

Report of the Head of Planning, Sport and Green Spaces

Address BOURNE PRIMARY SCHOOL CEDAR AVENUE RUISLIP

Development: Erection of a 10.5m x 8.65m mobile classroom unit with associated external works.

LBH Ref Nos: 4328/APP/2015/1018

Drawing Nos: 2015/D/145/01 Rev.A (Site Location Plan
2015/D/145/P/02 Rev.A (Proposed Site Plan
2015/D/145/P/03 Rev.A (Proposed Plans & Elevations
Design and Access Statement, Version 2, dated March 201
Green Belt Statement, Version 1A, dated March 201
Flood Risk Assessmen

Date Plans Received: 19/03/2015 **Date(s) of Amendment(s):** 10/04/2015

Date Application Valid: 19/03/2015

1. SUMMARY

This application seeks planning permission for the erection of a temporary classroom unit at Bourne Primary School in South Ruislip.

In addition to its recent permanent expansion Bourne Primary School has also taken on an additional two bulge classes (an additional 60 children) over the past few years to help cater for the high demand for primary school places within this part of the borough. This has put increased pressure on the school's existing facilities such that it is now experiencing operational difficulties. Accordingly, the unit is required to provide the school with a flexible learning space which can be used to help alleviate some of the pressure currently being put on the school hall.

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 the educational need for the proposed unit and it is considered that very special circumstances exist so as to justify an exception to current Green Belt policy.

Given its temporary nature, it is not considered that the proposed 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 any increase in traffic to/from the site. The proposal is considered to comply with relevant Local Plan 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 three years of the date of this consent.

REASON

The building, by reason of its design and temporary nature, 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).

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 2015/D/145/01 Rev.A, 2015/D/145/P/02 Rev.A & 2015/D/145/P/03 Rev.A, 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 (2015).

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 the character and appearance of 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 school site in accordance with Policy BE13 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

5 COM8 Tree Protection

No site clearance or construction work shall take place until fencing to protect the entire root areas/crown spread of trees, hedges and other vegetation to be retained is installed. Unless otherwise agreed in writing by the Local Planning Authority such fencing should be a minimum height of 1.5 metres.

The fencing shall be retained in position until development is completed.

The area within the 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 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 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.

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 (2015) and national guidance.

EM2	(2012) Green Belt, Metropolitan Open Land and Green Chains
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
OE7	Development in areas likely to flooding - requirement for flood protection measures
OE8	Development likely to result in increased flood risk due to additional surface water run-off - requirement for attenuation measures
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
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

3 I1 Building to Approved Drawing

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

4 I11 The Construction (Design and Management) Regulations 1994

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

5 I12 Notification to Building Contractors

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

6 I15 Control of Environmental Nuisance from Construction Work

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

A. Demolition and construction works 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.

7 119 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).

8 134 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.

9

You are advised to note 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+A1:2010, 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.

10

You are advised to note the following advice provided by the Metropolitan Police Designing

Out Crime Officer:

Temporary Classrooms: The difficulty arises that it may be disproportionately expensive to secure these types of buildings. Especially as it is possible that, having secured doors and windows, entry could be forced by breaking through the walls or possibly even the roof. (Unless the walls/roof/floor have been made from suitably robust materials or expanded metal sheet or other similarly have been used to reinforce them and so counter this risk).

It will probably be better to consider protecting the valuable items in the building rather than trying to physically secure the perimeter of the building. Rather than trying to delay entry to the building, build in a delay in the thieves' ability to remove the valuable items. It is obviously paramount that the intruder alarm system is maintained and provides a police response.

Our recommendation would be that any particularly valuable items would be better stored in the school.

Secure Room: Rather than secure the whole building, choose a suitable cupboard / storeroom and make this secure so that any valuable items can be placed here when the building is unoccupied (Observations have been made in regards to the open plan view of this proposed) unit. The use expanded metal sheet securely fixed to the walls and ceiling to reinforce the storeroom (If a store room is fitted). It will be necessary to ensure that the door, frame and locks are suitably robust. I.e. PAS 24 tested or Solid door 44mm thick minimum, 2 x BS3621 5 lever Mortise Deadlocks, Hinge Bolts and London & Birmingham Bar for frame reinforcement.

