

## Report of the Head of Planning & Enforcement Services

**Address** HARLYN SCHOOL TOLCARNE DRIVE PINNER

**Development:** Installation of a temporary mobile double classroom for a period of 3 years.

**LBH Ref Nos:** 8883/APP/2011/941

**Drawing Nos:** 26117/A/017 (Existing Location Plan)  
26117/A/018 (Proposed Location Plan)  
26117/A/ 019 (Proposed Layout Plan  
Design & Access Statement  
Letter from Montague Evans dated 08/04/11  
Email from Graham Allison dated 19/05/11  
81861-U3-SR-006 (Site Vehicle Route)  
26117/A/025 (Proposed Ground Protection Zone and Tree Protection  
Barrier)  
Supporting Statement relating to tree protection received 20/05/11  
Email from Graham Allison dated 19/05/11

**Date Plans Received:** 15/04/2011                      **Date(s) of Amendment(s):**

**Date Application Valid:** 19/04/2011

### 1. SUMMARY

This application seeks full planning permission for the erection of a mobile double classroom unit at Harlyn Primary School, for a temporary period of three years. The additional classroom spaces are required to accommodate the growing number of pupils at the school.

The Education Act 1996 states that Local Authorities have a duty to educate children within their administrative area. The Hillingdon Primary Capital Schools Programme is part of the Council's legal requirement to meet the educational needs of the borough. In recent years the borough has seen a rise in birth rates up to 2008 and the trend has continued through 2009 and 2010. This growth in the birth rate, combined with net in-migration and new large scale housing developments in the borough has meant that there is now a significant need for additional primary school classrooms across the borough.

The longer term strategy will be to provide permanent accommodation as part of the programme to meet existing and future needs. However, in the interim period an urgent need for additional classrooms has been identified to meet demand for September 2011.

The proposal fully complies with the aims of UDP Policy R10, which seeks to encourage educational facilities in the Borough and, accordingly, the principle of the development is considered to be acceptable.

Given its temporary nature, it is not considered that the proposed double classroom would have a significant impact on the visual amenities of the school or the surrounding area. The proposal would not have any detrimental impact on the amenities of the occupiers of neighbouring residential units and no objections have been raised on traffic grounds, providing appropriate mitigation measures can be put in place. The proposal is considered to comply with relevant UDP and London Plan policies and, accordingly, approval is

recommended.

## 2. **RECOMMENDATION**

**That delegated powers be given to the Head of Planning, Consumer Protection, Sport and Green Spaces to approve the application, subject to no objections being received from Sport England, and the following conditions and informatives:**

### **1 SP01 Council Application Standard Paragraph**

(This authority is given by the issuing of this notice under Regulation 3 of the Town and Country Planning General Regulations 1992 and shall enure only for the benefit of the land.

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

The building hereby permitted shall be removed and the land restored to its former condition no later than three years from the date of this permission.

#### **REASON**

In order to allow the Council sufficient time to assess its long term options for permanent expansion and because the building, by reason of its temporary nature and design is not considered suitable for permanent retention in compliance with Policies BE13, BE15 and OE1 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

### **3 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 Unitary Development Plan Saved Policies (September 2007).

### **4 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 Policies AM13 and R16 of the Hillingdon Unitary Development Plan Saved Policies (September 2007) and London Plan (February 2008) Policies 3A.13, 3A.17 and 4B.5.

### **5 NONSC Highway mitigation measures**

Within 3 months of the occupation of the building hereby approved, a review of the School's Travel Plan shall be completed and submitted in writing to the Local Planning Authority. The review should outline measures which will continue to encourage and promote the use of sustainable modes of transport as well as strategies to reduce conditions detrimental to highway and pedestrian safety. The schools shall implement the measures set out in the Travel Plan unless otherwise agreed in writing, for the lifetime of the development.

## REASON

To promote sustainable transport and reduce the impact of the development on the surrounding road network in accordance with Policies 3C.1, 3C.2 and 3C.3 of the London Plan (February 2008).

### **6 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 and shall be protected if necessary.

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 Unitary Development Plan Saved Policies (September 2007) and to comply with Section 197 of the Town and Country Planning Act 1990.

## INFORMATIVES

### **1 I52 Compulsory Informative (1)**

The decision to GRANT planning permission has been taken having regard to all relevant planning legislation, regulations, guidance, circulars and Council policies, including The Human Rights Act (1998) (HRA 1998) which makes it unlawful for the Council to act incompatibly with Convention rights, specifically Article 6 (right to a fair hearing); Article 8 (right to respect for private and family life); Article 1 of the First Protocol (protection of property) and Article 14 (prohibition of discrimination).

