

Report of the Head of Planning, Transportation and Regeneration

Address MINET JUNIOR SCHOOL AVONDALE DRIVE HAYES

Development: Erection of a single storey block of modular classrooms for a temporary period of 36 months.

LBH Ref Nos: 2297/APP/2021/1949

Drawing Nos: MMIN-UBU-04-GF-DR-L-1021 Rev. P0'
MIN-UBU-XX-GF-DR-L-0001 Rev. P0'
MIN-JMA-00-GF-DP-A-0002 S1 Rev. P0'
Temporary Classrooms Drainage Strategy Report
MIN-TER-00-GF-DD-C-920025 Rev. P02
Flood Risk Assessment dated April 2021
CAL.04330-1o_123
CAL.04330-3d_123
Arboricultural Impact Assessment dated May 2021
Project Execution Plan (PEP)
Construction Phase Health and Safety Plan
Environmental Management Plan (EMP)
Planning Statement dated May 2021
Covering letter dated May 2021

Date Plans Received: 13/05/2021

Date(s) of Amendment(s):

Date Application Valid: 13/05/2021

1. SUMMARY

This application seeks planning permission for the erection of temporary classrooms for a 36 month period, comprising a single storey L-shaped block of 2,160 sq.m. The temporary classrooms are required to facilitate the comprehensive remodeling and refurbishment of the existing school buildings. The classrooms would be installed prior to the commencement of the main refurbishment works.

No objections are raised to the principle of the development in this location primarily due to the temporary nature of the works. This current application would not result in any additional increase in pupil numbers and, accordingly, no objections are raised on highway grounds. Given the temporary nature of the proposed building, it is not considered that it would have a lasting or significant detrimental impact on the character or appearance of the school site or the surrounding area. Furthermore, it is not considered that it would result in such a significant and long term loss of amenity to the occupants of the nearest residential properties that refusal could be justified.

The proposal is considered to comply with relevant Local Plan, London Plan and national policies and, accordingly, approval is recommended.

2. RECOMMENDATION

APPROVAL subject to the following conditions:

1 NONSC Non Standard Condition

The temporary units hereby permitted shall be removed by no later than 3 years from the

date of this permission.

REASON

To ensure the site is restored to a condition fit for purpose and because the building, by reason of its siting on the school playing fields and its design is not considered suitable for permanent retention in compliance with Policy C11 of the Local Plan: Part One (2012) , Policies DMCI1A, DMHB 11 and DMHB 14 of the Local Plan: Part Two - Development Management Policies (2020).

2 T4 Temporary Building - Removal and Reinstatement

Within 3 months after the expiration this temporary permission, the temporary classrooms and associated structures hereby permitted shall be removed and the playing field shall be reinstated following a specification by a sports agronomist and be implemented within the first growing season after the temporary facilities hereby permitted are removed from the site.

REASON

To ensure the site is restored to a condition fit for purpose and because the building, by reason of its siting on the school playing fields and its design is not considered suitable for permanent retention in compliance with Policy C11 of the Local Plan: Part One (2012) , Policies DMCI1A, DMHB 11 and DMHB 14 of the Local Plan: Part Two - Development Management Policies (2020) and Policies of the London Plan (2021).

3 COM4 Accordance with Approved Plans

The development hereby permitted shall be retained in complete accordance with the details shown on the submitted plan numbers:

MMIN-UBU-04-GF-DR-L-1021 Rev. P04
MIN-UBU-XX-GF-DR-L-0001 Rev. P01
MIN-JMA-00-GF-DP-A-0002 S1 Rev. P01
MIN-TER-00-GF-DD-C-920025 Rev. P02
CAL.04330-1o_123
CAL.04330-3d_123

REASON

To ensure the development complies with the provisions of the Local Plan: Part One Strategic Policies (2012), Local Plan: Part Two - Development Management Policies (2020) and the London Plan (2021).

4 COM5 General compliance with supporting documentation

The development hereby permitted shall not be occupied until the following has been completed in accordance with the specified supporting plans and/or documents:

Arboricultural Impact Assessment dated May 2021
Project Execution Plan (PEP)Construction Phase Health and Safety Plan
Environmental Management Plan (EMP)Planning Statement dated May 2021
Covering letter dated May 2021
Temporary Classrooms Drainage Strategy Report
Flood Risk Assessment dated April 2021

Thereafter the development shall be retained/maintained in accordance with these details for as long as the development remains in existence

REASON

To ensure the development complies with the provisions of the Local Plan: Part One Strategic Policies (2012), Local Plan: Part Two - Development Management Policies (2020) and the London Plan (2021).

5 NONSC Accessibility

Development shall not commence until details of access to building entrances (to include ramped/level approaches, signposting, types and dimensions of door width and lobby openings) to meet the needs of people with disabilities have been submitted to and approved in writing by the Local Planning Authority. The approved facilities should be provided prior to the occupation of the development and shall be permanently retained thereafter.

REASON: To ensure an Accessible and Inclusive development for everyone in accordance with Policy D5 of the London Plan (2021).

6 NONSC Imported Materials

No contaminated soils or other materials shall be imported to the site. All imported soils for landscaping and/or ground engineering purposes shall be clean and free of contamination. All imported soils shall be tested for chemical contamination, and the results of this testing shall be submitted to the Local Planning Authority for approval.

REASON: To ensure that the occupants of the development are not subject to any risks from soil contamination in accordance with Hillingdon Local Plan: Part 2 (January 2020) Policies - DMEI 11: Protection of Ground Water Resources and DMEI 12: Development of Land Affected by Contamination.

