

Report of the Head of Planning, Sport and Green Spaces

- Address** BISHOP RAMSEY C OF E SCHOOL HUME WAY RUISLIP
- Development:** Variation of condition 4 of planning permission ref: 19731/APP/2013/1292 dated 18/12/06 (amalgamation of upper and lower school sites to create one school campus and redevelopment of upper school site to include demolition and refurbishment of existing buildings, erection of new school buildings, new parking areas, access provision including a drop off point in Hume Way and playgrounds/sports facilities) to allow use of the Warrender Way pedestrian access for general pedestrian use between 0800 and 1430 on Saturdays and between 1800 and 2130 on school days, for a temporary period of 4 months between 30/06/16 to 02/11/16, to facilitate construction of a sports hall extension.
- LBH Ref Nos:** 19731/APP/2016/2148
- Drawing Nos:**
- 1000 Rev B
 - 1001 Rev A
 - 1011 Rev.D
 - 2000 Rev.A
 - 2001 Rev.A
 - 2002 Rev.A
 - 2003 Rev.A
 - 2004 Rev.A
 - 2010 Rev.D
 - 2011 Rev.E
 - 2012 Rev.D
 - 2013 Rev.D
 - 2014 Rev.D
 - 2100 Rev.A
 - 2101 Rev.A
 - 2111 Rev.C
 - 2200 Rev.A
 - 2210 Rev.B
 - 2211 Rev.A
 - 2212 Rev.A
 - 2213 Rev.D
 - L001 Rev.A
 - L100 Rev.E
 - L101 Rev.B
 - L200 REv.B
 - L300 REv.B
 - D519
- 'Design and Access Statement' prepared by GHM Rock Townsend dated September 2006
- 'Supporting Landscaping Design Statement Rev.B' prepared by Fabrik dated September 2006
- 'Noise Impacts Assessment of Proposed School Development' prepared by Hawksmoor/GHM Rock Townsend dated 15/05/06
- 'Transport Assessment' prepared by Peter Brett Associates dated September 2006

'Air Quality Impact Assessment' prepared by Peter Brett Associates dated May 2006
'Flood Risk Assessment (Issue 1)' prepared by Peter Brett Associates dated September 2006
'Drainage Impact Assessment' prepared by Walsh Group dated July 2006
'Renewable Energy Technologies Recommendations' prepared by Fulcrum Consulting dated 07/09/06
'Planning Statement' prepared by Hephher Dixon dated 19/09/06
'Ecological Impact Assessment of land at Bishop Ramsey School, Ruislip' prepared by Ecosulis dated September 2006
'Our School Travel plan DFES number 3124600'
SK_90_01.12.06 (Drop off Plan for Hume Way)
Design and Access Statement, including appendices 1-6 dated 09/05/13
Application form
Email from M Faley dated 08/08/13

Date Plans Received: 03/06/2016 **Date(s) of Amendment(s):**
Date Application Valid: 03/06/2016

1. SUMMARY

Planning permission (ref: 19731/APP/2006/2811) was granted, at the Council's North Planning Committee in May 2007, for the amalgamation of Bishop Ramsey Church of England School's upper and lower sites to create one school campus. That scheme included the redevelopment of the upper school site, located to the rear of Highgrove Pool off Hume Way in Ruislip, comprising the demolition and/or refurbishment of existing buildings, erection of new school buildings, creation of new car parking areas, access provision and playgrounds/sports facilities.

Condition 4 of that consent restricted the use of the Warrender Way entrance to pedestrian use only, between 0800 hours and 0900 hours and 1500 hours and 1700 hours, on school days only.

Planning permission (ref: 19731/APP/2013/1292) was subsequently granted in December 2013 for the variation of that condition to allow the use of the Warrender Way pedestrian entrance, for general pedestrian use between 0800 hours and 0900 hours and 1500 hours and 1800 hours on school days only; and for student use between 0800 hours and 1800 hours on school days only.

Following the grant of planning permission for the erection of single-storey extensions to the school's sports hall in March 2015 (ref: 19731/APP/2015/286), the temporary variation of condition 4 of the latter consent is now sought to also allow use of the Warrender Way pedestrian access for general pedestrian use between 0800 and 1430 on Saturdays and on school days between 1800 and 2130 for a temporary four month period for the duration of the building works, from 30.06.16 to 02.11.16.

The applicant advises as follows:

"We have a Saturday lettings which start from 08:30 and finishes at 18:00, one specific letting, typically has a movement of 450 people, students, parents and teachers between

08:30 and 14:00. This along with a very busy period in the Highgrove swimming and fitness centre car park creates a substantial traffic problem both in terms of people and vehicles.

"To alleviate some of the pressure a drop and go system is operated by the bus stops in Hume Way. Personnel for the school are let out at this point and make their way through the sports hall gate into the school premises.

There are planning restrictions on the use of the Warrender Way pedestrian gate preventing its use at weekends; it would be very helpful to get the restrictions relaxed for the duration of the sports hall refurbishment.

If we are not able to have the restrictions for the pedestrian gate relaxed there would be a substantial increase of pedestrians mixing with the vehicle traffic in the Highgrove car park and the Hume Way route through to the school. This will increase the likelihood of pedestrian and vehicle collision, driver frustration possible resulting in angry exchanges."

Whilst resident fears that this could become long term are noted, on a temporary basis it is not considered that this would lead to such a detrimental impact on residential amenity through increased traffic noise and disturbance that refusal could be justified. Indeed, in principle, the aim of reducing pedestrian and vehicular conflict during the construction works is supported.

The development is considered to comply with current planning policies which seek to both support the expansion and enhancement of existing school and to safeguard highway and pedestrian safety. Given this, the justification provided for the proposal and the temporary variation sought, approval is recommended.

2. RECOMMENDATION

APPROVAL subject to the following:

1 T5 Temporary Use - Discontinuance and Reinstatement

The use of the Warrender Way gates hereby permitted shall be discontinued and hours of use as per planning permission ref. 19731/APP/2013/1292 shall be restored by 02/11/16.

