play area, demolition of temporary classroom and replacement with a permanent staff room, alterations to car parking arrangements, and ancillary development.

Decision: 07-06-2013 Approved

11327/F/84/0276 Sipson Meadow Wm Byrd Primary School Victoria Lane Harlington
Erection of 2.4m fence.

Decision: 25-07-1984 ADH

11327/J/99/1757 William Byrd Primary School Victoria Lane Harlington
Erection of an extension to provide an additional classroom

Decision: 14-10-1999 Approved

Comment on Relevant Planning History

The site has an extensive planning history as summarised above.

4. Planning Policies and Standards

National Planning Policy Framework
DCLG Policy Statement on Planning for Schools Development
London Plan (July 2011)
Hillingdon Unitary Development Plan Saved Policies (September 2007)
Hillingdon Supplementary Planning Document: Accessible Hillingdon

UDP / LDF Designation and London Plan

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

Part 1 Policies:

PT1.BE1 (2012) Built Environment

PT1.EM2 (2012) Green Belt, Metropolitan Open Land and Green Chains

Part 2 Policies:

OL1 Green Belt - acceptable open land uses and restrictions on new development

OL2 Green Belt -landscaping improvements

BE13 New development must harmonise with the existing street scene.

BE19 New development must improve or complement the character of the area.

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
R4	Proposals that would involve the loss of recreational open space
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
AM2	Development proposals - assessment of traffic generation, impact on congestion and public transport availability and capacity
AM7	Consideration of traffic generated by proposed developments.
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.

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- **11th June 2013**

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

Consultation letters were sent to 112 local owner/occupiers and the Harlington Village Residents' Association. Site notices were also posted. No objections have been received.

BAA SAFEGUARDING

No objection subject to an informative regarding use of cranes.

SPORT ENGLAND

It is understood that the site forms part of, or constitutes a playing field as defined in The Town and Country Planning (Development Management Procedure) (England) Order 2010 (Statutory Instrument 2010 No. 2184), in that it is on land that has been used as a playing field within the last five years, and the field encompasses at least one playing pitch of 0.2 ha or more, or that it is on land that is allocated for the use as a playing field in a development plan or in proposals for such a plan or its alteration or replacement.

Sport England has therefore considered the application in the light of its playing fields policy. 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 application proposes the installation of a temporary classroom building for a period of one year only. The classroom is required to deal with a particular swell of reception age pupils during this period. Numbers are anticipated to drop back down to 'normal' levels after this period. The classroom is on the edge of the existing playing field and results in a loss of usable playing field land. As such does not accord with Sport England's policy. However, as the temporary structure is required for such a short period and is not intended to be required beyond this period, Sport England raises no objection subject to a planning condition(s) being attached to the decision notice (if the Council are minded to approve the application) that require the structure to be removed from the site within 12 months of the date of permission and the land restored for usable playing field condition within 3 months of removal.

Internal Consultees

ACCESS OFFICER

The proposal seeks to site a temporary classroom. Having reviewed plans, the proposed building would feature ramped access and an accessible toilet facility which appears to meet the specifications of Approved Document M of the Building Regulations.

Given that the building would be temporary, no additional accessibility provisions would be required within the remit of planning.

Conclusion: Acceptable.

The following informatives should be attached to any grant of planning permission:

- a) The Equality Act 2010 seeks to protect people accessing goods, facilities and services from discrimination on the basis of a protected characteristic, which includes those with a disability. As part of the Act, service providers are obliged to improve access to and within the structure of their building, particularly in situations where reasonable adjustment can be incorporated with relative ease. The Act states that service providers should think ahead to take steps to address barriers that impede disabled people.
- b) Fixtures, fittings and furnishings, particularly hard materials should be selected to ensure that sound is not adversely reflected. The design of all learning areas should be considerate to the needs of people who are hard of hearing or deaf. Reference should be made to BS 8300:2009, Section 9.1.2, and, BS 223 in selecting an appropriate acoustic absorbency for each surface.
- c) Care should be taken to ensure that the internal decoration achieves a Light Reflectance Value (LRV) difference of at least 30 points between floor and walls, ceiling and walls, including appropriate decor to ensure that doors and door furniture can be easily located by people with reduced vision.
- d) Induction loops should be specified to comply with BS 7594 and BS EN 60118-4, and a term contract planned for their maintenance.
- e) Care must be taken to ensure that overspill and/or other interference from induction loops in

different/adjacent areas does not occur.

f) Flashing beacons/strobe lights linked to the fire alarm should be carefully selected and installed to ensure they remain within the technical thresholds not to adversely affect people with epilepsy.