7 NONSC Non Standard Condition

A playing field monitoring and maintenance scheme, developed with a sports agronomist, shall be implemented that ensures that the eastern playing field is maintained to its current condition including taking into consideration the increased playing field usage. The scheme shall be implemented for as long as the development hereby permitted remains in existence.

Reason: To ensure that there is no impact on playing field quality and to ensure that the playing field can accommodate the anticipated level of sport and physical activity in compliance with Policy C11 of the Local Plan: Part One (2012) , Policies DMCI1A, DMHB 11 and DMHB 14 of the Local Plan: Part Two - Development Management Policies (2020) and Policies of the London Plan (2021).

8 COM10 Tree to be retained

Trees, hedges and shrubs shown to be retained on the approved plan shall not be damaged, uprooted, felled, lopped or topped without the prior written consent of the Local Planning Authority. If any retained tree, hedge or shrub is removed or severely damaged during construction, or is found to be seriously diseased or dying another tree, hedge or shrub shall be planted at the same place or, if planting in the same place would leave the new tree, hedge or shrub susceptible to disease, then the planting should be in a position to be first agreed in writing with the Local Planning Authority and shall be of a size and species to be agreed in writing by the Local Planning Authority and shall be planted in the first planting season following the completion of the development or the occupation of the buildings, whichever is the earlier. Where damage is less severe, a schedule of remedial works necessary to ameliorate the effect of damage by tree surgery, feeding or groundwork shall be agreed in writing with the Local Planning Authority. New planting should comply with BS 3936 (1992) 'Nursery Stock, Part 1, Specification for Trees and

Shrubs'

Remedial work should be carried out to BS 3998:2010 'Tree work - Recommendations' and BS 4428 (1989) 'Code of Practice for General Landscape Operations (Excluding Hard Surfaces)'. The agreed work shall be completed in the first planting season following the completion of the development or the occupation of the buildings, whichever is the earlier.

REASON

To ensure that the trees and other vegetation continue to make a valuable contribution to the amenity of the area in accordance with policy DMHB 14 of the Hillingdon Local Plan Part 2 (2020) and to comply with Section 197 of the Town and Country Planning Act 1990.

9 COM8 Tree Protection

No site clearance or construction work shall take place until the details have been submitted to, and approved in writing by, the Local Planning Authority with respect to:

1. A method statement outlining the sequence of development on the site including demolition, building works and tree protection measures.
2. Detailed drawings showing the position and type of fencing to protect the entire root areas/crown spread of trees, hedges and other vegetation to be retained shall be submitted to the Local Planning Authority for approval. No site clearance works or development shall be commenced until these drawings have been approved and the fencing has been erected in accordance with the details approved. Unless otherwise agreed in writing by the Local Planning Authority such fencing should be a minimum height of 1.5 metres.

Thereafter, the development shall be implemented in accordance with the approved details. The fencing shall be retained in position until development is completed.

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

- 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.

3. Where the arboricultural method statement recommends that the tree protection measures for a site will be monitored and supervised by an arboricultural consultant at key stages of the development, records of the site inspections / meetings shall be submitted to 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 DMHB 14 of the Hillingdon Local Plan Part 2 (2020).

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

No development shall take place until a landscape scheme has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include: -

1. Details of Soft Landscaping
 - 1.a Planting plans (at not less than a scale of 1:100),
 - 1.b Written specification of planting and cultivation works to be undertaken, to include at least 1-1 tree replacement for all trees lost on site,
 - 1.c Schedule of plants giving species, plant sizes, replacement pollution absorbing trees and proposed numbers/densities where appropriate.

2. Details of Landscape Maintenance
 - 2.a Landscape Maintenance Schedule for a minimum period of 5 years.
 - 2.b Proposals for the replacement of any tree, shrub, or area of surfing/seeding within the landscaping scheme which dies or in the opinion of the Local Planning Authority becomes seriously damaged or diseased.

3. Schedule for Implementation

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

REASON

To ensure that the proposed development will preserve and enhance the visual amenities of the locality and provide adequate facilities in compliance with policies DMHB 11, DMHB 14 of the Hillingdon Local Plan Part 2 (2020).

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 Local Plan (2012 and 2020) set out below, including Supplementary Planning Guidance, and to all relevant material considerations, including the London Plan (2021) and national guidance.

DMCI 1	Retention of Existing Community Sport and Education Facilities
DMCI 1A	Development of New Education Floorspace
DMEI 11	Protection of Ground Water Resources
DMEI 12	Development of Land Affected by Contamination
DMEI 14	Air Quality
DMEI 2	Reducing Carbon Emissions
DMEI 7	Biodiversity Protection and Enhancement
DMEI 9	Management of Flood Risk
DMHB 11	Design of New Development
DMHB 12	Streets and Public Realm
DMHB 14	Trees and Landscaping
DMT 1	Managing Transport Impacts
DMT 2	Highways Impacts
DMT 4	Public Transport

DMT 5	Pedestrians and Cyclists
DMT 6	Vehicle Parking
LPP D4	(2021) Delivering good design
LPP D5	(2021) Inclusive design
LPP S3	(2021) Education and childcare facilities
LPP S4	(2021) Play and informal recreation
LPP S5	(2021) Sports and recreation facilities
LPP SI13	(2021) Sustainable drainage
LPP SI2	(2021) Minimising greenhouse gas emissions
LPP SI8	(2021) Waste capacity and net waste self-sufficiency
LPP T2	(2021) Healthy Streets
LPP T4	(2021) Assessing and mitigating transport impacts
LPP T5	(2021) Cycling
LPP T6	(2021) Car parking
NPPF- 2	NPPF-2 2018 - Achieving sustainable development
NPPF- 4	NPPF-4 2018 - Decision-making
NPPF- 8	NPPF-8 2018 - Promoting healthy and safe communities

3

It is recommended that a restoration scheme for playing field land is undertaken by a specialist turf consultant. The applicant should be aiming to ensure that any new or replacement playing field is fit for its intended purpose and should have regard to Sport England's technical Design Guidance Note entitled "Natural Turf for Sport" (2011) and relevant design guidance of the National Governing Bodies for Sport e.g. performance quality standards produced by the relevant pitch sport National Governing Bodies, for example the Football Association.