REASON

To facilitate temporary short-term construction works and to safeguard the longer-term amenity of surrounding areas in accordance with Policy OE1 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

2 OM1 Development in accordance with Approved Plans

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

REASON

To ensure that the external appearance of the development is satisfactory and complies with Policies BE13 and BE15 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and the London Plan (July 2011).

3 ST1 Standard Condition

The Warrender Way entrance shall be closed to all vehicular traffic except construction traffic, emergency vehicles, service vehicles and for disabled access.

REASON

To safeguard the amenity of surrounding areas in accordance with Policy OE1 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

4 ST1 Standard Condition

The Warrender Way entrance may be opened for student pedestrian use between 0800 and 1800 hours on school days only and for general pedestrian use between 0800 and 0900 hours and 1500 to 1800 hours on school days only. It may also be opened for general pedestrian use between 1800 and 2130 on weekdays and 0800 and 1430 on Saturdays, for a temporary period until 02.11.16.

Thereafter the Warrender Way entrance may be opened for student pedestrian use between 0800 and 1800 hours on school days only and for general pedestrian use between 0800 and 0900 hours and 1500 to 1800 hours on school days only.

REASON

To facilitate temporary short-term construction works and to safeguard the longer-term amenity of surrounding areas in accordance with Policy OE1 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

5 ST1 Standard Condition

The following activities, practices and events shall not take place in connection with the premises:

1. The loading and unloading of goods and refuse collection vehicles other than between the hours of 0800 and 1800 on Mondays to Fridays;
2. The operation of audible vehicle reverse warning alarms between the hours of 2300 and 0700 on any day.

REASON

To safeguard the amenity of surrounding areas in accordance with Policy OE1 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

6 M1 Details/Samples to be Submitted

No development approved by this permission shall be carried out otherwise than in accordance with the materials and external finishes agreed via planning permission ref: 19731/APP/2007/1598 dated 13/08/07.

REASON

To ensure that the development presents a satisfactory appearance in accordance with Policy BE13 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

7 M5 Means of Enclosure - details

No development approved by this permission shall be carried out otherwise than in accordance with the details of boundary fencing or other means of enclosure agreed via planning permission ref: 19731/APP/2007/1598 dated 13/08/07.

REASON

To safeguard privacy to adjoining properties in accordance with Policy BE24 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

8 MCD11 Storage in Defined Areas

No raw materials, finished or unfinished products, parts, crates, packing materials or waste shall be kept on the site except within the buildings or storage areas specified on

the approved plans.

REASON

In order to safeguard the amenities of the area in accordance with Policy OE1 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

9 OM5 Provision of Bin Stores

No development approved by this permission shall be carried out otherwise than in accordance with the details of refuse storage agreed via planning permission ref: 19731/APP/2007/1598 dated 13/08/07.

REASON

To ensure a satisfactory appearance and in the interests of the amenities of the occupiers and adjoining residents, in accordance with Policy OE3 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

10 OM12 External Litter Bins

No development approved by this permission shall be carried out otherwise than in accordance with the details of the scheme for external litter bin provision agreed via planning permission ref: 19731/APP/2007/1598 dated 13/08/07.

REASON

To protect the visual amenities of the street scene and the surrounding area and to safeguard the interests of the amenities of the occupiers and adjoining residents, in accordance with policies BE13 and BE19 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

11 OM11 Floodlighting

No development approved by this permission shall be carried out otherwise than in accordance with the external lighting scheme agreed via planning permission ref: 19731/APP/2007/1598 dated 13/08/07.

REASON

To safeguard the amenity of surrounding properties in accordance with policy BE13 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and in the interests of ecology.

12 OM13 Demolition Protocols

No development approved by this permission shall be carried out otherwise than in accordance with the demolition protocol agreed via planning permission ref: 19731/APP/2007/1483 dated 25/05/07.

REASON

To establish an 'audit trail' for demolition materials based on an established Demolition Protocol which will encourage more effective resource management in demolition and new builds, in accordance with London Plan (July 2011) Policy 5.20.

13 ST1 Standard Condition

No development approved by this permission shall be carried out otherwise than in accordance with the construction environmental management plan agreed via planning permission ref: 19731/APP/2007/1598 dated 13/08/07.

REASON

To safeguard the amenity of surrounding areas in accordance with Policy OE1 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

14 TL1 Existing Trees - Survey

No development approved by this permission shall be carried out otherwise than in accordance with the tree survey agreed via planning permission ref: 19731/APP/2007/1988 dated 18/12/08.

REASON

To enable the Local Planning Authority to assess the amenity value of existing trees, hedges and shrubs and the impact of the proposed development on them and to ensure that the development conforms with Policy BE38 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

15 TL2 Trees to be retained

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

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

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

REASON

To ensure that the trees and other vegetation continue to make a valuable contribution to the amenity of the area in accordance with policy BE38 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and to comply with Section 197 of the Town and Country Planning Act 1990.

16 TL3 Protection of trees during site clearance and development

No development approved by this permission shall be carried out otherwise than in accordance with the tree protection measures agreed via planning permission ref: 19731/APP/2007/1988 dated 18/12/08.

REASON

To ensure that trees and other vegetation to be retained are not damaged during construction work and to ensure that the development conforms with policy BE38 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

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

No development approved by this permission shall be carried out otherwise than in accordance with the landscape scheme agreed via planning permission ref: 19731/APP/2007/1988 dated 18/12/08.

REASON

To ensure that the proposed development will preserve and enhance the visual amenities of the locality in compliance with policy BE38 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

18 TL6 Landscaping Scheme - implementation

All hard and soft landscaping shall be carried out in accordance with the approved landscaping scheme and shall be completed within the first planting and seeding seasons following the completion of the development or the occupation of the buildings, whichever is the earlier period.

The new planting and landscape operations should comply with the requirements specified in BS 3936 (1992) 'Nursery Stock, Part 1, Specification for Trees and Shrubs' and in BS 4428 (1989) 'Code of Practice for General Landscape Operations (Excluding Hard Surfaces)'. Thereafter, the areas of hard and soft landscaping shall be permanently retained.