Alarm System: The classroom should be included in the school's monitored alarm system - so providing a police response.

The alarm system will need to be installed to PD 6662 and DD 243

Base: It is important that access cannot be gained to any void under the classroom to prevent fire setting. The base should be bricked-in or similarly secured.

Consideration should be given to protecting any computer items, if any, that remain in the classroom (Preferred I.T use would be a laptop that can be removed at the end of the day)

Computer Security: Computer security methods must be certified to Loss Prevention Certification Board standard LPS 1214: issue 2: 1996. Specification for testing and classifying physical protection devices for personal computers and similar equipment. There are devices available to secure the computer base units to the walls or floor of the building - providing they are suitably robust. Racks are available for laptops that allow them to be secured and left on charge overnight.

Software is available that can be loaded onto computers so that, if reported stolen, can transmit its location via the internet, so aiding in its recovery.

11

You are advised that the school's emergency evacuation and warning procedures should be reviewed to consider the implications of flooding.

3. CONSIDERATIONS

3.1 Site and Locality

Bourne Primary School occupies an approximately 1.7 hectare, broadly rectangular shaped plot, which is located at the southern end of Cedar Avenue in South Ruislip. The site comprises the existing part single-storey/part two-storey school building and nursery, a modern single-storey classroom block, playgrounds, playing field, car parking and associated facilities.

The school is situated on the edge of a predominantly residential area and is bounded by residential properties to the north east. It is bounded to the north west by a recreation ground; to the south east by Yeading Brook, beyond which is farmland; and to the south west by residential properties in Masson Avenue and playing fields belonging to the Gaelic Athletic Association.

Cedar Avenue provides the only vehicular access to the school. Pedestrian access can be gained either via Cedar Avenue or via a footpath from Masson Avenue to the south west.

Mature tree belts bound the school's south east, south west and part of its north east boundary. A number of trees are also located in and around the school's grounds.

The proposed new classroom unit would be located on a part of the existing playground, adjacent to the school's south east boundary and to the south of a modern classroom block, which has been constructed within the last few years.

The entire school site falls within the Green Belt as designated in the Hillingdon Local Plan. It also falls within flood zone 2. The application site itself is also within an area known to experience surface water pooling and within 20m of an Environment Agency 'Bank Top Protection Area.'

3.2 Proposed Scheme

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

The proposed building would be located in the southern corner of the school's existing playground, to the south of a relatively recently built permanent classroom block.

The building, which would measure approximately 10.5m by 8.6m by 3.8m high, would comprise a single classroom. It is understood that it would provide the school with a flexible teaching space to ease pressure on existing conflicting demands for the school hall and that there would be no resulting increase in pupils at the school.

3.3 Relevant Planning History

4328/APP/2012/2892 Bourne Primary School Cedar Avenue Ruislip

Single storey extension to existing school to provide two new classrooms with ancillary facilities, landscaping and associated works.

Decision: 23-01-2013 Approved

4328/APP/2013/1367 Bourne Primary School Cedar Avenue Ruislip

Variation of condition 2 (approved plans) of planning permission ref: 4328/APP/2012/2892 (Single storey extension to existing school) to change the location of the approved single storey extension to existing school.

Decision: 19-07-2013 Approved

4328/APP/2013/3121 Bourne Primary School Cedar Avenue Ruislip

Non material amendment to planning permission ref: 4328/APP/2013/1367 dated 19/07/13; Single storey extension to existing school to alter the landscaping details (amended scheme).

Decision: 05-12-2013 Approved

Comment on Relevant Planning History

The site has an extensive planning history. That most relevant to this application is summarised above.