4

You are advised that any further applications for the retention of the buildings, following the expiry of this consent, are unlikely to be viewed favourably due to the siting of the temporary building on a playing field.

5 I63 Equality Act

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.

6

The Council is aware of the presence of land, situated approximately 270 metres from the boundary of the subject site. The materials in the landfill had limited potential to emit gas. However, the current risk of gas migration is considered minimal due to the age of the landfill. It is recommended that the temporary structure/s are suitably placed to minimise the possible entry of any migrating landfill gas/ground gas.

7

Considerations in relation to gas pipeline/s identified on site: Cadent have identified operational gas apparatus within the application site boundary. This may include a legal interest (easements or wayleaves) in the land which restricts activity in proximity to

Cadent assets in private land. The Applicant must ensure that proposed works do not infringe on Cadent's legal rights and any details of such restrictions should be obtained from the landowner in the first instance. If buildings or structures are proposed directly above the gas apparatus then development should only take place following a diversion of this apparatus. The Applicant should contact Cadent's Plant Protection Team at the earliest opportunity to discuss proposed diversions of apparatus to avoid any unnecessary delays. If any construction traffic is likely to cross a Cadent pipeline then the Applicant must contact Cadent's Plant Protection Team to see if any protection measures are required. All developers are required to contact Cadent's Plant Protection Team for approval before carrying out any works on site and ensuring requirements are adhered to. Email: plantprotection@cadentgas.com Tel: 0800 688 588

8

Notwithstanding the details contained within the Tree Report at 7.13 of the report, the replacement trees to be provided on site shall NOT include the following: *Carpinus betulus* and *Quercus rubra*.

3. CONSIDERATIONS

3.1 Site and Locality

Minet School is located on the north side of Avondale Drive and comprises single and two storey buildings with playing fields. The school is surrounded by residential properties in Hughes Road to the north, Avondale Drive to the south, Hitherbroom Road to the west with playing fields to the east. The surrounding area is residential in character and appearance. The site is undesignated and there are no TPOs on site.

3.2 Proposed Scheme

This application seeks planning permission for the erection of temporary classrooms for a 36 month period, comprising a single storey L-shaped block of 2,160 sq.m. The classrooms are required to enable the existing school, both infants and juniors, to be comprehensively remodelled and refurbished. The school currently has 2 playing fields on site and the temporary classrooms would be located on the existing western playing field, the remaining eastern playing field will remain in-situ for the delivery of sports lessons. The classrooms would be installed prior to the commencement of the main refurbishment works. The classrooms will be sited on a simple concrete pad requiring minimal intrusive work with lightweight surfacing used around the buildings to provide access.

The temporary classrooms will be installed ready for occupation prior to the main works commencing in January 2022. A temporary period of 36 months would allow for sufficient time for the buildings to be installed on site and then removed once the pupils and staff have moved into their newly refurbished school buildings. The time period also allows sufficient time for the playing field to be re-instated to the standard it was prior to the installation of the temporary classrooms.

The proposal would accommodate a temporary school with a variety of teaching spaces, smaller group rooms, toilets, library, staff room, and a main hall/dining hall. All spaces will be fully accessible with ramped access ensuring the temporary classrooms are DDA compliant.

The temporary school will be accessed from a short pathway directly from Avondale Drive

through new gates in an existing 2.4m high weld mesh fence

3.3 Relevant Planning History

2297/AC/99/1987 Minet Infants School Avondale Drive Hayes

Erection of a single storey extension and new entrance lobby

Decision: 15-11-1999 Approved

2297/APP/2001/2651 Land Forming Part Of Minet Primary School Avondale Drive Hayes

ERECTION OF A PART TWO STOREY AND PART SINGLE STOREY BUILDING FOR SURE START SCHEME INCLUDING PLAY SPACE, CRECHE, MEETING AND ADMINISTRATION ROOMS AND 60-PLACE NURSERY

Decision: 19-08-2002 Withdrawn

2297/APP/2003/1274 Minet Nursery And Infant School Avondale Drive Hayes

ERECTION OF A SINGLE STOREY EXTENSION TO FORM A COMPUTER AND WORK ROOM

Decision: 21-07-2003 Approved

2297/APP/2003/769 Minet Junior School Avondale Drive Hayes

ERECTION OF A SINGLE STOREY EXTENSION TO HEADMASTERS OFFICE

Decision: 02-06-2003 Approved

2297/APP/2007/172 Minet Junior School Avondale Drive Hayes

ERECTION OF A SINGLE STOREY DETACHED BUILDING TO FORM LIBRARY, MEETING ROOM, STAFF REST AREA.

Decision: 28-02-2007 Approved

2297/APP/2007/1803 Minet Junior School Avondale Drive Hayes

ERECTION OF A SINGLE STOREY EXTENSION TO JUNIOR HALL TO FORM A STORE ROOM

Decision: 06-08-2007 Approved

2297/APP/2008/1254 Minet Infants School Avondale Drive Hayes

ERECTION OF TWO STOREY CLASSROOM BLOCK WITH COVERED WAY, SINGLE STOREY EXTENSION TO STAFF AND RECEPTION AREA (INVOLVING DEMOLITION OF CONSERVATORY ELEMENT)

Decision: 17-07-2008 Approved

2297/APP/2008/1710 Minet Junior School Avondale Drive Hayes

Erection of a single storey extension to provide additional toilet accommodation.