TREES/LANDSCAPING OFFICER

Landscape Character and Context:

The site is within the playing field area to the west of the recently completed Foundation Block and hard and soft Play Area within the William Byrd School campus.

The northern boundary of the playing field (and the proposed plot of land) is defined by a mature field hedge, which separates the school from the overgrown (and redundant) west end of Victoria Lane. There is a line of young trees running parallel to, and west of, the Foundation Block. Other young trees and built structures (including a permanent shelter for outdoor play equipment) complete the landscape enhancements associated with the Foundation Block and external Play Area.

Proposal:

The proposal is to install a single-storey (temporary) mobile classroom.

Landscape Considerations:

Saved policy BE38 seeks the retention and utilisation of topographical and landscape features of merit and the provision of new planting and landscaping wherever it is appropriate.

- The Design & Access Statement refers briefly to the landscape (3.5). However it fails to comment on the impact of the development on the existing landscape or to quantify any proposed tree loss or replacement.

- According to Mace's Site Plan some of the recently planted trees to the west of the Foundation Block will be lost as a direct result of the siting of the temporary classroom.

- Further to this, there is restricted access into the site. If the mobile classroom is imported via the west end of Victoria Lane and the Foundation Block Play Area (the haul route formerly used to access and construct the Foundation Block) there is likely to be unavoidable collateral damage to, or removal of trees.

- While there is no objection in principle to the installation of the temporary classroom, it should be sited in such a way that as few trees are affected as possible. (Temporary structures have a habit of becoming semi-permanent and effectively the opportunity for tree planting / replacement could be lost).

- An access and construction method statement should be provided to show how the classroom will be installed with minimal damage to existing trees and hedgerows.

- Landscape conditions will be necessary to preserve and enhance the visual amenities of the locality and to ensure that adequate facilities are provided.

Recommendations:

No objection subject to the above observations and conditions COM8, COM9, COM10 and the submission of an access and construction method statement.

HIGHWAY ENGINEER

The development proposals are for the construction of two temporary demountable classrooms to provide for an additional 30 pupils at the existing school. There are no proposals to increase the existing car or cycle parking facilities at the site and pedestrian and vehicle access will remain as existing. While no details have been provided in relation to the proposed increase in staff, it is considered that 2 additional staff will be required.

From site observations, it is noted that the demand for short stay parking generated by the dropping off/picking up of pupils mainly takes place along Victoria Lane and Hudson Road. As a result, these areas become congested at peak times associated with the school.

However, it is noted that the area immediately adjacent to the site is predominantly residential and as a result, the surrounding local highway network is designated as a Controlled Parking Zone (Zone H1). Furthermore, it is noted that dropping off and picking up of pupils is permitted within the existing car park that serves the William Byrd Swimming Pool.

When assessing the development, the existing mode share at the site has been considered in order to establish the likely increase in traffic. This has identified that there will be an increase of approximately 14 vehicles that will require short stay parking during peak times associated with the dropping off/picking up of pupils and 2 vehicles associated with staff parking. Nevertheless, following the recent extension at the school and the provision of an up to date School Travel Plan (STP), it is considered that the mitigation measures that will be provided as part of the STP are also appropriate to reduce vehicle trips and the subsequent parking demand associated with the current proposals.

Therefore, it is considered that the development would not be contrary to the adopted Hillingdon Local Plan, 2012, Part 2, provided that a suitably worded condition is imposed on the planning consent restricting the intake of additional pupils to 30. Thereafter, any additional increase in the number of pupils at the site will require further review of the mitigation measures detailed within the School Travel Plan.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

Policy R10 of the Council's Local Plan Part 1 (November 2012) 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 other policies of this plan."

This is reiterated in the London Plan Policy 3.18 which states:

"Development proposals which enhance education and skills provision will be supported, including new build, expansion of existing facilities or change of use to educational purposes. Those which address the current projected shortage of primary school places will be particularly encouraged."

Furthermore, on 15/08/11 the DCLG published a policy statement on planning for schools development, which is designed to facilitate the delivery and expansion of state-funded schools. It states:

"The Government is firmly committed to ensuring there is sufficient provision to meet growing demand for state-funded school places, increasing choice and opportunity in state-funded education and raising educational standards. State-funded schools - which

include Academies and free schools, as well as local authority maintained schools (community, foundation and voluntary aided and controlled schools) - educate the vast majority of children in England. The Government wants to enable new schools to open, good schools to expand and all schools to adapt and improve their facilities. This will allow for more provision and greater diversity in the state-funded school sector to meet both demographic needs and the drive for increased choice and higher standards."