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

REASON

To ensure that the landscaped areas are laid out and retained in accordance with the approved plans in order to preserve and enhance the visual amenities of the locality in compliance with policy BE38 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

19 TL7 Maintenance of Landscaped Areas

No development approved by this permission shall be carried out otherwise than in accordance with the schedule of landscape maintenance agreed via planning permission ref: 19731/APP/2007/1988 dated 18/12/08.

REASON

To ensure that the approved landscaping is properly maintained in accordance with policy BE38 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

20 TL17 Nature Conservation Scheme (existing)

No development approved by this permission shall be carried out otherwise than in accordance with the scheme of ecological management agreed via planning permission ref: 19731/APP/2007/1598 dated 13/08/07.

REASON

In order to encourage a wide diversity of wildlife on the existing semi-natural habitat of the site in accordance with policy EC5 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and London Plan (July 2011) Policy 7.19.

21 ST1 Standard Condition

No development approved by this permission shall be carried out otherwise than in accordance with the provision for the control of noise from the music department agreed via planning permission ref: 19731/APP/2007/1598 dated 13/08/07.

REASON

To safeguard the amenity of surrounding areas in accordance with Policy OE1 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

22 ST1 Standard Condition

No development approved by this permission shall be carried out otherwise than in accordance with the provisions made for the control of noise or odour from the site agreed via planning permission ref: 19731/APP/2007/1668 dated 18/12/08.

REASON

To safeguard the amenity of surrounding areas in accordance with Policy OE1 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

23 DIS1 Facilities for People with Disabilities

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

REASON

To ensure that adequate facilities are provided for people with disabilities in accordance with Policy AM13 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

24 DIS4 Signposting for People with Disabilities

Signplates, incorporating a representation of the Universal Wheelchair Symbol, should be displayed to indicate the location of convenient facilities to meet the needs of people with disabilities. Such signplates should identify or advertise accessible entrances to buildings, reserved parking spaces, accessible lifts and lavatory accommodation, manageable routes through buildings and availability of additional services. Signs for direction and location should have large characters or numerals and clearly contrast with the background colour.

REASON

To ensure that people with disabilities are aware of the location of convenient facilities in accordance with Policy AM13 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

25 ST1 Standard Condition

No development approved by this permission shall be carried out otherwise than in accordance with the detailed surface water source control measures agreed via planning permission ref: 19731/APP/2007/1598 dated 13/08/07.

REASON

To prevent the increased risk of flooding and to improve water quality in accordance with Policy OE8 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

26 ST1 Standard Condition

Unless otherwise agreed in writing with the Local Planning Authority, the parking

arrangements shown on the approved plans shall be installed and made available for use prior to first occupation of the multi-purpose school building. Notwithstanding the approved plans, no less than 8 car parking spaces shall be marked out for drivers with disabilities. Such parking bays shall be a minimum of 4.8m long by 3.6m wide or at least 3.0m wide where two adjacent bays may share an unloading area.

REASON

To ensure the provision of adequate car parking facilities in accordance with Policies AM14 and AM15 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

27 ST1 Standard Condition

Unless otherwise agreed in writing by the Local Planning Authority, the applicant shall, prior to first occupation of the multi-purpose school building, provide no less than 150 secure (Sheffield style) covered cycle stands in a position consistent with drawing 1011 rev D received 02/10/2006.

REASON

To ensure the provision of satisfactory on-site cycle parking in accordance with Policies AM9 and AM10 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

28 ST1 Standard Condition

Unless otherwise agreed in writing by the Local Planning Authority, the applicant shall implement the renewable energy technologies proposed in the report titled 'Renewable Energy Technologies Recommendations' prepared by Fulcrum Consulting dated 7 September 2006 received 02/10/2006, prior to first occupation of the development hereby approved. The implemented technologies shall thereafter be permanently retained.

REASON

To ensure a proportion of the site's energy needs are met by renewable energy sources in accordance with Policy 5.7 of the London Plan (2011).

29 ST1 Standard Condition

No development approved by this permission shall be carried out otherwise than in accordance with the security measures agreed via planning permission ref: 19731/APP/2007/1668 dated 18/12/08.

REASON

To ensure ongoing site security in compliance with London Plan (July 2011) policies 7.1 and 7.3.

30 H4 Pedestrian/cyclist's access - construction

The building hereby permitted shall not be occupied until the means of access for pedestrians and cyclists has been constructed in accordance with the approved plans. Thereafter, this means of access shall be retained and kept open for pedestrians and cyclists using the building.

REASON

To ensure that safe and convenient access is provided for pedestrians and cyclists prior to the occupation of the building in accordance with Policies AM8 and AM9 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and Chapter 6 of the London Plan (July 2011).

31 ST1 **Standard Condition**

No development approved by this permission shall be carried out otherwise than in accordance with the scheme for improving the levelling, maintenance and drainage of the playing field agreed via planning permission ref: 19731/APP/2007/1988 dated 18/12/08.

REASON

To ensure the provision of recreational open space in accordance with Policy R4 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

32 ST1 **Standard Condition**

No development approved by this permission shall be carried out otherwise than in accordance with the written scheme of investigation agreed via planning permission ref: 19731/APP/2007/1598 dated 13/08/07.

REASON

The site is of archaeological interest and it is considered that all evidence of the remains should be recorded in accordance with policy BE3 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

33 ST1 **Standard Condition**

No development approved by this permission shall be carried out otherwise than in accordance with the travel plan agreed via planning permission ref: 19731/APP/2007/1668 dated 18/12/08.

REASON

To ensure a broader modal split, and to ensure that highways outcomes are assured in accordance with Policy AM2 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

34 ST1 **Standard Condition**

The use of the buildings hereby permitted other than by staff employed at the School (including contractors undertaking maintenance work) or pupils enrolled at the school shall be restricted to the hours of 9.00am to 10.30pm Mondays to Thursdays, 9.00am to 11.00pm on Fridays and 9.00am to 6.00pm on Saturdays, Sundays and Bank Holidays, unless prior agreement to a variation to the above hours is agreed in writing by the Local Planning Authority.