Decision: 29-07-2008 Approved

2297/APP/2010/254 Minet Junior School Avondale Drive Hayes

Erection of a single storey side extension to school staff room (involving the demolition of existir conservatory).

Decision: 19-04-2010 Approved

2297/APP/2010/2834 Minet Junior And Infant School Avondale Drive Hayes

Construction of a new 18 space car parking area with associated landscaping, gates, crossover and driveway.

Decision: 01-02-2011 Refused

2297/APP/2011/1524 Minet Junior School Avondale Drive Hayes

Installation of a new vehicular crossover and staff car park, involving relocation and widening of existing gates, proposed path and alterations to fence line (Resubmission).

Decision: 09-01-2012 Approved

2297/APP/2012/1487 Minet Junior School Avondale Drive Hayes

Installation of canopy over delivery and recycling area and erection of a single storey outdoor classroom.

Decision: 28-11-2012 Approved

2297/APP/2012/3084 Minet Nursery And Infant School Avondale Drive Hayes

Single storey extension for a new meeting room, attached to existing deputy head office.

Decision: 06-03-2013 Approved

2297/APP/2021/2501 Minet Junior School Avondale Drive Hayes

Proposed installation of a sub station

Decision:

2297/M/77/0696 Minet Primary School (Junior) Avondale Drive Hayes

Extension/Alterations to Educational premises (P) of 320 sq.m.

Decision: 30-06-1977 ADH

2297/N/77/1459 Minet Primary School (Junior) Avondale Drive Hayes

Extension/Alterations to Educational premises (P) of 30 sq.m.

Decision: 13-12-1977 ADH

2297/P/83/0109 Minet Primary School (Junior) Avondale Drive Hayes

Extension/Alterations to Educational premises (P) of 30 sq.m.

Decision: 02-03-1983 ADH

2297/PRC/2019/110 Minet Nursery And Infant School Avondale Drive Hayes

Refurbishment of existing main school blocks. Single storey extension in existing school block. Demolition of standalone block and construction of replacement school block. Erection of temporary classroom block during construction phase.

Decision: 09-09-2019 OBJ

2297/R/89/0572 Minet Primary School (Junior) Avondale Drive Hayes

Retention of Mobile Classroom.

Decision: 28-04-1989 ALT

2297/T/90/0472 Minet Primary School (Junior) Avondale Drive Hayes

Installation of 1.8 metre high access gates and widening of existing 3 metre wide access to 5 metres

Decision: 04-05-1990 ADH

2297/Y/95/1960 Minet Primary School Avondale Drive Hayes

Erection of one single classroom unit and one double classroom unit

Decision: 13-03-1996 ALT

Comment on Relevant Planning History

The school has extensive planning history which is referenced above but none of which is specifically relevant to the current proposals.

4. Planning Policies and Standards

Development Plan

Planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise.

The Development Plan for the London Borough of Hillingdon currently consists of the following documents:

The Local Plan: Part 1 - Strategic Policies (2012)
The Local Plan: Part 2 - Development Management Policies (2020)
The Local Plan: Part 2 - Site Allocations and Designations (2020)
The West London Waste Plan (2015)
The London Plan (2021)

Material Considerations

The National Planning Policy Framework (NPPF) (2019) is also a material consideration in planning decisions, as well as relevant supplementary planning documents and guidance.

UDP / LDF Designation and London Plan

The following Local Plan Policies are considered relevant to the application:-

Part 1 Policies:

PT1.BE1 (2012) Built Environment
PT1.CI1 (2012) Community Infrastructure Provision
PT1.EM5 (2012) Sport and Leisure
PT1.EM6 (2012) Flood Risk Management
PT1.EM7 (2012) Biodiversity and Geological Conservation
PT1.EM8 (2012) Land, Water, Air and Noise

Part 2 Policies:

DMCI 1 Retention of Existing Community Sport and Education Facilities
DMCI 1A Development of New Education Floorspace
DMEI 11 Protection of Ground Water Resources
DMEI 12 Development of Land Affected by Contamination
DMEI 14 Air Quality
DMEI 2 Reducing Carbon Emissions
DMEI 7 Biodiversity Protection and Enhancement
DMEI 9 Management of Flood Risk
DMHB 11 Design of New Development
DMHB 12 Streets and Public Realm
DMHB 14 Trees and Landscaping
DMT 1 Managing Transport Impacts
DMT 2 Highways Impacts
DMT 4 Public Transport
DMT 5 Pedestrians and Cyclists
DMT 6 Vehicle Parking
LPP D4 (2021) Delivering good design
LPP D5 (2021) Inclusive design
LPP S3 (2021) Education and childcare facilities

LPP S4	(2021) Play and informal recreation
LPP S5	(2021) Sports and recreation facilities
LPP SI13	(2021) Sustainable drainage
LPP SI2	(2021) Minimising greenhouse gas emissions
LPP SI8	(2021) Waste capacity and net waste self-sufficiency
LPP T2	(2021) Healthy Streets
LPP T4	(2021) Assessing and mitigating transport impacts
LPP T5	(2021) Cycling
LPP T6	(2021) Car parking
NPPF- 2	NPPF-2 2018 - Achieving sustainable development
NPPF- 4	NPPF-4 2018 - Decision-making
NPPF- 8	NPPF-8 2018 - Promoting healthy and safe communities

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- **23rd June 2021**

5.2 Site Notice Expiry Date:- **10th June 2021**

6. Consultations

External Consultees

The application was consulted on between 19-05-21 and 23-06-21 by way of neighbour letters being sent to surrounding residents, a site notice was displayed on site and the proposals advertised in the local newspaper.

