



land).

**2 T4 Temporary Building - Removal and Reinstatement**

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

**REASON**

The building, by reason of its design, is not considered suitable for permanent retention in compliance with Policies BE13 and OE1 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and 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 8356/A/100 Rev.A, 8356/A/101 Rev.A, 8356/A/102 Rev.A, 8356/A/103 Rev.B, 8356/A/110 Rev.B, 13142-TOPO-1, 46306, 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 match 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 RES8 Tree Protection**

No site clearance or construction work shall take place until tree protective fencing has been erected in accordance with that shown on drawing no. 8356/A/103 Rev.B.

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.a There shall be no changes in ground levels;
- 1.b No materials or plant shall be stored;
- 1.c No buildings or temporary buildings shall be erected or stationed.
- 1.d No materials or waste shall be burnt; and.
- 1.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 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

NONSC

~~6~~ Prior to first occupation of the site, a Car Parking Management Strategy, which details how parking within the school site will be managed, shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, the approved Car Parking Management Strategy shall remain in place until the parking layout is returned to its current configuration.

**REASON**

To ensure that adequate car parking facilities are maintained within the site and to prevent increased parking demand along the adjacent highway, in accordance with policies AM2, AM7 and AM14 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

**7 NONSC Pupil numbers**

The number of pupils at the school shall not be increased as a result of the provision of the approved additional classroom facilities, unless otherwise agreed in writing by the Local Planning Authority.

**REASON**

To ensure that adequate car parking facilities are maintained within the site and to prevent increased parking demand along the adjacent highway, 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.

BE13	New development must harmonise with the existing street scene.
BE18	Design considerations - pedestrian security and safety
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
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](http://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](http://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](http://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](http://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](http://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

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

1. Induction loops should be specified to comply with BS 7594 and BS EN 60118-4, and a term contract planned for their maintenance.
2. Care must be taken to ensure that overspill and/or other interference from induction loops in different/adjacent areas does not occur.
3. Flashing beacons/strobe lights linked to the fire alarm should be carefully selected to ensure they remain within the technical thresholds not to adversely affect people with epilepsy.

## 3. CONSIDERATIONS

### 3.1 Site and Locality

Chantry Special School, which caters for secondary aged children with behavioural difficulties, occupies an approximately 1.2 hectare irregularly shaped plot located on the northern side of Falling Lane in West Drayton. The site accommodates the main, single-storey school building, a number of mobile classroom units, playground, playing fields, car parking and ancillary facilities.

The school is bounded to the west by Rabbsfarm Primary School; to the north by public open space; to the east by residential properties; and to the south by residential properties beyond which is a service road, which runs parallel with Falling Lane.

The application site itself comprises an area of approximately 793m<sup>2</sup> located towards the southern most corner of the school's existing car park. The site currently accommodates hardstanding, marked out to provide parking spaces.



The entire school site falls within the developed area as designated in the Hillingdon Local Plan.

### 3.2 Proposed Scheme

This application seeks planning permission for the installation of a temporary double classroom unit at Chantry Special School in West Drayton. The proposed unit would be located towards the southern most corner of the site on an area of existing hardstanding, currently forming part of the school's car park.

The unit, which would measure approximately 19.4m by 8.6m by 3.9m high, would accommodate two classrooms, WC facilities, store rooms, a small lobby and ancillary facilities. They would be finished in green natural stone aggregate cladding with white fascias, window and door frames. Access would be external ramps or steps.

The headteacher has advised that the school wish to use the building for a number of potential uses including as a space for professional counselors to provide support, guidance and mentorship to the most vulnerable students; a base for an out speech and language therapist to allow for improved communication skills (as this is an area which the school have been advised they need to address); and to provide limited sports facilities to improve physical, social and emotional aspects of learning.

### 3.3 Relevant Planning History

5746/APP/2004/412 Chantry School Falling Lane Yiewsley  
ENCLOSURE OF EXISTING INTERNAL COURTYARD FOR EDUCATIONAL USE

**Decision:** 02-04-2004 Approved

5746/APP/2006/2666 Chantry School Falling Lane Yiewsley  
ERECTION OF A MODULAR CLASSROOM ACCOMMODATION AND ADDITIONAL  
PARKING SPACES

**Decision:** 09-01-2007 Approved

5746/APP/2007/2414 Chantry School Falling Lane Yiewsley  
Internal alterations and extensions to existing school.