It goes on to say that:

"It is the Government's view that the creation and development of state-funded schools is strongly in the national interest and that planning decision-makers can and should support that objective, in a manner consistent with their statutory obligations. We expect all parties to work together proactively from an early stage to help plan for state-school development and to shape strong planning applications. This collaborative working would help to ensure that the answer to proposals for the development of state-funded schools should be, wherever possible, "yes."

The statement clearly emphasises that there should be a presumption in favour of the development of schools and that "Local Planning Authorities should make full use of their planning powers to support state-funded schools applications."

Paragraph 72 of the NPPF reiterates the objectives set out in the DCLG Policy Statement on Planning for Schools Development. It clearly confirms that the Government attaches great importance to ensuring that a sufficient choice of school places are available to meet existing and future demand.

Notwithstanding the above mentioned policies, which seek to encourage new and enhanced educational development, it should be noted that the proposed development falls within the Green Belt.

Policy OL1 of the Local Plan: Part 2 defines the types of development considered acceptable within the Green Belt. These are predominantly open land uses including agriculture, horticulture, forestry, nature conservation, open air recreational activities and cemeteries. It states that planning permission will not be granted for new buildings or changes of use of existing land or buildings which do not fall within these uses.

London Plan (2011) policy 7.16 and the NPPF (2012) confirm that the strongest protection should be given to the Green Belt and that inappropriate development should be refused, except in very special circumstances. Accordingly, it is necessary to demonstrate that the benefits of the development outweigh the harm to the Green Belt.

The applicant's supporting information seeks to justify the need for the development in this location. It confirms that the need has arisen due to a higher than expected increase in birth rates, in migration into the borough and new housing developments within the borough. Details are provided which demonstrate that within Pupil Planning Area 14, within which William Byrd Primary School falls, there is a significant need for additional classrooms.

The ability of other primary school sites to meet the need within this Pupil Planning Area has been assessed. Other schools within Pupil Planning Area 14 include Cherry Lane, West Drayton, Laurel Lane and St.Catherines. Planning permission has recently been granted for the expansion of both Cherry Lane (ref: 4318/APP/2012/2733) and West Drayton (ref: 909/APP/2012/3088). Furthermore, a planning application (ref:

4318/APP/2013/1303) is currently under consideration for the installation of an additional temporary classroom at Cherry Lane. As such, those schools have no capacity to accommodate the additional space required. St.Catherine's RC Primary School occupies a particularly constrained site, which falls within a flood zone, and Laurel Lane, which is located to the far west of Pupil Planning Area 14, is poorly located to serve the area of most need.

Non-school sites would not be suitable for the provision of the classroom as they need to be associated with an existing school site for operational and educational reasons.

It is considered that the educational need for the proposal and the lack of availability of alternative non-Green Belt sites amounts to a case of very special circumstances sufficient to justify an exception to Green Belt policy in this instance.

It should be noted that the proposed development would result in loss of part of the playing field, albeit on a temporary basis. UDP policy R4, paragraph 74 of the National Planning Policy Framework (NPPF) and Sport England policies seek to protect existing playing fields and supporting facilities. Sport England have been consulted on the application and, in this instance, have confirmed that given the temporary nature of the proposed building no objections are raised.

The need for the proposed development in this location, the strong policy support for new and enhanced educational facilities and the lack of availability of alternative, non Green Belt, sites are considered to amount to a case of very special circumstances sufficient to justify an exception to Green Policy in this instance. Furthermore, Sport England have confirmed that no objections are raised to the temporary loss of playing field in this instance. Accordingly, there is no objection to the principle of the proposed development, providing site specific issues can be satisfactorily addressed.

7.02 Density of the proposed development

Not applicable to this type of application.

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

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

7.04 Airport safeguarding

BAA Safeguarding have been consulted and have confirmed that they have no objections to the proposed development subject to an informative regarding the use of cranes.

There is no requirement to consult any other aerodrome safeguarding authorities on this application.

7.05 Impact on the green belt

Given the location of the proposed building within the north east corner of the playing field and existing planting around the site boundaries, which provides significant screening, limited views of it would be available from surrounding Green Belt land outside the school site. For any views which might be available the unit would be viewed in context with the existing larger school buildings, playgrounds and associated facilities. Accordingly, and particularly given its temporary nature, it is not considered that the proposal would have any significant detrimental impact on the openness or on the visual amenities of the Green Belt or surrounding area.