4. Planning Policies and Standards

Hillingdon Local Plan: Part 1 - Strategic Policies (November 2012)
Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012)
Policy Statement - Planning for Schools Development (DCLG, 15/08/11)
London Plan (July 2011)
National Planning Policy Framework
Hillingdon Supplementary Planning Document: Accessible Hillingdon
Hillingdon Supplementary Planning Document: Residential Layouts
Hillingdon Supplementary Planning Guidance - Community Safety by Design

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:

EM2 (2012) Green Belt, Metropolitan Open Land and Green Chains
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
OE7 Development in areas likely to flooding - requirement for flood protection measures
OE8 Development likely to result in increased flood risk due to additional surface water

- run-off - requirement for attenuation measures
- 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
- 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

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- Not applicable

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

Consultation letters were sent to 17 local owner/occupiers, the South Ruislip Residents' Association and site notices were posted. Following receipt of amended plans a second consultation was carried out. No responses have been received to either consultation.

METROPOLITAN POLICE

Temporary Classrooms: The difficulty arises that it may be disproportionately expensive to secure these types of buildings. Especially as it is possible that, having secured doors and windows, entry could be forced by breaking through the walls or possibly even the roof. (Unless the walls/roof/floor have been made from suitably robust materials or expanded metal sheet or other similarly have been used to reinforce them and so counter this risk).

It will probably be better to consider protecting the valuable items in the building rather than trying to physically secure the perimeter of the building. Rather than trying to delay entry to the building, build in a delay in the thieves' ability to remove the valuable items. It is obviously paramount that the intruder alarm system is maintained and provides a police response.

Our recommendation would be that any particularly valuable items would be better stored in the school.

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Software is available that can be loaded onto computers so that, if reported stolen, can transmit its location via the internet, so aiding in its recovery.

ENVIRONMENT AGENCY

There is no requirement to consult the Environment Agency on this application. The Environment Agency's standard Flood Risk Standing Advice (FRSA) should be used.

Internal Consultees

ACCESS OFFICER

No objection subject to standard informatives.

HIGHWAY ENGINEER

Given the small scale of this development proposal, the corresponding impacts of increased traffic and demand for car parking are not considered to be significant. Consequently, there are no highway objections.

TREES/LANDSCAPING OFFICER

Landscape Character/Context:-

Site description:

- The site is occupied by a primary school situated at the southern end of Cedar Avenue and South Park Way.
- To the north-west there is a recreation ground and at the southern end the residential area continues, with Masson Avenue.
- Immediately to the east of the site, lies the Yeading Brook beyond which is open land.
- All of the buildings and surfaces / formal play areas occupy the northern half of the site, with the southern half maintained as playing fields.
- There is an extensive line of trees along the eastern boundary and ornamental trees also line the northern boundary with the recreation ground.
- Aside from these there are incidental trees and planted areas within the school campus.

Landscape Planning designations:

- There are no Tree Preservation Orders and no Conservation Area designations affecting the site.
- The site lies within designated Green Belt.

Proposal:

The proposal is to erect a 10.5m X 8.65m mobile classroom unit with associated external works.

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.

- No trees or other landscape features of merit will be affected by the proposal.
- The proposed siting of the classroom is in the south-east corner of the developed part of the site, within the existing tarmac area.
- At 3.8 metres in height, the rationale for the siting of the building is explained in the Design & Access Statement (1.2).
- The new building will be some distance from the public footpath along the north-west boundary. It will be partly screened by trees and should have little visual impact if viewed from the Green Belt land to the east.
- The siting also avoids the disturbance of formal play spaces near the building - and no loss of open green space.
- There is an existing area of planting to the north-east of the proposed building. This should be protected during the installation work.
- The routing of all necessary services to the building should avoid the existing planted areas.
- If the application is recommended for approval, landscape conditions should be imposed to ensure that the proposals preserve and enhance the character and local distinctiveness of the surrounding natural and built environment.

Recommendations:

No objection, subject to the above observations and COM8 and COM10.

SUSTAINABILITY OFFICER

I have reviewed the flood risk assessment and conclude that the risk of flooding is negligible to low as a result of the floor levels and land levels. The site is in a medium probability area and as a temporary classroom, the timeframe for the classroom being in situ reduces the risk further.