REASON

To restrict non-educational use of the buildings in order to protect the amenities of the occupiers of neighbouring properties in accordance with policy OE1 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.

OE1	Protection of the character and amenities of surrounding properties and the local area
OE3	Buildings or uses likely to cause noise annoyance - mitigation measures
R10	Proposals for new meeting halls and buildings for education, social, community and health services
AM2	Development proposals - assessment of traffic generation, impact on congestion and public transport availability and capacity
AM7	Consideration of traffic generated by proposed developments.
LPP 3.18	(2015) Education Facilities
LPP 6.3	(2015) Assessing effects of development on transport capacity
LPP 7.15	(2015) Reducing noise and managing noise, improving and enhancing the acoustic environment and promoting appropriate soundscapes.

3

Written notification of the intended start of works shall be sent to the Hillingdon London Borough Council, Planning & Transportation Group, Civic Centre, High Street, Uxbridge, UB8 1UW, at least seven days before the works hereby approved are commenced.

4 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.

5 I3 **Building Regulations - Demolition and Building Works**

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

6 I6 **Property Rights/Rights of Light**

Your attention is drawn to the fact that the planning permission does not override property rights and any ancient rights of light that may exist. This permission does not empower you to enter onto land not in your ownership without the specific consent of the owner. If you require further information or advice, you should consult a solicitor.

7 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).

8 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.

9 I14 Installation of Plant and Machinery

The Council's Commercial Premises Section and Building Control Services should be consulted regarding any of the following:-

The installation of a boiler with a rating of 55,000 - 1¼ million Btu/hr and/or the construction of a chimney serving a furnace with a minimum rating of 1¼ million Btu/hr;

The siting of any external machinery (eg air conditioning);

The installation of additional plant/machinery or replacement of existing machinery.

Contact:- Commercial Premises Section, 4W/04, Civic Centre, High Street, Uxbridge, UB8 1UW (Tel. 01895 250190). Building Control Services, 3N/01, Civic Centre, High Street, Uxbridge, UB8 1UW (tel. 01895 250804 / 805 / 808).

10 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.

11 I16 Directional Signage

You are advised that any directional signage on the highway is unlawful. Prior consent

from the Council's Street Management Section is required if the developer wishes to erect directional signage on any highway under the control of the Council.

12 I18 Storage and Collection of Refuse

The Council's Waste Service should be consulted about refuse storage and collection arrangements. Details of proposals should be included on submitted plans.

For further information and advice, contact - the Waste Service Manager, Central Depot - Block A, Harlington Road Depot, 128 Harlington Road, Hillingdon, Middlesex, UB8 3EU (Tel. 01895 277505 / 506).

13 I19 Sewerage Connections, Water Pollution etc.

You should contact Thames Water Utilities and the Council's Building Control Service regarding any proposed connection to a public sewer or any other possible impact that the development could have on local foul or surface water sewers, including building over a public sewer. Contact: - The Waste Water Business Manager, Thames Water Utilities plc, Kew Business Centre, Kew Bridge Road, Brentford, Middlesex, TW8 0EE.

Building Control Service - 3N/01, Civic Centre, High Street, Uxbridge, UB8 1UW (tel. 01895 250804 / 805 / 808).

14 I23 Works affecting the Public Highway - Vehicle Crossover

The development requires the formation of a vehicular crossover, which will be constructed by the Council. This work is also subject to the issuing of a separate licence to obstruct or open up the public highway. For further information and advice contact: - Highways Maintenance Operations, 4W/07, Civic Centre, Uxbridge, UB8 1UW.

15 I24 Works affecting the Public Highway - General

A licence must be obtained from the Highway Authority before any works are carried out on any footway, carriageway, verge or other land forming part of the public highway. This includes the erection of temporary scaffolding, hoarding or other apparatus in connection with the development for which planning permission is hereby granted. For further information and advice contact: - Highways Maintenance Operations, 4W/07, Civic Centre, Uxbridge, UB8 1UW

16 I43 Keeping Highways and Pavements free from mud etc

You are advised that care should be taken during the building works hereby approved to avoid spillage of mud, soil or related building materials onto the pavement or public highway. You are further advised that failure to take appropriate steps to avoid spillage or adequately clear it away could result in action being taken under the Highways Act 1980.

17 I46 Renewable Resources

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

18 I47 Damage to Verge

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).

19 148 **Refuse/Storage Areas**

The proposed refuse and recycling storage areas meet the requirements of the Council's amenity and accessibility standards only. The proposed storage area must also comply with Part H of the Building Regulations. Should design amendments be required to comply with Building Regulations, these should be submitted to the Local Planning Authority for approval. For further information and advice contact - Planning & Community Services, Civic Centre, Uxbridge, UB8 1UW (Tel: 01895 250400).

20 134 **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.

21

Prior to work commencing, you are advised to submit an application for a Heavy Duty Vehicle Crossover to Highways Maintenance, 4W/07, Civic Centre, Uxbridge, UB8 1UW to prevent damage to the highway from construction vehicles entering and leaving the site.

22

It is acknowledged that relevant works have been carried out and completed in accordance with the requirements of the S106 legal agreement relating to the original consent (ref: 19731/APP/2006/2811) and dated 18/05/07. Accordingly, no deed of variation is required to that S106 agreement.

3. CONSIDERATIONS

3.1 Site and Locality

Bishop Ramsey Church of England School occupies an approximately 3.6 hectare irregularly shaped plot located at the eastern end of Warrender Way in Ruislip. The site accommodates several school buildings of up to three-storeys in height, playing fields, hard and soft landscaping, car parking, and associated facilities.

The site is bounded to the north by Highgrove Pool; to the east by Warrender Park; to the south by a narrow strip of public open space, beyond which are residential properties; and to the east by a narrow footpath, beyond which are residential properties.

The main vehicular access to the site is via Hume Way, through the Highgrove Swimming Pool Car Park. Pedestrian access and service vehicle access is available via Warrender Way.

The school site falls within the developed area as designated in the Hillingdon Local Plan. Warrender Park, to the east, is designated as a Nature Reserve and Nature Conservation Site of Borough Grade II or Local Importance.