### **2 I53 Compulsory Informative (2)**

The decision to GRANT planning permission has been taken having regard to the policies and proposals in the Hillingdon Unitary Development Plan Saved Policies (September 2007) set out below, including Supplementary Planning Guidance, and to all relevant material considerations, including the London Plan (February 2008) and national guidance

BE13	New development must harmonise with the existing street scene.
BE15	Alterations and extensions to existing buildings
BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.

BE21	Siting, bulk and proximity of new buildings/extensions.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
OE1	Protection of the character and amenities of surrounding properties and the local area
OE3	Buildings or uses likely to cause noise annoyance - mitigation measures
OE5	Siting of noise-sensitive developments
R10	Proposals for new meeting halls and buildings for education, social, community and health services
R16	Accessibility for elderly people, people with disabilities, women and children
AM2	Development proposals - assessment of traffic generation, impact on congestion and public transport availability and capacity
AM7	Consideration of traffic generated by proposed developments.
AM13	AM13 Increasing the ease of movement for frail and elderly people and people with disabilities in development schemes through (where appropriate): - (i) Dial-a-ride and mobility bus services (ii) Shopmobility schemes (iii) Convenient parking spaces (iv) Design of road, footway, parking and pedestrian and street furniture schemes
AM14	New development and car parking standards.

### **3            I1                    Building to Approved Drawing**

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

### **4            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).

### **5            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).

**6**            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.

**7**            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 should only be carried out between the hours of 08.00 hours 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 and Public Holidays.

B) All noise generated during such works should be controlled in compliance with British Standard Code of Practice BS 5228: 1984.

C) The elimination of the release of dust or odours that could create a public health nuisance.

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

You are advised to consult the Council's Environmental Protection Unit, 3S/02, Civic Centre, High Street, Uxbridge, UB8 1UW (Tel.01895 277401) or to seek prior approval under Section 61 of the Control of Pollution Act if you anticipate any difficulty in carrying out construction other than within the normal working hours set out in (A) above, and by means that would minimise disturbance to adjoining premises.

**8**            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).

**9**            I34                    **Building Regulations 'Access to and use of buildings'**

Compliance with Building Regulations 'Access to and use of buildings' and Disability Discrimination Act 1995 for commercial and residential development.

You are advised that the scheme is required to comply with either:-

- The Building Regulations 2000 Approved Document Part M 'Access to and use of buildings', or with
- BS 8300:2001 Design of buildings and their approaches to meet the needs of disabled

people - Code of practice. AMD 15617 2005, AMD 15982 2005.

These documents (which are for guidance) set minimum standards to allow residents, workers and visitors, regardless of disability, age or gender, to gain access to and within buildings, and to use their facilities and sanitary conveniences.

You may also be required make provisions to comply with the Disability Discrimination Act 1995. The Act gives disabled people various rights. Under the Act it is unlawful for employers and persons who provide services to members of the public to discriminate against disabled people by treating them less favourably for any reason related to their disability, or by failing to comply with a duty to provide reasonable adjustments. This duty can require the removal or modification of physical features of buildings provided it is reasonable.

The duty to make reasonable adjustments can be effected by the Building Regulation compliance. For compliance with the DDA please refer to the following guidance: -

- The Disability Discrimination Act 1995. Available to download from [www.opsi.gov.uk](http://www.opsi.gov.uk)
- Disability Rights Commission (DRC) Access statements. Achieving an inclusive environment by ensuring continuity throughout the planning, design and management of building and spaces, 2004. Available to download from [www.drc-gb.org](http://www.drc-gb.org).
- Code of practice. Rights of access. Goods, facilities, services and premises. Disability discrimination act 1995, 2002. ISBN 0 11702 860 6. Available to download from [www.drc-gb.org](http://www.drc-gb.org).
- Creating an inclusive environment, 2003 & 2004 - What it means to you. A guide for service providers, 2003. Available to download from [www.drc-gb.org](http://www.drc-gb.org).

This is not a comprehensive list of Building Regulations legislation. For further information you should contact Building Control on 01895 250804/5/6.

## **10            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 (CO<sub>2</sub>) emissions, including solar, geothermal and fuel cell systems, and use of high quality insulation.