7.07 Impact on the character & appearance of the area

No views of the proposed unit would be available from Victoria Lane. The impact of the

development on the surrounding Green Belt has been addressed above.

7.08 Impact on neighbours

The nearest residential property is the caretaker's bungalow, which is located approximately 50m to the east of the proposed unit. Given this distance, it is not considered that the proposal would have any detrimental impact on residential amenity. No views of the proposed classroom unit would be available from any other residential properties due to screening provided by existing buildings on the school and William Byrd Pool sites.

7.09 Living conditions for future occupiers

Not applicable to this application.

7.10 Traffic impact, Car/cycle parking, pedestrian safety

No alterations are proposed to the existing car parking or access arrangements to the site as part of this application.

The existing school has parking provision for staff and visitors only. 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.

Based on the current mode share for the site it is anticipated that the proposed development would lead to an increase of 14 vehicular trips to/from the site during peak times. Given this relatively minor increase, and that congestion associated with schools only typically occurs for relatively short periods of time during peak drop-off and pick-up times, and traffic disperses relatively quickly, it is not considered that the scheme would result in such a significant impact on the surrounding highway network that refusal could be justified.

Notably the school's Travel Plan has recently been updated as part of the school's recent expansion and it is anticipated that the mitigation measures outlined within that Travel Plan will assist in reducing travel by car and congestion at peak times. The Council's Highway Engineer has raised no objections on this basis.

7.11 Urban design, access and security

Urban design

The size, scale, height and design of the proposed building is considered to be acceptable in this location. Given the building's temporary nature it is not considered that it would have any significant detrimental impact on the visual amenities of the school site or the surrounding area. However, a permanent solution should be sought in the long term to ensure the visual amenity of the site is enhanced.

Security

Given the temporary nature of the proposed classroom unit and the fact that the existing premises will already be operating its own security measures a secure by design condition is not considered to be necessary in this case.

7.12 Disabled access

Access to the building would be via a ramp or steps. Level thresholds would be provided within the building and a disability standard WC would be provided. The applicant's Design and Access Statement confirms that the development would fully comply with Part M of the Building Regulations. Notably, the Council's Access Officer has raised no objections.

7.13 Provision of affordable & special needs housing

Not applicable to this application.

7.14 Trees, landscaping and Ecology

The proposal would result in the loss of a number of young trees which appear to have been relatively recently planted. Given that these trees are relatively young and not very well established at this stage, no objection is raised to their removal. However, replacement planting should be provided where possible to enhance the visual amenities of the site and it is recommended that this is required by way of condition.

The Council's Trees/Landscape Officer has raised concerns over construction access to the site. Construction access is assumed to be via the school's existing access points. If this is the case it would have limited impact on existing trees. Notwithstanding this, no objections would be raised to use of the lane to the north of the school site for construction access providing replacement planting was provided for any trees lost. As such, it is recommended that a condition is attached to ensure that whether in the school site, or around its boundaries, any trees lost during construction would be replaced.

7.15 Sustainable waste management

As this is a relatively small extension to an existing school, the school's existing waste management facilities will be used. Notably, the school ultimately has discretion over which waste management methods are used on site.

7.16 Renewable energy / Sustainability

Given the minor nature of the scheme there is no planning requirement for the development to incorporate the use of renewable energy.

7.17 Flooding or Drainage Issues

The site does not fall within a flood zone and no issues relating to flooding or drainage have been identified.

7.18 Noise or Air Quality Issues

Given the small scale and nature of the scheme it is not considered that it will have any material impact on noise or air quality issues to the site or locality.

7.19 Comments on Public Consultations

No comments have been received.

7.20 Planning obligations

Not applicable to this development. As the development is for educational use it would not necessitate a contribution towards the Mayoral Community Infrastructure Levy.

7.21 Expediency of enforcement action

Not applicable to this application.

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 in this location, which it is considered would have limited impact on the openness of the wider Green Belt and complies with current policy objectives to enhance educational facilities.

It is not considered that the proposal would have any detrimental impact on the character or appearance of the school site or on the visual amenities of the surrounding area. Furthermore, it is not considered that it would have any detrimental impact on the amenity of the occupants of the nearest residential properties.

It is not considered that the proposals would result in such an increase in traffic that they would have an unacceptable impact on the surrounding highway network sufficient to justify refusal and notably the Council's Highway Engineer has raised no objections in this respect.