3.2 Proposed Scheme

Planning permission (ref: 19731/APP/2006/2811) was granted on 18/05/07 for the amalgamation of the upper and lower school sites to create one school campus at Bishop Ramsey Church of England School in Ruislip. The scheme included the redevelopment of the upper school site, comprising the demolition and/or refurbishment of existing buildings, erection of new school buildings, creation of new car parking areas, access provision and playgrounds/sports facilities.

Condition 4 of that consent stated:

" The Warrender Way entrance may be opened for pedestrian use between 0800 and 0900 hours, and 1500 to 1800 hours on school days only. It shall be closed to pedestrians at all other times except for emergency access.

Reason: To safeguard the amenity of surrounding areas in accordance with Policy OE1."

Planning permission (ref: 19731/APP/2013/1292) was subsequently granted on 06/11/13 for the variation of condition 4 of that original consent to allow more flexibility over the use of this access. Condition 4 of this latter consent states:

"The Warrender Way entrance may be opened for student pedestrian use between 0800 and 1800 hours on school days only and for general pedestrian use between 0800 and 0900 hours and 1500 to 1800 hours on school days only.

Reason: To safeguard the amenity of surrounding areas in accordance with Policy OE1 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012)."

Following the grant of planning permission for the erection of single-storey extensions to the sports hall in March 2015 (ref: 19731/APP/2015/286), the applicant now seeks the variation of condition 4 of that latter planning permission to allow the use of the Warrender Way access for general pedestrian use between 0800 and 1430 on Saturdays and on school days between 1800 and 2130, for a temporary period of four months during construction works.

3.3 Relevant Planning History

19731/APP/2006/2811 Bishop Ramsey Church Of England School Hume Way, Ruislip
AMALGAMATION OF UPPER AND LOWER SCHOOL SITES TO CREATE ONE SCHOOL CAMPUS. REDEVELOPMENT OF UPPER SCHOOL SITE INCLUDING DEMOLITION AND REFURBISHMENT OF EXISTING BUILDINGS, ERECTION OF NEW SCHOOL BUILDINGS, NEW PARKING AREAS, ACCESS PROVISION INCLUDING A DROP OFF POINT IN HUME WAY AND PLAYGROUND/SPORTS FACILITIES.

Decision: 18-05-2007 Approved

19731/APP/2007/1483 Bishop Ramsey C Of E School Hume Way Ruislip
DETAILS OF DEMOLITION PROTOCOL IN COMPLIANCE WITH CONDITION 12 OF PLANNING PERMISSION REF: 19731/APP/2006/2811 DATED 18/05/2007 'AMALGAMATION OF UPPER AND LOWER SCHOOL SITES TO CREATE ONE SCHOOL CAMPUS. REDEVELOPMENT OF UPPER SCHOOL SITE INCLUDING DEMOLITION AND REFURBISHMENT OF EXISTING BUILDINGS, ERECTION OF NEW SCHOOL BUILDINGS, NEW PARKING AREAS, ACCESS PROVISION INCLUDING A DROP OFF POINT IN HUME WAY AND PLAYGROUND/SPORTS FACILITIES.'

Decision: 25-05-2007 Approved

19731/APP/2007/1598 Bishop Ramsey C Of E School Hume Way Ruislip
DETAILS OF MATERIALS, BOUNDARY FENCING, REFUSE STORAGE, LITTER BINS, EXTERNAL LIGHTING, CONSTRUCTION MANAGEMENT PLAN, ECOLOGICAL MANAGEMENT FOR NATURE CONSERVATION SITE, NOISE CONTROL MEASURES FOR THE THE MUSIC DEPARTMENT, SURFACE WATER CONTROL MEASURES AND A WRITTEN SCHEME OF AN ARCHEOLOGICAL INVESTIGATION IN COMPLIANCE WITH CONDITIONS 6, 7, 9, 10, 11, 13, 20, 21, 25 & 32 OF PLANNING PERMISSION REF: 19731/APP/2006/2811 DATED 18/05/2007 'AMALGAMATION OF UPPER AND LOWER SCHOOL SITES TO CREATE ONE SCHOOL CAMPUS. REDEVELOPMENT OF UPPER SCHOOL SITE INCLUDING DEMOLITION AND REFURBISHMENT OF EXISTING BUILDINGS, ERECTION OF NEW SCHOOL BUILDINGS, NEW PARKING AREAS, ACCESS PROVISION INCLUDING A DROP OFF POINT IN HUME WAY AND PLAYGROUND/SPORTS FACILITIES.'

Decision: 13-08-2007 Approved

19731/APP/2007/1668 Bishop Ramsey C Of E School Hume Way Ruislip

DETAILS OF A SCHEME FOR THE PROVISION OF NOISE AND ODOUR CONTROL EMANATING FROM THE SITE, SECURITY MEASURES AND A TRAVEL PLAN IN COMPLIANCE WITH CONDITIONS 22, 29 & 33 OF PLANNING PERMISSION REF: 19731/APP/2006/2811 DATED 18/05/2007 'AMALGAMATION OF UPPER AND LOWER SCHOOL SITES TO CREATE ONE SCHOOL CAMPUS. REDEVELOPMENT OF UPPER SCHOOL SITE INCLUDING DEMOLITION AND REFURBISHMENT OF EXISTING BUILDINGS ERECTION OF NEW SCHOOL BUILDINGS, NEW PARKING AREAS, ACCESS PROVISION INCLUDING A DROP OFF POINT IN HUME WAY AND PLAYGROUND/SPORTS FACILITIES.