No representations have been received from local residents.

STATUTORY CONSULTTEES

CADENT GAS

Should you be minded to approve this application please can the following notes be included as an informative note for the Applicant:

Considerations in relation to gas pipeline/s identified on site: Cadent have identified operational gas apparatus within the application site boundary. This may include a legal interest (easements or wayleaves) in the land which restricts activity in proximity to Cadent assets in private land. The Applicant must ensure that proposed works do not infringe on Cadent's legal rights and any details of such restrictions should be obtained from the landowner in the first instance. If buildings or structures are proposed directly above the gas apparatus then development should only take place following a diversion of this apparatus. The Applicant should contact Cadent's Plant Protection Team at the earliest opportunity to discuss proposed diversions of apparatus to avoid any unnecessary delays. If any construction traffic is likely to cross a Cadent pipeline then the Applicant must contact Cadent's Plant Protection Team to see if any protection measures are required. All developers are required to contact Cadent's Plant Protection Team for approval before carrying out any works on site and ensuring requirements are adhered to. Email: plantprotection@cadentgas.com Tel: 0800 688 588

SPORT ENGLAND (summary)

It has now been confirmed in emails of the 14th June 2021 that there is currently no community use of the site and that the proposed works would not impact either curriculum or extra curricular activities since all sports and activities can be timetabled so that they are undertaken on site on the other playing field and hardcourt playground space. Sport England welcomes that this has been confirmed and is content that there would be no significant loss of sport and physical activity opportunities for the period the temporary units in place.

The proposal, however, would result in increased usage of the other playing field as the use of two playing fields would be accommodated on one playing field for the temporary period. Sport England notes that the planning consultant has indicated in this email chain that the remaining playing field is in a very good condition. It is not clear if this statement has been informed by a sports agronomist assessment nonetheless the applicant should be mindful that intensifying the use of the remaining playing field would increase wear and tear that could ultimately reduce the quality of the playing field in both the short and long-term that could result in increased costs for the school to maintain. If the quality of the playing field deteriorates then this would affect the amount it can be used. Sport England notes the planning consultant has indicated that they do not anticipate that an enhanced maintenance scheme is required but, again, it is not clear if this view has been informed by a sports agronomist. As a result, Sport England is still concerned that intensification of use of the other playing field would result in its condition deteriorating that would result in less play being possible on it.

Sport England does, however, note that the playing field's condition would be monitored during this period which is welcomed, although the extent of this monitoring has not been indicated. In light of this, Sport England would take a pragmatic view in this instance and accept this proposal on the basis an condition is imposed requiring a monitoring and maintenance scheme to address this concern. Furthermore, it would also seek a condition requiring the playing field lost to the temporary facilities is restored to, at least, its current condition to ensure there is no long-term adverse impact to the playing field at the site.

Overall, Sport England now considers that in the long-term the proposal would align with Exception E3 of its Playing Field Policy and would now remove its objection on the basis that conditions and informatives recommended are included.

Should the local planning authority be minded to approve this application against the recommendation of Sport England; then in accordance with The Town and Country Planning (Consultation) (England) Direction 2009 the application should be referred to the Secretary of State via the National Planning Casework Unit.

There is a free online resource from Sport England (Use Our School) that offers further guidance and information for local authorities and other education providers on how to make the best use of school facilities for the benefit of the local community. It is especially useful for those who have responsibility within a school for establishing, sustaining and growing community activity on school sites. 'Use Our School' can be accessed here; www.sportengland.org/useourschool

Sport England would also like to be notified of the outcome of the application through the receipt of a copy of the decision notice.

The absence of an objection to this application, in the context of the Town and Country Planning Act, cannot be taken as formal support or consent from Sport England or any National Governing Body of Sport to any related funding application, or as may be required by virtue of any pre-existing funding agreement.

(OFFICER COMMENT: The requested conditions are proposed to be included on any approval of planning permission. IT is therefore not necessary to refer this application to the Secretary of State as all Sport England recommendations have been accepted.)

Internal Consultees

ACCESS OFFICER (summary)

This application has been reviewed and does not raise any accessibility concerns. However, the recommended condition and informative should be applied to any approval.

TREES AND LANDSCAPING OFFICER

I refer to the tree report (Arboricultural Impact Assessment), dated May 2021, by TEP.

The report has identified and assessed 34 individual trees, 24 groups and 5 hedges which are on, or close to, the site. Attached plans include a Tree Constraints Plan, a Tree Works Plan and an Arboricultural Method Statement (Heads of Terms).

There are 7 category A trees; T5 beech, T13 Red oak, T15 Red oak, T16 Red oak, T17 tree of heaven, T29 English oak, G17 red oak / Norway maple. According to BS5837:2012, category A trees should be protected and retained on development sites with the design and layout informed by the need to retain the tree.

26 trees are category B which should also be protected and retained on development sites; T1, T7, T8, T9, T14, T19, T21, T22, T24, T25, T26, T27, T28, T30, T32, T33, T34, G1, G2, G7, G8, G11, G13, G15, G16, G19.

24 trees are category C, of lower condition and value, with 1 U grade tree (which should be removed due to its very poor condition and short life expectancy).

The proposed impact of development on these trees is summarised in Table 2, p.14 of the report:

- No A grade trees will be affected by the proposal.
- 2 x B grade trees, T1 and part of G16, will be removed to enable the development with a further three affected on third party land; T19, G7 and G11.
- 6 x C grade trees, groups (or part of groups) will be removed, together with the U grade tree, T20 and one hedge, H3.