Nonetheless, any development in an area of medium or high probability of flooding should be treated accordingly and therefore the school's emergency evacuation and warning procedures should be reviewed to consider the implications of flooding. This should be attached as an informative to any subsequent approval.

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.

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 although the school was expanded a few years ago it has since taken on an additional two bulge classes (60 children) to help meet the demand for pupil places in the area. In addition the Government has introduced Universal Free Meal entitlement for infant aged pupils. These combined factors have placed such additional

pressure on the school's existing facilities, and predominantly its hall, that the school is now experiencing operational difficulties.

The school hall is used for dining at lunchtimes, for PE lessons and for music lessons in addition to other activities. The school is currently struggling to balance these conflicting demands for the space. Furthermore, the school lacks space for intervention work for pupils with additional needs. Accordingly, the proposed classroom unit is needed to provide a flexible teaching space to assist in meeting the above mentioned needs.

The applicant has advised that the school would refuse to take on additional pupils in September if additional space is not provided in time. Accordingly, given the short timeframes available to find additional accommodation, the provision of a temporary classroom unit was considered the only viable option. Taking on board the school's operational requirements combined with the need to minimise the visual impact of the building on the openness of the Green Belt, the proposed location was considered the only feasible option.

Notably, whilst this is not made clear in the submission, given that the reason given for the current strain on accommodation is as a result of the two bulge year classes the school has taken on, it is assumed that once these have worked their way through the school, that the building would no longer be required and could be removed. Accordingly, its impact would only be temporary in any case.

It is considered that the educational need for the proposal and the limited visual impact it would have on the Green Belt, particularly given its temporary nature, amounts to a case of very special circumstances sufficient to justify an exception to Green Belt policy 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 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 application.

7.05 Impact on the green belt

Whilst views of the proposed classroom unit would be screened to the north west and east due to the presence of the existing school buildings and boundary planting, it would nevertheless be visible in long distance views across the Green Belt from the west and south west. However, given its limited size and scale and its location on an area of existing hardstanding close to the school's existing buildings where it would be seen in context with the developed area of the school site, it is not considered that it would have any significant detrimental impact on the visual amenities or the openness of the Green Belt.

7.07 Impact on the character & appearance of the area

Long distance views of the proposed unit would be available across the school playing fields from the adjoining recreation ground. However, the unit would be seen in context with the existing school buildings which are significantly taller and larger in scale and, as such, it is not considered that it would have any significant impact on the character or appearance of

the school site or surrounding area.

7.08 Impact on neighbours

Very limited views of the proposed building would be available from the nearest residential properties, which are located over 70m away to the north and over 125m away to the south west, due to screening provided by existing buildings and landscaping. Given this distance, it is not considered that the development would have any detrimental impact on residential amenity.

7.09 Living conditions for future occupiers

Not applicable to this type of development.

7.10 Traffic impact, Car/cycle parking, pedestrian safety

The proposed building is required to assist the school in meeting its accommodation requirements for its existing pupil cohort. As such, there would be no increase in traffic or parking demand as a result of the proposals.

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.

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. However, an informative would be added to advise the applicant of the Metropolitan Police Designing Out Crime Officer's advice.

7.12 Disabled access

Ramped access would be provided to the building and level thresholds provided. The applicant's Design and Access Statement confirms that the development would fully comply with Part M of the Building Regulations, the Disability Discrimination Act 1995 and the Equality Act 2010. Notably, the Council's Access Officer has raised no objections.

7.13 Provision of affordable & special needs housing

Not applicable to this type of development.

7.14 Trees, landscaping and Ecology

No trees or other planting of merit would be impacted by the proposals and given the site's location close to existing building and on a part of the school's playground it is not considered that the provision of new tree planting could be justified. Notably the Council's Trees/Landscape Officer has raised no objections in this regard.