### **3.            CONSIDERATIONS**

#### **3.1        Site and Locality**

Harlyn Primary School occupies an approximately 2.5 hectare irregularly shaped plot, located to the south of Tolcarne Drive in Pinner. The school comprises a two-storey brick built building located behind a sizeable playground and fronting Tolcarne Drive. An existing temporary building is located adjacent to the south east end of the building, and an array of temporary classrooms are located towards the rear of the main building. The school's nursery is located in the northern most corner of the site fronting Tolcarne Drive and playing fields are located to the south and north west of the main school buildings.

The school falls within a largely residential area and is surrounded by residential properties

on all sides.

The application site comprises an area of approximately 202m<sup>2</sup> located adjacent to an existing temporary classroom at the south eastern end of the main school building. The site currently forms part of the playground and adjoining playing field.

The entire school site falls within the developed area as shown on the Hillingdon Unitary Development Plan Proposals Map.

### 3.2 Proposed Scheme

Full planning permission is sought for the erection of a double classroom unit at Harlyn Primary School for a temporary period of three years.

The proposed flat roofed building would measure approximately 19.5m by 8.6m by 3.9m high and would comprise two 66.5m<sup>2</sup> classrooms, each capable of accommodating up to 30 children, store rooms, WC facilities and a lobby. 4 additional staff would be employed.

The building would have a grey/green textured stone aggregate finish, with black fascias and white UPVC windows and doors.

### 3.3 Relevant Planning History

8883/AA/97/1732 Harlyn Primary School Tolcarne Drive Pinner  
Erection of a single storey relocatable double classroom unit

**Decision:** 05-02-1998 ALT

8883/APP/1999/2460 Harlyn School Tolcarne Drive Pinner  
ERECTION OF ENTRANCE LOBBY INCLUDING REMOVAL OF EXISTING DOUBLE DOOR A  
FRAME, AND REPLACEMENT WITH A WINDOW

**Decision:** 17-01-2000 ADH

8883/APP/2001/149 Harlyn Primary School Tolcarne Drive Pinner  
RETENTION OF MOBILE CLASSROOM; RENEWAL OF PLANNING PERMISSION REF.  
8883W/94/1751 DATED 23/01/95

**Decision:** 08-05-2001 ALT

8883/APP/2001/1859 Harlyn Primary School Tolcarne Drive Pinner  
ERECTION OF SINGLE STOREY EXTENSION TO EXISTING MODULAR CLASSROOM FOR  
USE AS A DISABLED TOILET AND CLASSROOM FACILITIES

**Decision:** 09-10-2001 ALT

8883/APP/2003/205 Harlyn Primary School Tolcarne Drive Pinner  
RENEWAL OF TEMPORARY PLANNING PERMISSION REF.8883AA/97/1732 DATED  
05/02/1998; CONTINUED USE OF SINGLE STOREY RELOCATABLE DOUBLE CLASSROOM

UNIT

**Decision:** 12-03-2003 ALT

8883/APP/2005/24 Harlyn Primary School Tolcarne Drive Pinner  
ERECTION OF SINGLE STOREY EXTENSION TO WESTERN END OF MAIN BUILDING TO  
PROVIDE OFFICE, CLASSROOMS, STORES AND TOILETS

**Decision:** 11-02-2005 Approved

8883/F/76/1228 Harlyn Primary School Tolcarne Drive Pinner  
Extension/Alterations to Educational premises (P) of 60 sq.m.

**Decision:** 08-09-1976 ADH

8883/G/79/0955 Harlyn Primary School Tolcarne Drive Pinner  
Extension/Alterations to Educational premises (P) of 21 sq.m.

**Decision:** 16-08-1979 ADH

8883/H/81/1518 Harlyn Primary School Tolcarne Drive Pinner  
Educational dev. - 80sq.m. (Full)(P)

**Decision:** 08-01-1982 ADH

8883/J/81/1796 Harlyn Primary School Tolcarne Drive Pinner  
Extension/Alterations to Educational premises (P) of 60 sq.m.

**Decision:** 22-01-1982 ADH

8883/L/85/0129 Harlyn Primary School Tolcarne Drive Pinner  
Retention of existing mobile classroom.