**Decision:** 23-11-2007 Withdrawn

5746/APP/2007/3545 Chantry School Falling Lane Yiewsley  
ERECTION OF A SINGLE STOREY FRONT EXTENSION TO PROVIDE ADDITIONAL STAFF  
FACILITIES

**Decision:** 15-01-2008 Approved

#### Comment on Relevant Planning History

The site has an extensive planning history. Most of this relates to relatively minor works, including the provision of temporary classrooms at the site. The most recent planning history is 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

Part 2 Policies:

- BE13 New development must harmonise with the existing street scene.
- BE18 Design considerations - pedestrian security and safety
- 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
- 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:- **12th June 2013**

**5.2** Site Notice Expiry Date:- Not applicable

#### **6. Consultations**

##### **External Consultees**

Consultation letters were sent to 70 local owner/occupiers and site notices were posted. Six letters



of objection (four of which are in the same format and contain similar wording and two of which are from the same resident) and a 21 signature petition were received. The following concerns were raised:

- i) The plans are not clear and can't be viewed online.
- ii) The applicant is shown as the London Borough of Hillingdon but the land is not owned by the Council. Is this a school application?
- iii) No reason or rationale for the building has been provided.
- iv) When the school was previously redeveloped assurance was given that there would be no future development along the residential boundaries.
- v) Proximity to gardens and properties.
- vi) The height of the building and its visibility from adjoining properties is unclear.
- vii) Noise.
- viii) Pupils climb on the roofs of existing buildings and into gardens to bypass security gates. They are likely to climb on the new building, reducing privacy and increasing disruption and crime. Any expansion of the school raises concern over increased disorder nearby, and an increased perception and fear of crime.
- ix) The building would be the size of five standard mobile units.
- x) The building would take up much of the car park.
- xi) The building would be quite a tall structure and would loom over the small residential gardens.
- xii) The applicant has not worked with the community affected by the plans. When the school was previously developed there were public meetings, newsletters, open days and regular consultation.
- xiii) The proposal is contrary to the borough's 2012 strategies because it is not high quality, does not contribute positively to creating a safe and attractive place to live, represents an inappropriate development of open spaces and does not preserve the suburban nature of Yiewsley.
- xiv) Council policy is to refuse planning permission where a design fails to improve the character of an area.
- xv) The proposals would undermine the safety and quality of life for the neighbourhood.
- xvi) The building does not contribute positively to creating a safe and attractive place to live.
- xvii) Although called a temporary building, it will be there for at least three years.
- xviii) The staff car park is often fully occupied. Increased on-street parking will increase friction with residents and degrade the street as more front gardens are paved over.
- xix) The school has lots of land and the building should be positioned elsewhere.
- xx) The plans for Rabbsfarm school mean that a two-storey block is already being built at the bottom of residents' gardens in the same area. The proposal will close off the very last area of open space around the houses in that part of Falling Lane.

The following concerns were specifically raised in the petition:

1. The applicants have not worked with the community in making the application.
2. The development would undermine the safety and quality of life of the neighbourhood.
3. It fails to meet the Council's Strategic Plan to improve areas of poorer environmental quality like Yiewsley.
4. It does not meet the Strategic Plan in protecting the suburban or natural environment.

#### **Internal Consultees**

##### **TREES/LANDSCAPING OFFICER**

Tree Preservation Order (TPO)/Conservation Area: This site is covered by TPO 333, however no trees, protected or otherwise, will be affected.

Significant trees/other vegetation of merit in terms of Saved Policy BE38 (on-site): There are several high value mature trees on-site, however due to the temporary nature of the proposed classroom, the trees will not be affected.

Recommendations: None

Conclusion (in terms of Saved Policy BE38): Acceptable

#### ACCESS OFFICER

The proposed development is considered to be acceptable from an accessibility standpoint.

Recommended Informatives:

1. Induction loops should be specified to comply with BS 7594 and BS EN 60118-4, and a term contract planned for their maintenance.
2. Care must be taken to ensure that overspill and/or other interference from induction loops in different/adjacent areas does not occur.
3. Flashing beacons/strobe lights linked to the fire alarm should be carefully selected to ensure they remain within the technical thresholds not to adversely affect people with epilepsy.

Conclusion: Acceptable.

#### URBAN DESIGN/CONSERVATION OFFICER

No objection.