Decision: 18-12-2008 Approved

19731/APP/2007/1988 Bishop Ramsey School, Hume Way Ruislip

DETAILS OF EXISTING LANDSCAPING, SITE LEVELS AND SERVICES, TREE PROTECTION MEASURES, HARD AND SOFT LANDSCAPING SCHEME, LANDSCAPE MAINTENANCE AND LEVELING OF THE PLAYING FIELD IN COMPLIANCE WITH CONDITIONS 14, 16, 17, 19 AND 31 OF PLANNING PERMISSION REF. 19731/APP/2006/2811 DATED 18 MAY 2007 'AMALGAMATION OF UPPER AND LOWER SCHOOL SITES TO CREATE ONE SCHOOL CAMPUS. REDEVELOPMENT OF UPPER SCHOOL SITE INCLUDING DEMOLITION AND REFURBISHMENT OF EXISTING BUILDINGS, ERECTION OF NEW SCHOOL BUILDINGS, NEW PARKING AREAS, ACCESS PROVISION INCLUDING A DROP OFF POINT IN HUME WAY AND PLAYGROUND/SPORTS FACILITIES'

Decision: 18-12-2008 Approved

19731/APP/2013/1292 Bishop Ramsey C Of E School Hume Way Ruislip

Variation of condition 4 (hours of use of gate to Warrender Way) of planning permission ref. 19731/APP/2006/2811 (Amalgamation of upper and lower school sites to create one school campus. Redevelopment of upper school site including demolition and refurbishment of existing buildings, erection of new school buildings, new parking areas, access provision including a drop off point in Hume Way and playground/sports facilities).

Decision: 27-11-2013 Approved

19731/APP/2015/286 Bishop Ramsey C Of E School Warrender Way Ruislip

Single storey extension to north side and single storey extension to west side of existing sports hall

Decision: 24-03-2015 Approved

19731/APP/2016/1982 Bishop Ramsey C Of E School Warrender Way Ruislip

Details pursuant to conditions 4 (arboricultural assessment), 5 (levels), 6 (tree protection) and 7 (green screen) of planning permission ref: 19731/APP/2015/286 dated 25/03/15 (Single storey extension to north side and single storey extension to west side of existing sports hall).

Decision: 14-07-2016 Approved

Comment on Relevant Planning History

The site has an extensive planning history. That most relevant to this application is summarised above and in parts 1 and 3.2 of this report.

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 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:

OE1 Protection of the character and amenities of surrounding properties and the local area
OE3 Buildings or uses likely to cause noise annoyance - mitigation measures
R10 Proposals for new meeting halls and buildings for education, social, community and health services
AM2 Development proposals - assessment of traffic generation, impact on congestion and public transport availability and capacity
AM7 Consideration of traffic generated by proposed developments.
LPP 3.18 (2015) Education Facilities
LPP 6.3 (2015) Assessing effects of development on transport capacity
LPP 7.15 (2015) Reducing noise and and managing noise, improving and enhancing the acoustic environment and promoting appropriate soundscapes.

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- 8th July 2016

5.2 Site Notice Expiry Date:- 8th July 2016

6. Consultations

External Consultees

Consultation letters were sent to 43 local owner/occupiers, the Eastcote Residents' Association and the Ruislip Residents' Association. Site and press notices were also posted. Seven letters of objection have been received, including one written on behalf of four properties, which raise the

following concerns:

- i) Warrender Way, rather than Hume Way, has become the school's main entrance and is used for parking and pick-up/drop-off with students using the sports hall gate for access.
- ii) Students use a gate to the side of the main gates in Warrender Way so the planning consent is being totally abused.
- iii) During a school day morning grid lock and high volumes of traffic can be witnessed - the area is already saturated.
- iv) Increased parking, congestion, inconsiderate driver behaviour, damage to grass verges and danger to highway and pedestrian safety along Warrender Way and Highgrove Way.
- v) The traffic and parking problems severely disrupt the everyday life of residents to an unacceptable level.
- vi) Parking by students and staff makes it hard for residents and for deliveries.
- vii) This will make the situation worse on weekdays and Saturdays and it includes the summer holidays. Lettings should be stopped.
- viii) The school have repeatedly asked for out of hours access via Warrender Way. This must not be allowed as it will set a precedent for future permanent applications.
- ix) Members of the Planning committee should visit the site to witness the problems at peak times.
- x) The originally approved drop off point in Hume Way no longer exists and should be reinstated.
- xi) At the end of the works this will have encouraged greater use of Warrender Way as a continuing parking facility.
- xii) A peak time survey of traffic conditions in Warrender Way should be carried out.
- xiii) Insufficient consultation by the school.
- xiv) The supporting text gives mention to "driver frustration" but takes no account of resident frustration.
- xv) Noise.
- xvi) Consideration should have been given to how the school would operate before permission was granted to improve the sports hall facility.
- xvii) Large scale redevelopments are generally cordoned off to public view and thus reduce potential dangers. Why is there a need to have access in the evenings? If the school is hosting events it is unlikely to be whole school & therefore Hume Way access should be sufficient.
- xviii) The school should seek to complete the works during the holiday.
- xix) Staff, students and visitors should be directed to use the official entrance in Hume Way or the school car park.
- xx) The roads were built in 1936 and not designed for current traffic levels.
- xxi) More courtesy should be shown to the residents of Warrender Way, Westbury Close and Highgrove Way.

METROPOLITAN POLICE

No objection.

Internal Consultees

HIGHWAY ENGINEER

The condition was attached to safeguard residential amenity. Its variation is likely to cause local residents some annoyance. However, in highway terms this pedestrian route has no capacity or safety issues at this time and no significant concerns are therefore raised on highway grounds. Conditions should be attached to ensure this situation will revert back to the previously agreed hours of use after the works have been completed.

ENVIRONMENTAL PROTECTION UNIT

No objection.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

The educational use of the site is well established. Policy R10 of the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012) seeks to encourage the provision of enhanced educational facilities across the borough. This overall objective is reiterated in the London Plan Policy 3.18. At national level the DCLG Policy Statement on Planning for Schools Development and the NPPF are particularly supportive of applications which enhance existing schools.

The proposed variation of the condition is directly linked to approved extensions to the sports hall, which will enhance the schools existing facilities in accordance with the above mentioned policy objectives.

Whilst many residents have suggested that the approval of this application would set a precedent for the future use of the gate, which they believe to be the school's ultimate goal, it must be noted that planning permission would be required for the longer term variation or relaxation of the condition. This application must be assessed on its merits based on the information available at this time and not based on speculation over the future. Accordingly, refusal cannot be justified on these grounds.