On balance, the impact on trees is acceptable with a few losses (of mainly lower grade trees) to enable the installation of the temporary classrooms. The Heads of Terms for the Arboricultural Method Statement (AMS) confirms that further details will be required and an arb. consultant should be appointed to monitor / supervise the tree protection measures.

The unavoidable removal of trees to facilitate the temporary development raises the question of the need for replacement tree planting.

Normally 2 or 3 replacement trees should be expected for every tree removed. Even this is only a token gesture if the trees to be removed are well-established. Any replacement tree planting is likely to take decades to achieve the equivalent amenity value and wider environmental benefits associated with a mature tree.

In this case, the proposed temporary classrooms will take up much valuable space on the site, leaving a temporary shortfall of playing fields and open space. The number of sustainable / desirable opportunities for replacement tree planting is likely to be very restricted. If trees are planted into

inappropriate locations they may become a nuisance and have to be removed at a later date.

If this is the case, the replacement planting should be secured as part of a wider comprehensive masterplan associated with the permanent redevelopment of the site.

RECOMMENDATION

No objection subject to a pre-commencement condition COM8. This should include a Construction Method Statement which incorporates an AMS - COM9 (parts 1,2,4 and 5) and COM10.

At 7.13 of the report replacement trees are recommended, including *Carpinus betulus* and *Quercus rubra*. *Quercus rubra* is not recommended at the moment in Hillingdon due to the presence of OPM (Oak Processionary Moth) in the borough.

(OFFICER COMMENT: Following discussions with the Trees and Landscape Officer, a condition will be imposed to require at least 1-1 tree replacement on site to ensure a sufficient minimum tree replacement.)

CONTAMINATED LAND OFFICER

It is a sensitive use with a low risk of contamination issues.

However, the following condition and informative should be included if permission is granted.

Informative:

The Council is aware of the presence of land, situated approximately 270 metres from the boundary of the subject site. The materials in the landfill had limited potential to emit gas. However, the current risk of gas migration is considered minimal due to the age of the landfill. It is recommended that the temporary structure/s are suitably placed to minimise the possible entry of any migrating landfill gas/ground gas.

Imported Materials Condition

No contaminated soils or other materials shall be imported to the site. All imported soils for landscaping and/or ground engineering purposes shall be clean and free of contamination. All imported soils shall be tested for chemical contamination, and the results of this testing shall be submitted to the Local Planning Authority for approval. Note: The Environmental Protection Unit (EPU) must be consulted for their advice when using this condition.

REASON: To ensure that the occupants of the development are not subject to any risks from soil contamination in accordance with Hillingdon Local Plan: Part 2 (January 2020) Policies - DME1 11: Protection of Ground Water Resources and DME1 12: Development of Land Affected by Contamination.

HIGHWAYS OFFICER

The proposal involves the installation of a single storey block of temporary classrooms with a total floor area of 2,160sq.m.

The proposals will not lead to any increase in the number of pupils and therefore the overall operation of the school will not be changed from the current situation (para 5.18 planning statement), therefore there the proposed development is not expected to result in any impact that would have a detrimental impact on highway safety or network operation.

The construction management plan (CMP) covers safe access to the site for deliveries, loading and unloading of plant and materials, trained banksman in attendance, and wheel cleansing of vehicles prior to egress from the site onto the public highway, I am satisfied that the CMP is acceptable.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

Paragraph 94 of the NPPF (2019) states that Local Planning authorities should give great weight to the need to create, expand or alter school to provide sufficient choice of school places is available to meet the needs of existing and new communities. The current application will support the upgrade and refurbishment of an existing school to bring it up to modern day needs for local residents.

Policy S3 of the London Plan (2021) seeks to ensure there is a sufficient supply of good quality education facilities to meet demand and offer educational choice.

Policy CI1 of the Local Plan: Part One (2012) seeks to ensure that community and social infrastructure is provided in Hillingdon to cater for the needs of the existing community and future populations by supporting extensions to existing schools and the development of new schools and youth facilities.

Sport England initially objected to the proposals due to the location of the temporary buildings being positioned on existing playing fields, leading to a loss of a playing field. The applicant has provided Sport England with further information relating to the existing playing fields and their intensity of use. This includes confirmation that the site has two existing playing fields on the east and west of the site, and whilst one will not be available for a temporary period, all sports activities can still be accommodated on a single playing field for the 36 month duration.

In light of this additional information, Sport England has taken a pragmatic view and raised no objection subject to conditions to ensure the reinstatement of the sports facilities following the removal of the temporary buildings and also a requirement to have a monitoring and maintenance plan for the western field to ensure its condition does not deteriorate from over use during the 36 month period. A condition requiring monitoring and maintenance has been attached to this end.

Given the strong policy support for improved educational facilities and the limited short term loss of a playing field, no objections are raised to the principle of the development in this instance, subject to the conditions proposed by Sport England.

7.02 Density of the proposed development

Not applicable to this application.

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

The application site is undesignated and does not lie within a conservation area. There are no listed buildings within the vicinity of the application site. The proposal would not adversely impact heritage assets.

7.04 Airport safeguarding

Not applicable to this application as the proposal is for a single storey building.

7.05 Impact on the green belt

The site is not located within or close to the Green Belt, so there are no Green Belt issues relating to this application.

7.07 Impact on the character & appearance of the area

Paragraph 131 of the NPPF (2019) requires that in determining applications, great weight

should be given to outstanding or innovative designs which promote high levels of sustainability, or help raise the standard of design more generally in an area, so long as they fit in with the overall form and layout of their surroundings.