#### HIGHWAY ENGINEER

The development proposals are for the construction of two temporary demountable classrooms at the site that will accommodate existing pupils. There are no proposals to increase existing car or cycle parking facilities and pedestrian and vehicle access will remain as existing.

Under the proposals, the existing car parking layout within the site will be reconfigured to accommodate the additional classrooms and to maintain the existing number of parking spaces by providing for double (in line) parking. As a result, the car park within the school will be required to be managed.

When considering servicing within the school, it is noted that this will not be affected by the amendments to the existing car parking layout.

Therefore, it is considered that the proposals would not be contrary to the Policies of the adopted Hillingdon Local Plan, 2012, Part 2, and an objection is not raised in relation to the highway aspect of the development provided that the details listed below are secured under a suitable planning condition/S106 Agreement.

1. A Car Parking Management Strategy detailing how parking within the school will be managed is required to be submitted and approved in writing by the LPA prior to commencement of any works at the site. Thereafter, the Car Parking Management Strategy will remain in place until the parking layout is returned to its normal configuration.
2. The number of pupils at the school shall not be increased as a result of the provision of additional classroom facilities without prior consent from the LPA.

Reasons: to ensure that adequate car parking facilities are maintained within the site and to prevent increased parking demand along the adjacent highway.

SUSTAINABILITY OFFICER

No objection.

FLOOD/WATER MANAGEMENT OFFICER

No objection. The building would be located on existing hard standing. Only a very small area of green space would be lost and permeable tarmac is proposed.

ENVIRONMENTAL PROTECTION UNIT

No objection subject to the standard informative regarding control of environmental nuisance from construction work.

## **7. MAIN PLANNING ISSUES**

### **7.01 The principle of the development**

Policy R10 of the Council's Local Plan: Part 2 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."

The site does not fall within the Green Belt and has no other specific designations. The proposals are considered to comply with relevant local, regional and national planning policy relating to educational uses and playing fields. Accordingly, no objections are raised to the principle of the development subject to the proposal meeting site specific criteria.

#### **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 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**

Not applicable. There is no requirement to consult the aerodrome safeguarding authorities on this development.

#### **7.05 Impact on the green belt**

No views of the proposed unit would be available from the nearest Green Belt, which adjoins the school's northern boundary, and also lies beyond Rabbsfarm Primary School to the west, due to screening provided by existing buildings.

#### **7.07 Impact on the character & appearance of the area**

No views of the proposed building would be available from Falling Lane. Whilst limited views would be available from adjoining properties, it would be largely screened by existing fencing and mature vegetation around the site boundaries. Furthermore, in any views available it would be seen in context with the wider school site and much larger school buildings beyond.

Given that the proposed building would only be single-storey, it is not considered that it would have such a detrimental visual impact on the character or appearance of the school site, or the surrounding area, that refusal could be justified and the proposals are considered to comply with relevant Local Plan policies. Notwithstanding this, given the building's temporary design, it is considered that a permanent solution should be found if the building is required in the longer-term and this is reflected in the recommended conditions.

#### **7.08 Impact on neighbours**

The nearest residential properties would be located approximately 17m away from the nearest part of the proposed building. Given the single-storey nature of the building and mature landscaping around the site boundaries, it is not considered that it would result in such a detrimental loss of outlook that refusal could be justified. Furthermore, whilst there would be windows in all elevations, including the south east facing elevations, given the screening provided by the existing boundary fence and vegetation, no overlooking would occur.

Given the single-storey nature of the proposed building and existing fencing and mature landscaping around the site boundaries, it is not considered that the proposed building would result in an unacceptable loss of outlook, privacy or daylight to adjoining properties that it would have any significant detrimental impact on residential amenity. Accordingly, the proposal is considered to comply with policies BE13, BE19 and OE1 of the Hillingdon

Local Plan: Part 2.

**7.09 Living conditions for future occupiers**

Not applicable to this type of development.

**7.10 Traffic impact, Car/cycle parking, pedestrian safety**

The applicant has confirmed that there would be no increase in pupils attending the school as a result of the application. Accordingly, there would be increase in traffic to/from the school site associated with the proposal.

Whilst the proposed building would displace 16 existing car parking spaces, these would be reprovided within the existing school car park and overall there would be no loss of parking as a result of the development. Whilst double parking is proposed to ensure that there is no loss of provision, given that this is a controlled site and this could easily be managed by the school, this is considered to be acceptable in this instance. Notably, no objections have been raised by the Council's Highway Engineer, subject to conditions regarding the management of the car park and to ensure there is no increase in pupil numbers, which could have an adverse impact on the local highway network.