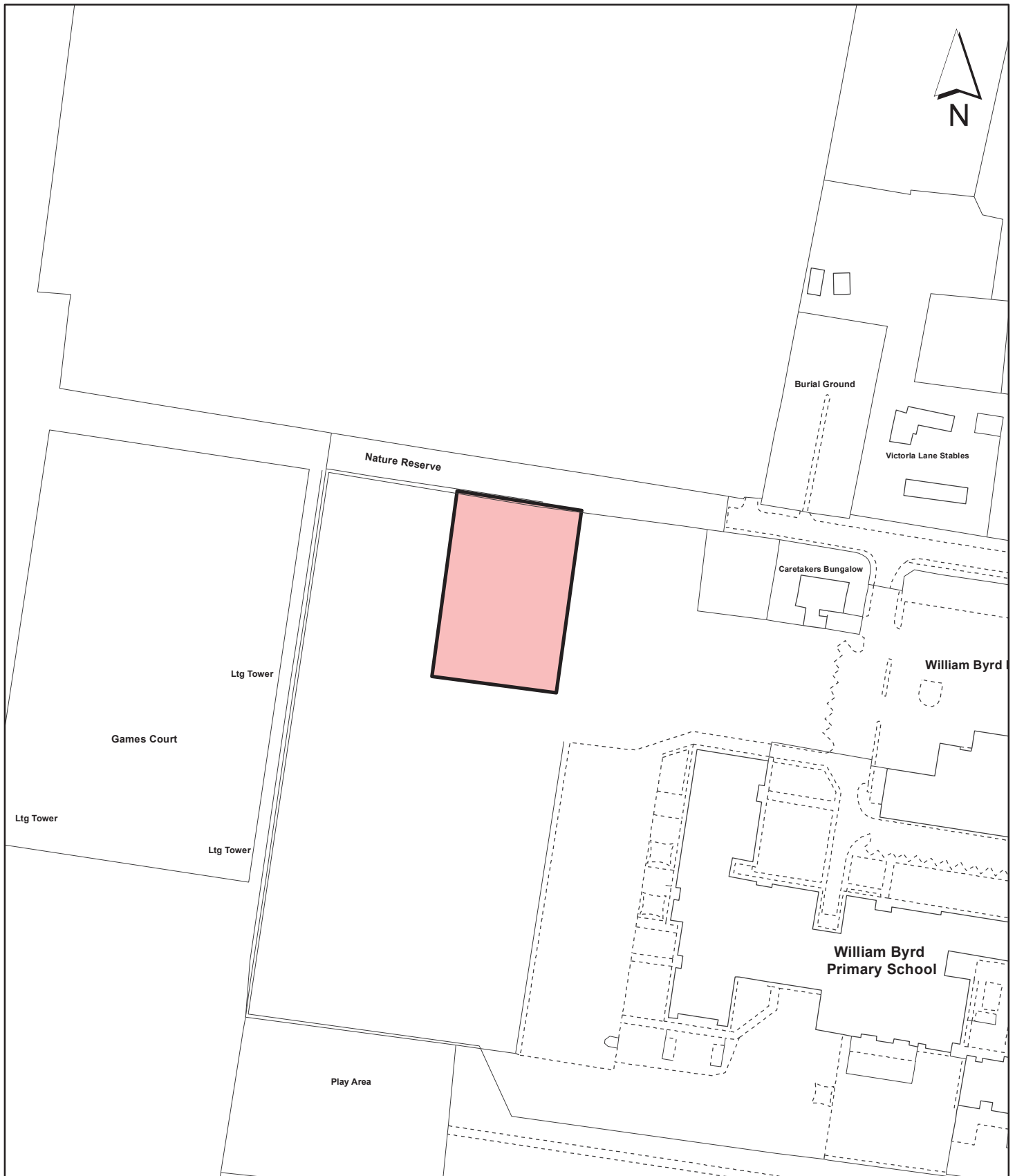
The proposal is considered to comply with relevant planning policy and, accordingly, approval is recommended.

11. Reference Documents

National Planning Policy Framework
DCLG Policy Statement on Planning for Schools Development
London Plan (July 2011)
Hillingdon Unitary Development Plan Saved Policies (September 2007)
Hillingdon Supplementary Planning Document: Accessible Hillingdon

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Notes

 Site boundary

For identification purposes only.

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Site Address

**William Byrd Primary School
Victoria Lane
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**LONDON BOROUGH
OF HILLINGDON
Residents Services**

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Telephone No.: Uxbridge 250111

Planning Application Ref:

11327/APP/2013/1209

Scale

1:1,250

Planning Committee

Major Applications

Date

**June
2013**



HILLINGDON
LONDON