Policy D1 of the London Plan (2021) requires all development to make the best use of land by following a design led approach that optimises the capacity of sites. The design-led approach requires consideration of design options to determine the most appropriate form of development that responds to a site's context and capacity for growth

Policy BE1 of the Local Plan: Part One (2012) requires all new development to improve and maintain the quality of the built environment in order to create successful and sustainable neighbourhoods, where people enjoy living and working and that serve the long-term needs of all residents.

Policy DMHB 11 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) re-emphasises the importance of good design in new development by A) requiring all new buildings and extensions to be designed to the highest standards, which incorporate principles of good design, such as harmonising with the local context by having regard to the scale, height, mass and bulk of surrounding buildings; using high quality materials and finishes; having internal layouts and design which maximise sustainability and the adaptability of the space; protecting features which contribute positively to the area and providing landscaping that enhances amenity, biodiversity and green infrastructure; B) avoiding adverse impacts on the amenity, daylight and sunlight of adjacent property and open space; C) safeguarding the development potential of adjoining sites and D) making adequate provision for refuse and recycling storage.

The buildings are functional and utilitarian in their design, and would not be suitable for permanent retention in this location. Given their set back from Avondale Road and tree screening around the site boundaries, it is not considered that they have such a significant detrimental impact on the character or appearance of the surrounding area, such that temporary planning permission could be refused.

7.08 Impact on neighbours

Policy BE1 of the Local Plan: Part One (2012) requires developments to be appropriately designed so developments do not adversely affect their surroundings or the local character.

Policy DMHB 11 (2020) requires that development proposals should not adversely impact on the amenity, daylight and sunlight of adjacent properties and open space.

The nearest residential properties are Nos 47 to 77 Hitherbroom Road to the west, Nos 38 to 45 Hughes Road to the north and the flatted developments along Avondale Drive and Bourton Close to the south. The proposal is for a single storey building which is set into the site and will be positioned at least 35m away from any of the closest residential properties. The perimeter boundary is planted with mature trees and hedging. The proposal would not adversely impact neighbouring amenity.

7.09 Living conditions for future occupiers

Not applicable to this development.

7.10 Traffic impact, Car/cycle parking, pedestrian safety

Policy DMT 2 of the Local Plan: Part Two (2020) notes development proposals must ensure that safe and efficient vehicular access to the highways network is provided to the Council's standards.

Policy DMT 6 of the Local Plan: Part Two (2020) states that development proposals must comply with the relevant parking standards. For a development of this type it is required that the quantum of car parking provided is determined 'on an individual basis using a transport assessment and a travel plan, and in addition provision for taxi and bus/coach access and parking'.

The application proposal seeks permission for temporary classrooms so the existing school may be refurbished, there is no increase to pupil numbers. The applicant has submitted a comprehensive Construction Management Plan which has been reviewed by the highways officer. No objection is raised to the proposal. The temporary classrooms are unlikely to adversely impact the local highway network.

7.11 Urban design, access and security

Security

The proposal does not give rise to any new security issues.

7.12 Disabled access

Policy 7.2 of the London Plan (2016) require all new development in London to achieve the highest standards of accessible and inclusive design and supports the principles of inclusive design which seek to ensure that developments:

- a can be used safely, easily and with dignity by all regardless of disability, age, gender, ethnicity or economic circumstances
- b are convenient and welcoming with no disabling barriers, so everyone can use them independently without undue effort, separation or special treatment
- c are flexible and responsive taking account of what different people say they need and want, so people can use them in different ways
- d are realistic, offering more than one solution to help balance everyone's needs, recognising that one solution may not work for all.

The Access Officer has reviewed the application and raised no objection to the proposal subject to the inclusion of a condition and an informative.

7.13 Provision of affordable & special needs housing

Not applicable to this development.

7.14 Trees, landscaping and Ecology

Policy DMHB 14 of the Local Plan:Part Two (2020) notes all developments will be expected to retain or enhance the existing landscape, trees, biodiversity and natural features of merit. Planning applications for proposals that would affect existing trees will be required to provide an accurate tree survey showing the location, height, spread and species of trees.

The Tree Officer has commented on the application noting there are 34 individual trees, 24 groups and 5 hedges which are on, or close to, the site. No A grade trees will be affected by the proposal. 2 x B grade trees, T1 and part of G16, will be removed to enable the development with a further three affected on third party land; T19, G7 and G11. 6 x C grade trees, groups (or part of groups) will be removed, together with the U grade tree, T20 and one hedge, H3.

The tree officer considers that the impact of the proposal on existing trees is acceptable subject to a condition requiring at least a 1-1 tree replacement on site to compensate for the trees lost to facilitate the temporary buildings. Further details of tree protection and landscaping is required and a condition is attached requiring further details to be submitted

7.15 Sustainable waste management

Waste storage which would operate as existing and the arrangements are considered acceptable.

7.16 Renewable energy / Sustainability

Policy EM1 of the Hillingdon Local Plan: Part 1 - Strategic Policies (November 2012) states that the Council will ensure that climate change mitigation is addressed at every stage of the development process.

Policy DMEI 2 of the Hillingdon Local Plan: Part 2 - Development Management Policies (January 2020) requires all developments make the fullest contribution to minimising carbon dioxide emissions in accordance with London Plan targets.

Notwithstanding this, it is acknowledged that the proposed building is only required for a temporary three year period, after which it would be removed from site. As such, it would not be viable to achieve such savings on such a short term proposal due to the long pay back periods associated with renewable energies. This target would not therefore be achieved for this scheme.

7.17 Flooding or Drainage Issues

The site does not fall within a flood zone and no issues relating to flooding have been identified. No alterations are proposed to the building which would increase its impact on flood risk.

7.18 Noise or Air Quality Issues

It is not considered that the proposal for temporary classrooms on an existing playing field would give rise to any unacceptable increase in noise or air pollution.