**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.

Comments from residents relating to security issues are noted. However, the proposed building would not result in an increase in pupil numbers at the school and it is not considered that it would lead to such a heightened security risk that refusal could be justified. The behaviour of pupils whilst on the school premises is the school's responsibility and this is for the school to manage to ensure that children do not climb on roofs of buildings.

**7.12 Disabled access**

Access to the building would be via ramps, located at the front and either end of the block. Level thresholds would be provided within the building and two 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.

**7.13 Provision of affordable & special needs housing**

Not applicable to this application.

**7.14 Trees, landscaping and Ecology**

No trees or vegetation would be removed or affected as part of this application. Details of tree protection have been provided for those located closest to the application site. Notably, the Council's Trees/Landscape officer has raised no objections.

**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**

It is not considered that the proposal would lead to any significant increase in noise or pollution over the existing school site. Notably, officers in the Council's Environmental Protection Unit have raised no objections on these grounds.

#### **7.19 Comments on Public Consultations**

Points (iii), (v), (vi), (vii), (viii), (ix), (x), (xi), (xiii), (xiv), (xv), (xvi) and (xviii) have been addressed in the report.

Point (i) suggests the plans are not clear and cannot be viewed online. Officers have spoken to IT about this and viewed the plans online from internal and external computers. However no fault has been identified. The plans are considered to be sufficiently clear to show the proposed development.

Point (ii) questions why the application has been made by the London Borough of Hillingdon when the school is privately owned. The Council has made the application on the school's behalf. Notice has been served on the school.

Point (iv) suggests that assurances have previously been given that no development would occur along the boundary adjoining residential properties. Every application must be assessed on its merits. In this instance the location of the proposed building is considered to be acceptable.

Point (xii) criticises the lack of pre-application consultation. Any consultation carried out by applicants is voluntary and not under the control of the Local Planning Authority.

Point (xvii) suggests that whilst the building is referred to as temporary, it would be there for at least three years. The applicant has requested temporary planning permission for a period of three years, which is considered to be reasonable in this instance. Should the building be required for a longer period than this the applicant would need to apply to renew the planning permission towards the end of this period.

Point (ix) suggests that the school has lots of land and that the building should be located elsewhere. Siting the building on the playing fields would be likely to give rise to objections from Sport England and would be unlikely to be acceptable. However, if the building is required beyond three years, the school is encouraged to find a permanent solution to meet its needs.

Point (xx) raises concerns that a two-storey building would be located adjacent to residents gardens as part of the redevelopment of Rabbsfarm Primary School and that the proposed building Chantry School would result in the further loss of open space. The impact of the Rabbsfarm development on residential amenity was considered as part of that planning application. The proposed unit at Chantry would be located on part of the school's existing car park and would be single-storey. Accordingly, it is not considered that it would result in an unacceptable loss of open space, or such a significant loss of outlook that refusal could be justified.



The issues raised in the petition have been addressed above and throughout the report.

**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.

**7.22 Other Issues**

None.

**8. Observations of the Borough Solicitor**

Not applicable.

**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 proposed classroom unit would have a significant impact on the visual amenities of the school or the surrounding area and it is not considered that the proposal would have any detrimental impact on the amenities of the occupiers of neighbouring residential units, sufficient to justify refusal. Furthermore, the development would not lead to an increase in pupil numbers attending the school and, as such, no objections have been raised on highway grounds.