The site does not fall within the Green Belt and has no other specific designations which would preclude development. The proposed temporary variation of the condition is directly linked to proposals associated with the enhancement of the school's facilities. 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 application.

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

Not applicable to this application.

7.04 Airport safeguarding

Not applicable to this application.

7.05 Impact on the green belt

Not applicable to this application.

7.06 Environmental Impact

Not applicable to this application.

7.07 Impact on the character & appearance of the area

Not applicable to this application.

7.08 Impact on neighbours

No physical works are proposed. Residents have particularly raised concern over the traffic impact and noise. These issues are discussed in parts 7.10 and 7.18 of this report, respectively.

7.09 Living conditions for future occupiers

Not applicable to this application.

7.10 Traffic impact, car/cycle parking, pedestrian safety

Restrictions were originally placed on the use of the Warrender Way Gates, via planning permission ref: 19731/APP/2006/2811, in order to "safeguard the amenity of surrounding areas." No other specific reasons were provided for the imposition of the condition.

In 2013 the applicant sought to vary the hours of use of the gate to provide greater flexibility over its hours of use. It was determined, at the Council's Majors Planning Committee on 20/11/13, that taking all relevant matters into account, that the proposed hours of use were

acceptable. Accordingly, that application (ref: 19731/APP/2013/1292) was subsequently approved, subject to the following condition:

"The Warrender Way entrance may be opened for student pedestrian use between 0800 and 1800 hours on school days only and for general pedestrian use between 0800 and 0900 hours and 1500 to 1800 hours on school days only.

Reason: To safeguard the amenity of surrounding areas in accordance with Policy OE1 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012)."

In addition to those approved hours, for a temporary period of 4 months for the duration of construction works to the sports hall, the applicant is now also seeking to allow general pedestrian use of the gates between 0800 and 1430 on Saturdays and between 1800 and 2130 on school days. The school suggests that these are peak times for the adjoining Highgrove Pool site and that use of the Warrender Way gates is required to reduce likely conflict between those accessing the school via Hume Way, who would otherwise be required to walk through the busy Highgrove Pool car park to access the school via its Hume Way entrance.

Whilst residents' suggestions that use of Hume Way would nevertheless be preferable, it is considered that this could increase congestion within the already busy car park and increase the risk to pedestrian and vehicular safety. Accordingly, officers accept the school's argument that this is not ideal. Once the works are complete, drop-off/pick-up via Hume Way could resume during these times and users would be able to use the pedestrian footpath to access the school via the sports hall gates.

Residents have raised significant concern over traffic and parking issues in Warrender Way, Highgrove Way and surrounding roads. It is acknowledged that some parking, associated with the school, occurs in surrounding roads. It is also acknowledged that surrounding roads become very congested at peak school start and finish times, as is typical at most schools across the borough. However, it must also be noted that congestion associated with schools only typically occurs for relatively short periods of time during peak drop-off and pick-up times for the school and traffic disperses relatively quickly. The school's website confirms that the typical school date is 8:30am to 3:15pm and, as would be expected, traffic and parking demand is at its highest around these times.

The proposed additional hours of use of the gate, during evenings and weekends, are outside peak school start/finish times and, as such, most traffic associated with the school will have dispersed by these times. Whilst it is accepted that the proposal could result in increased traffic and parking demand during evenings and Saturdays, it is not considered that this would be so significant that refusal could be justified, particularly given the temporary nature of the proposals. Notably, the Council's Highway Engineer has raised no objections on these grounds. Accordingly, notwithstanding the strong objections raised by residents, it is not considered that refusal could be justified on highway grounds for a temporary relaxation of the condition.

7.11 Urban design, access and security

- Urban design
Not applicable.

- Access

The proposal would allow temporary general pedestrian access via the school's Warrender Way gates during weekday evenings and Saturdays, whilst construction works are

underway at the sports hall, preventing use of the sports hall gate. This would offer an alternative to walking through the Highgrove Pool Car Park to access to school's Hume Way access, to those accessing the school from the Hume Way drop-off/pick-up facility. This is considered to be acceptable on a temporary basis, for the reasons discussed above in part 7.10 of the report.

- Security

It is not considered that the proposals give rise to any increased issues of security. Notably, no objections have been received from the Metropolitan Police in this regard.

7.12 Disabled access

Not applicable to this application.

7.13 Provision of affordable & special needs housing

Not applicable to this application.

7.14 Trees, Landscaping and Ecology

Not applicable to this application.

7.15 Sustainable waste management

Not applicable to this application.

7.16 Renewable energy / Sustainability

Not applicable to this application.

7.17 Flooding or Drainage Issues

Not applicable to this application.

7.18 Noise or Air Quality Issues

- Noise

Residents have raised concern over noise from increased traffic and pedestrian activity during the proposed extended hours of use for the gate. However, the proposed hours of use are not considered to be unreasonable and it is not considered that the proposal would give rise to such an unacceptable increase in noise and disturbance during evenings and weekends that refusal could be justified, particularly given the temporary nature of the proposal. Notably, officers in the Council's Environmental Protection Unit have raised no objections on noise grounds.

- Air Quality

It is not considered that the proposal would result in an overall increase in traffic to the area which could be prejudicial to local air quality. Notably, officers in the Council's Environmental Protection Unit have raised no concerns in this respect.

7.19 Comments on Public Consultations

Point (i), (iii), (iv), (v), (vi), (vii), (viii), (xiv), (xv), (xvii), (xix), (xx) and (xxi) predominantly raise concerns over need, highway matters, noise and residential amenity and have been addressed in the report.

Point (ii) suggests students use a gate to the side of the main gates in Warrender Way, thus abusing the original planning consent. Officers have no reason to believe the school is failing to comply with the condition requirements. However, should residents believe this to be the case they can report this to the Council's Enforcement Team who can investigate.

Point (ix) suggests Members of the Planning Committee should visit the site to witness the problems at peak times. This request is noted. However, it is for Members to decide whether a site visit would be necessary.

Point (x) suggests that the originally approved drop off point in Hume Way no longer exists and should be reinstated. Officers have visited the site and note that the facility still exists.