**Decision:** 11-02-1985 ALT

8883/N/89/1009 Harlyn Primary School Tolcarne Drive Pinner  
Retention of mobile classroom

**Decision:** 25-07-1989 ALT

8883/P/90/0406 Harlyn Primary School Tolcarne Drive Pinner  
Retention of storage shed



**Decision:** 18-09-1990 ALT

8883/R/91/1061 Harlyn Primary School Tolcarne Drive Pinner  
Retention of mobile classroom; Renewal of planning permission ref. 8883N/89/1009 dated 25.7.8

**Decision:** 21-04-1992 ALT

8883/T/93/1487 Harlyn Primary School Tolcarne Drive Pinner  
Retention of storage shed

**Decision:** 24-06-1994 Approved

8883/W/94/1751 Harlyn Primary School Tolcarne Drive Pinner  
Erection of a single mobile classroom

**Decision:** 23-01-1995 Approved

8883/Y/96/0520 Harlyn Primary School Tolcarne Drive Pinner  
Extension to nursery and provision of glazed canopy to form external play area

**Decision:** 24-05-1996 Approved

#### **Comment on Relevant Planning History**

The planning history most relevant to this application is summarised above.

#### **4. Planning Policies and Standards**

Hillingdon Unitary Development Plan Saved Policies (September 2007)  
London Plan (2008)  
Planning Policy Statement 1 (Delivering Sustainable Development)  
Planning Policy Guidance Note 13 (Transport)  
Planning Policy Guidance Note 17 (Planning for Open space, Sport and Recreation)  
Council's Supplementary Planning Guidance - Community Safety by Design  
Council's Supplementary Planning Guidance - Noise  
Council's Supplementary Planning Document - Accessible Hillingdon

#### **UDP / LDF Designation and London Plan**

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

Part 1 Policies:

- PT1.10 To seek to ensure that development does not adversely affect the amenity and the character of the area.
- PT1.30 To promote and improve opportunities for everyone in Hillingdon, including in particular women, elderly people, people with disabilities and ethnic minorities.

## Part 2 Policies:

BE13	New development must harmonise with the existing street scene.
BE15	Alterations and extensions to existing buildings
BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
OE1	Protection of the character and amenities of surrounding properties and the local area
OE3	Buildings or uses likely to cause noise annoyance - mitigation measures
OE5	Siting of noise-sensitive developments
R10	Proposals for new meeting halls and buildings for education, social, community and health services
R16	Accessibility for elderly people, people with disabilities, women and children
AM2	Development proposals - assessment of traffic generation, impact on congestion and public transport availability and capacity
AM7	Consideration of traffic generated by proposed developments.
AM13	AM13 Increasing the ease of movement for frail and elderly people and people with disabilities in development schemes through (where appropriate): - (i) Dial-a-ride and mobility bus services (ii) Shopmobility schemes (iii) Convenient parking spaces (iv) Design of road, footway, parking and pedestrian and street furniture schemes
AM14	New development and car parking standards.

## 5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- **11th May 2011**

5.2 Site Notice Expiry Date:- Not applicable

## 6. Consultations

### External Consultees

Consultation letters were sent to 95 local owner/occupiers and the Northwood Hills Residents' Association. In addition site notices were posted. Three letters of objection, including a 19 signature petition, have been received which raise the following concerns:

i) Tolcarne Drive has witnessed an exponential growth in traffic congestion in the past 15 years, primarily consequent on the following factors:

- Increased number of children travelling to/from school by car as single passengers.
- The collapse of the voluntary one-way scheme for driving to and from the school using Harlyn Drive, Chamberlain Way and Tolcarne Drive. Now cars drive both ways into Tolcarne Drive causing phenomenal congestion with vehicles parked on both sides leaving space for single file traffic only. The headteacher has been approached in the past but failed to take notice of residents' concerns.

- Increase in congestion as a result of the building of the nursery school and children being dropped-off/picked-up throughout the day.
- Increased congestion and parking due to use of the school most weekends for sporting activities. This coupled with loud speaker announcements causes considerable noise.
- An additional 60 children, with up to 60 cars at morning and afternoon will exacerbate the existing problem. Residents are already unable to access/exit their properties by car during 0840-0900 and 1500-1540 on school days.
- ii) Existing traffic problems are exacerbated by the increasing number of learner drivers using the road for training and tests.
- iii) Residents are already in discussion with the Council about the dangerous conditions applying to this narrow residential road as it is increasingly being used by learner drivers and as a rat-run for traffic between Pinner and Northwood Hills; a potentially lethal cocktail in relation to the safety of children.
- iv) The surrounding neighbouring gardens have been subjected to intolerable noise from screaming out of control children with no supervision and instruction, sometimes at the volume of a loud hailer, from 8.15am until 18.15pm. Additional children will make this worse unless sound barriers are provided. Residents are currently measuring noise to ascertain whether it is legally unacceptable.
- v) Relentless sports activities at the school add to its activities.