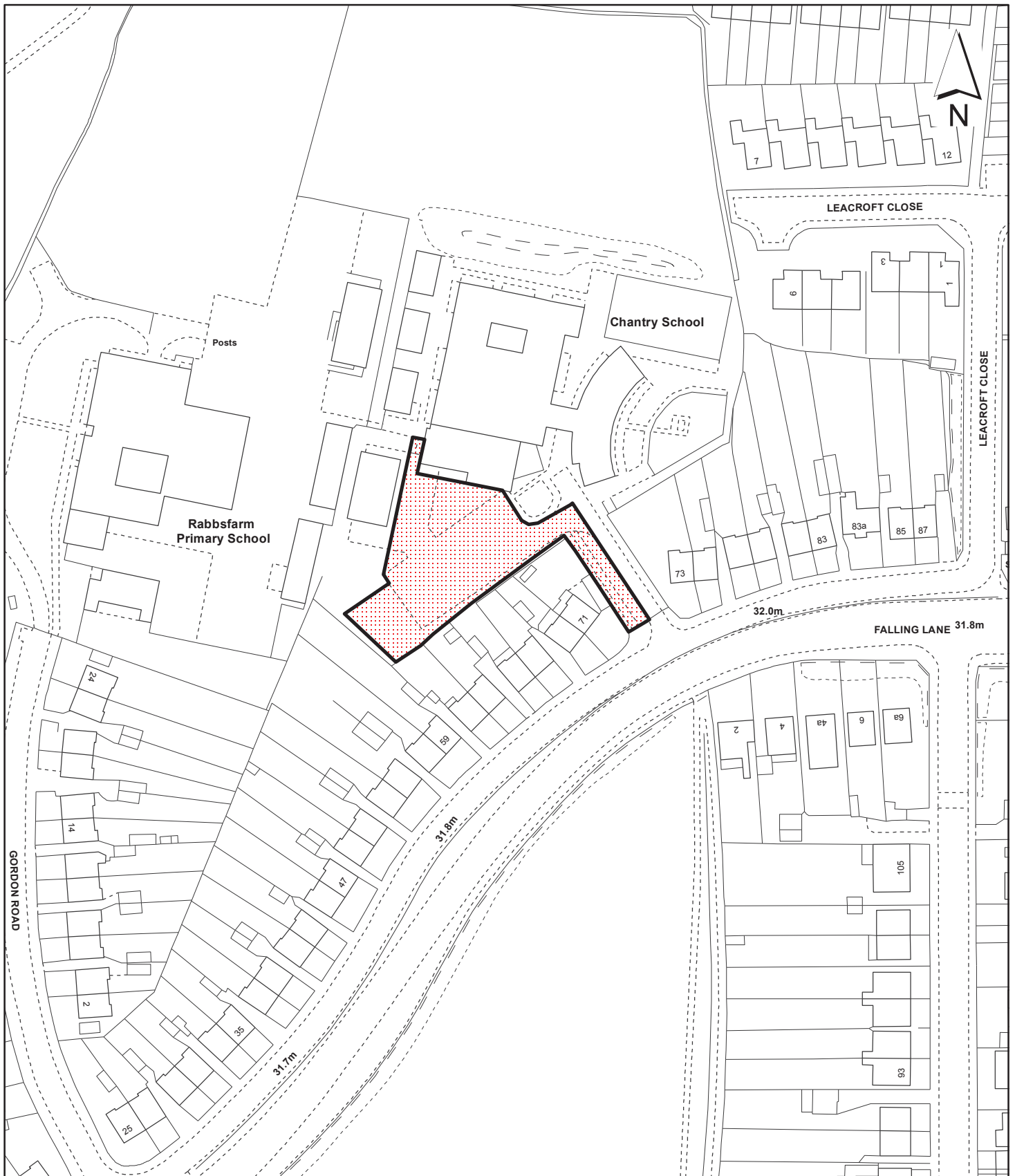
The proposal complies with relevant Local Plan and London Plan policies and, accordingly, approval is recommended.



**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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<p><b>Notes</b></p> <p> Site boundary</p> <p>For identification purposes only.</p> <p>This copy has been made by or with the authority of the Head of Committee Services pursuant to section 47 of the Copyright, Designs and Patents Act 1988 (the Act).</p> <p>Unless the Act provides a relevant exception to copyright.</p> <p>© Crown copyright and database rights 2013 Ordnance Survey 100019283</p>	<p>Site Address</p> <p><b>Chantry Special School</b>  <b>Falling Lane</b>  <b>Yiewsley</b></p>		<p><b>LONDON BOROUGH OF HILLINGDON</b></p> <p><b>Residents Services</b></p> <p>Civic Centre, Uxbridge, Middx. UB8 1UW          Telephone No.: Uxbridge 250111</p>
	<p>Planning Application Ref:</p> <p><b>5746/APP/2013/1221</b></p>	<p>Scale</p> <p><b>1:1,250</b></p>	 <p><b>HILLINGDON</b> LONDON</p>
	<p>Planning Committee</p> <p><b>Major Applications</b></p>	<p>Date</p> <p><b>July 2013</b></p>	