7.15 Sustainable waste management

As this is a relatively small addition 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 falls within Flood Zone 2 and is within an area known to suffer from surface water ponding. Accordingly, a Flood Risk Assessment has been submitted in support of the application. This confirms that, in accordance with the NPPF Technical Guidance this type

of development is considered to be appropriate with Flood Zone 2. It also confirms that in view of a recently installed sustainable drainage strategy in this part of the site, associated with extensions approved in 2013, that the risk of flooding is in reality low. As a mitigation measure the floor levels would however be set 300mm above ground level and the school would also be signed up to the Environment Agency's advance flood warning system.

The Council's Sustainability Officer has reviewed the scheme and has notably raised no objections on grounds of flood risk.

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 of Hillingdon 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

General

Members must determine planning applications having due regard to the provisions of the development plan so far as material to the application, any local finance considerations so far as material to the application, and to any other material considerations (including regional and national policy and guidance). Members must also determine applications in accordance with all relevant primary and secondary legislation.

Material considerations are those which are relevant to regulating the development and use of land in the public interest. The considerations must fairly and reasonably relate to the application concerned.

Members should also ensure that their involvement in the determination of planning applications adheres to the Members Code of Conduct as adopted by Full Council and also the guidance contained in Probity in Planning, 2009.

Planning Conditions

Members may decide to grant planning consent subject to conditions. Planning consent should not be refused where planning conditions can overcome a reason for refusal. Planning conditions should only be imposed where Members are satisfied that imposing the conditions are necessary, relevant to planning, relevant to the development to be permitted, enforceable, precise and reasonable in all other respects. Where conditions are imposed, the Council is required to provide full reasons for imposing those conditions.

Planning Obligations

Members must be satisfied that any planning obligations to be secured by way of an agreement or undertaking pursuant to Section 106 of the Town and Country Planning Act 1990 are necessary to make the development acceptable in planning terms. The obligations

must be directly related to the development and fairly and reasonably related to the scale and kind to the development (Regulation 122 of Community Infrastructure Levy 2010).

Equalities and Human Rights

Section 149 of the Equalities Act 2010, requires the Council, in considering planning applications to have due regard to the need to eliminate discrimination, advance equality of opportunities and foster good relations between people who have different protected characteristics. The protected characteristics are age, disability, gender reassignment, pregnancy and maternity, race, religion or belief, sex and sexual orientation.

The requirement to have due regard to the above goals means that members should consider whether persons with particular protected characteristics would be affected by a proposal when compared to persons who do not share that protected characteristic. Where equalities issues arise, members should weigh up the equalities impact of the proposals against the other material considerations relating to the planning application. Equalities impacts are not necessarily decisive, but the objective of advancing equalities must be taken into account in weighing up the merits of an application. The weight to be given to any equalities issues is a matter for the decision maker to determine in all of the circumstances.

Members should also consider whether a planning decision would affect human rights, in particular the right to a fair hearing, the right to respect for private and family life, the protection of property and the prohibition of discrimination. Any decision must be proportionate and achieve a fair balance between private interests and the public interest.

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 or result in any increase in traffic or parking demand in and around the site.