7.19 Comments on Public Consultations

No public consultations/comments received.

7.20 Planning obligations

Not applicable to this application.

7.21 Expediency of enforcement action

Not applicable to this application.

7.22 Other Issues

No other issues identified.

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 proposals comply with current planning policies which strongly encourage the enhancement and expansion of existing schools to ensure a wide choice of school places are available. It is considered that sufficient information has been provided to demonstrate the school's commitment to community sports provision across the site and to providing a permanent solution to its accommodation needs such that there would be no substantial long-term loss in sports provision. Accordingly, no objections are raised to the principle of the development, subject to conditions.

Given the temporary nature of the proposed building, it is not considered that it would have a significant detrimental impact on the character or appearance of the site and surroundings or the amenity of the occupants of the nearest residential properties.

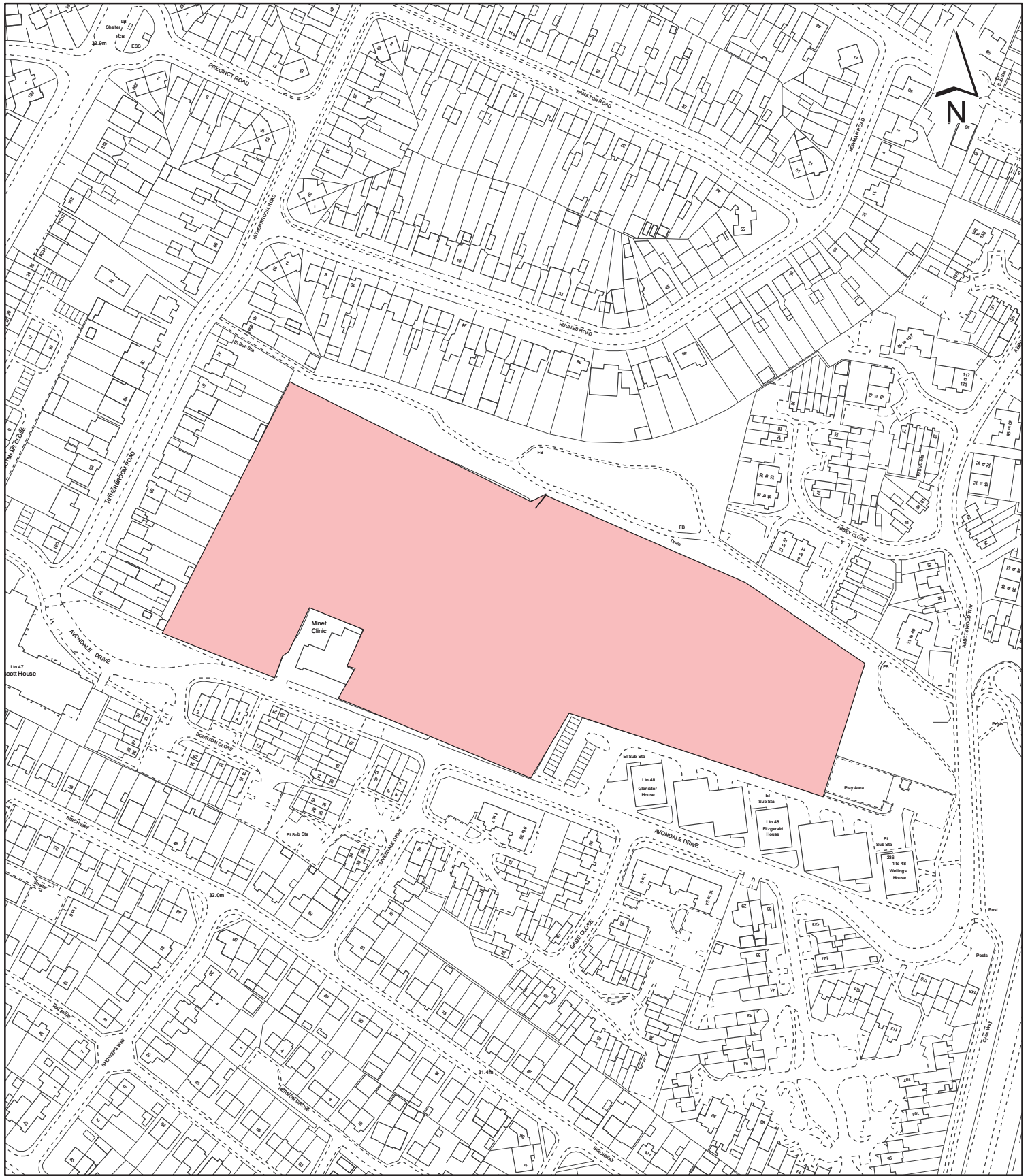
The proposal is considered to comply all with relevant Local Plan, London Plan and NPPF policies and, accordingly, approval is recommended.

11. Reference Documents

Hillingdon Local Plan: Part 1 - Strategic Policies (November 2012)
Hillingdon Local Plan: Part 2 Site Allocations and Designations (2020)
Hillingdon Local Plan: Part 2 Development Management Policies (2020)
Hillingdon Local Plan: Policies Map (2020)
London Plan (2021)
National Planning Policy Framework (2019)

Contact Officer: Zenab Haji-Ismael

Telephone No: 01895 250230



Notes:

 Site boundary

For identification purposes only.

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Site Address:

Minet School

Planning Application Ref:

2297/APP/2021/1949

Planning Committee:

Major

Scale:

1:2,500

Date:

July 2021

LONDON BOROUGH OF HILLINGDON
Residents Services
Planning Section

Civic Centre, Uxbridge, Middx. UB8 1UW
Telephone No.: Uxbridge 01895 250111



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