Point (xi) suggests that this will encourage greater use of Warrender Way as a continuing parking facility. It is not considered that this would encourage such an increase in parking in Warrender Way such that refusal could be justified. Following completion of the works to the sports hall, convenient access would again be available via Hume Way.

Point (xii) suggests that a peak time survey of traffic conditions in Warrender Way should be carried out. The proposal does not seek to vary the hours of use of the gates during peak times and, as such, this could not be justified.

Point (xiii) suggests insufficient consultation has been carried out by the school. Any consultation carried out by the school is voluntary and not under the control of the Local Planning Authority. Refusal cannot be justified on these grounds.

Point (xvi) suggest consideration should have been given to how the school would operate before permission was granted to improve the sports hall facility. Planning applications must be assessed on their merits based on the information provided at the time. Refusal cannot be justified on these grounds.

Point (xviii) suggests the school should seek to complete the works during the holiday. The Local Planning Authority has no control over the school's agreed works programme. However, it is noted that works would only last for four months, which include the school summer holiday and autumn half term.

7.20 Planning Obligations

Not applicable to this application.

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

The proposal seeks more flexible use of the Warrender Way access gates to Bishop Ramsey School for a temporary period whilst the school's sports hall gate is out of action due to construction works to the sports hall.

Notwithstanding strong concerns raised by residents, given the temporary consent sought, it is not considered that the proposal would lead to such an increase in traffic, parking demand and noise that refusal could be justified.

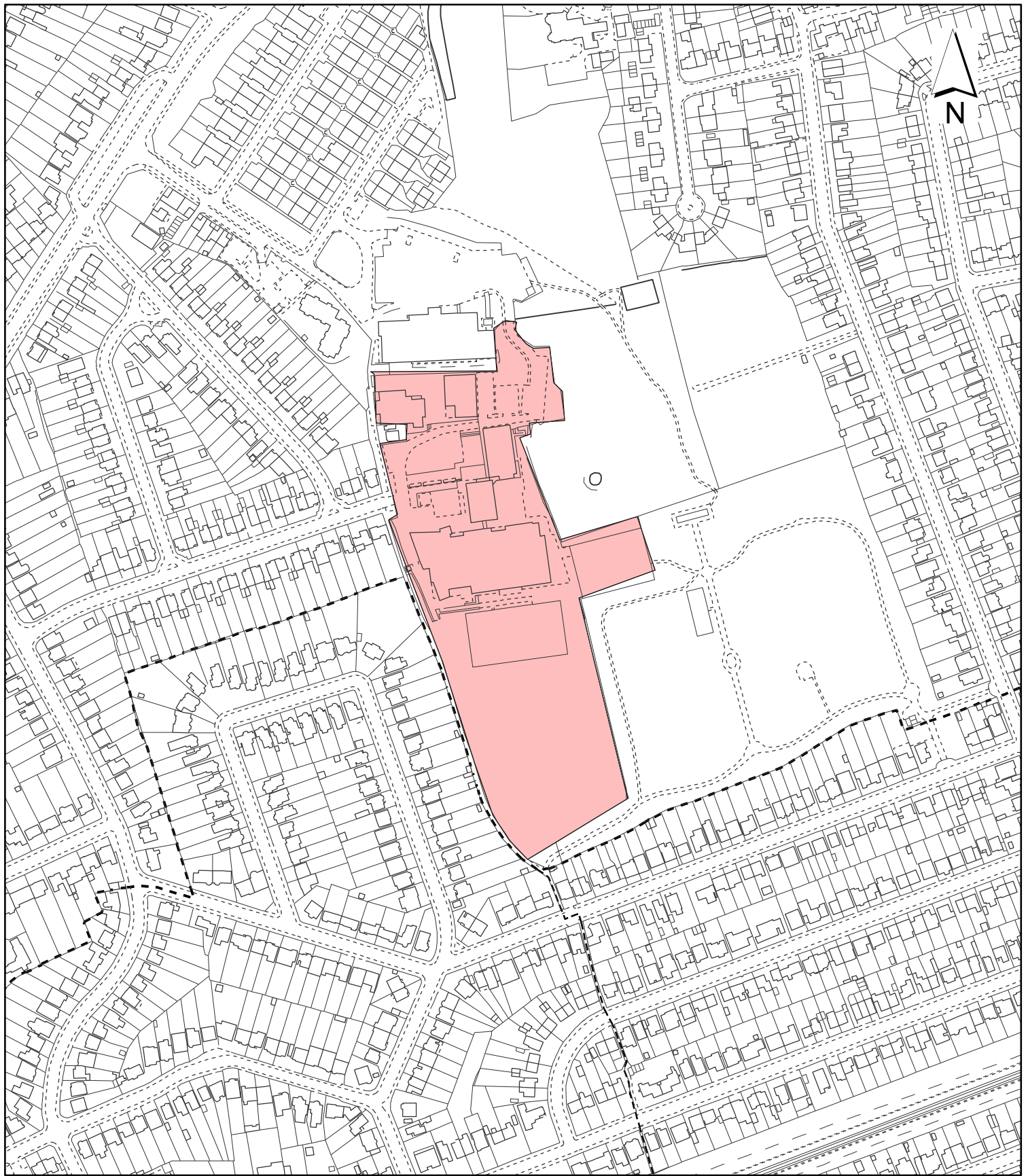
The proposal is considered to comply with current local, London Plan and national planning policies and guidance which seek to support applications associated with enhancements to existing school facilities and, accordingly, approval is recommended.

11. Reference Documents

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 Guidance - Community Safety by Design

Contact Officer: Johanna Hart

Telephone No: 01895 250230



Notes:

 Site boundary

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Site Address:

**Bishop Ramsey C of E School
 Hume Way
 Ruislip**

**LONDON BOROUGH
 OF HILLINGDON**
 Residents Services
 Planning Section

Civic Centre, Uxbridge, Middx. UB8 1UW
 Telephone No.: Uxbridge 250111

Planning Application Ref:

19731/APP/2016/2148

Scale:

1:3,500

Planning Committee:

Major

Date:

August 2016



HILLINGDON
 LONDON