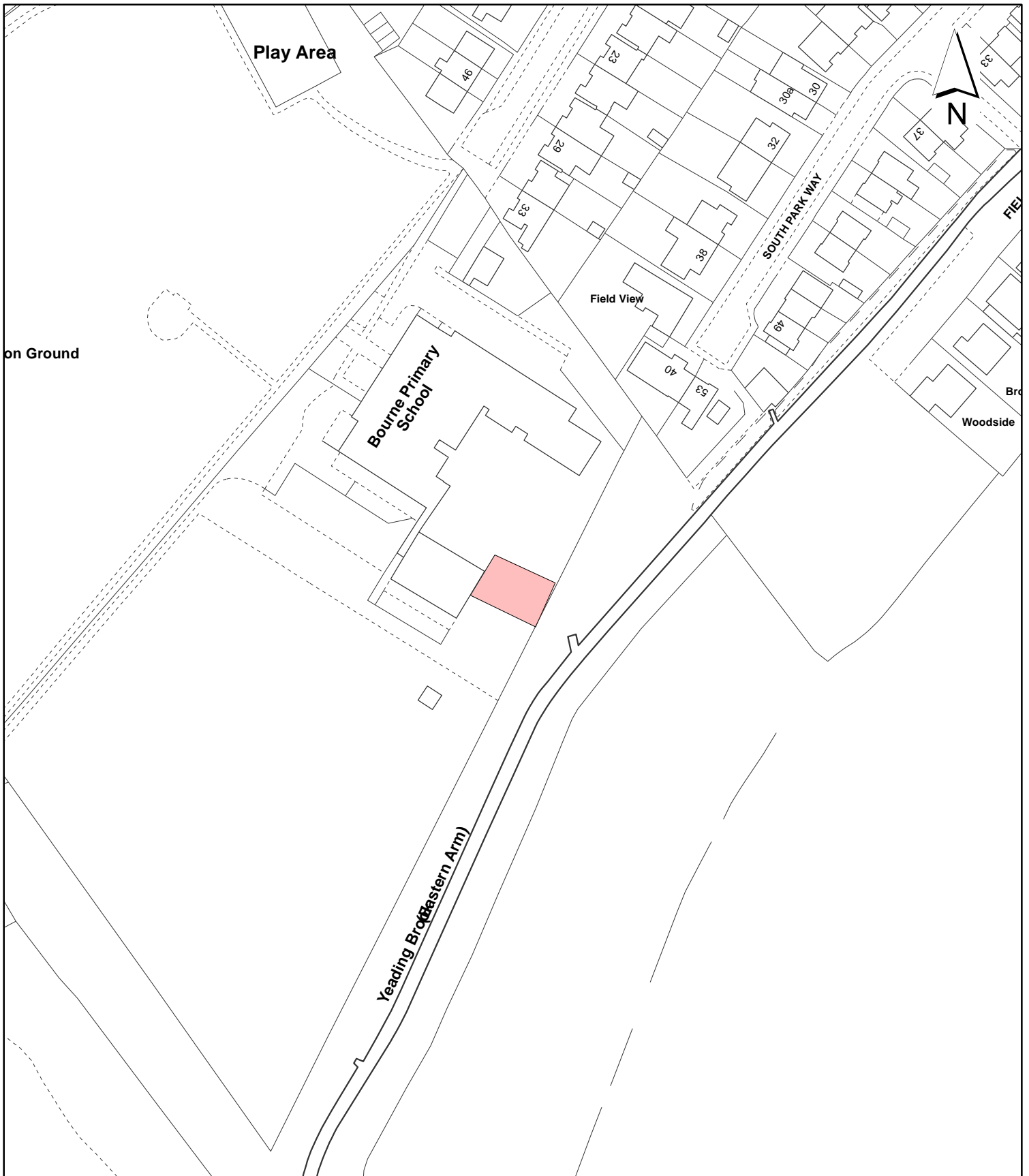
The proposal is considered to comply with relevant planning policy and, accordingly, approval is recommended.

11. Reference Documents

Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012)
Policy Statement - Planning for Schools Development (DCLG, 15/08/11)
London Plan (July 2011)
National Planning Policy Framework
Hillingdon Supplementary Planning Document: Accessible Hillingdon
Hillingdon Supplementary Planning Document: Residential Layouts
Hillingdon Supplementary Planning Guidance - Community Safety by Design

Contact Officer: Johanna Hart

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Notes:

 Site boundary

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Site Address:

**Bourne Primary School
 Cedar Avenue
 Ruislip**

**LONDON BOROUGH
 OF HILLINGDON**
 Residents Services
 Planning Section
 Civic Centre, Uxbridge, Middx. UB8 1UW
 Telephone No.: Uxbridge 250111

Planning Application Ref:
4328/APP/2015/1018

Scale:
1:1,250

Planning Committee:
Major

Date:
May 2015



HILLINGDON
 LONDON