#### **SPORT ENGLAND**

No response received (if a response is received it will be reported to Committee through the addendum sheet).

#### **CRIME PREVENTION DESIGN ADVISOR**

No objection subject to standard 'Secure By Design' condition.

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

#### **Internal Consultees**

##### **HIGHWAY ENGINEER**

As per the transport statement submitted in support of the planning application, the school has two forms of entry and currently has approximately 370 pupils. There is also a nursery, which provides places for 60 children aged 3 to 4 years old. No information has been provided on existing staff numbers. There are a total of 15 car parking spaces, exclusively for staff.

The site observations of the traffic conditions show that there are issues relating to congestion, illegal and indiscriminate parking, parking across residential driveways and on the corners of junction, leading to situations detrimental to highway and pedestrian safety and traffic flow. Some of the local residents have also highlighted similar problems. Although such conditions are typical of most school sites in London.

The proposals are for two temporary classrooms for a period of 3 years to accommodate up to 60 pupils (30 in each classroom) and 5 teaching staff.

The transport statement assumes a car occupancy figure of 1.29 for 51% of pupils arriving by car, which would result in a total of 24 additional car trips. In the case of staff parking, the transport statement assumes a car occupancy figure of 1.1 for 75%, which would result in demand for 4 additional parking spaces. The transport statement states that the 2009 Travel Plan reported that 15% of car trips parked further from the school and walked to/from the accesses. Therefore the car parking for the temporary class will be 20 in the vicinity of the site. This assumption is not supported by detailed statistical information and analysis (AM/PM, distance, duration, reason etc).

It would be reasonable to consider that the proposals would result in demand for a total of approximately 28 additional parking spaces (24 related to pupils therefore would be short term during pick up and drop off, and 4 related to staff therefore would be all day). No information has been provided on cycle parking spaces and spare capacity of the staff car park.

Increase in car parking demand for an additional 27 spaces close to the school where there is a large number of primary school children and existing parking, congestion and road safety problems is only going to worsen the situation unless suitable measures are proposed implemented by the applicant.

In order to overcome the issues discussed above, the applicant has proposed to carryout the review of their Travel Plan within 3 month of the occupation of the building and has suggested a condition for the same.

It is not considered that 24 additional car trips, likely to be split between morning and afternoon school start/finish times, would have such a significant and noticeable impact on the surrounding highway network, that refusal could be justified. Notably, congestion only appears to occur for relatively short periods of time during peak drop-off and pick-up times for the school and traffic appears to disperse relatively quickly. In addition, it should be noted that the school has an existing Travel Plan in place which seeks to encourage the use of more sustainable modes of transport. This is regularly monitored by both the school and Council staff and additional measures could be put in place through this tool if the situation significantly worsened.

## ACCESS OFFICER

The Equality Act 2010 legally entitles disabled pupils and students to learn in an environment which is barrier free and where discriminatory practices have been eliminated.

A well-designed environment greatly assists with developing policies, practices and procedures that encourage inclusion of disabled people and reduce the possibility of inadvertent discrimination.

1. The ramp proposed seems to indicate a gradient of 1:17, in which case an intermediate landing of 1.5m long should be incorporated midway along the ramp. However, if the gradient does not exceed 1:20, no landing would be required, provided the length of the ramp does not exceed 10 metres.
2. The entrance doors should provide a minimum clear opening of 1000mm, for a single leaf door, or 1800mm for a double doorset.
3. The principle entrance door should be provided with a glazed panel giving a zone of visibility from a height of 850mm to 1000mm and 1400 to 1600mm from the finished floor level.
4. The presence of a glass door should be made apparent with permanent strips on the glass (manifestation), contrasting in colour and luminance with the background seen through the glass in all light conditions.
5. Internal door widths should provide a minimum clear opening width of 800mm to facilitate adequate access for wheelchair users. Internal doors should also have 300mm unobstructed space to the side of the leading edge.
6. It is noted from the Design & Access Statement that the proposed accessible toilet has been designed to "DDA standards". As the DDA does not prescribe technical specification, clarity should be sought to ensure that the proposed cubicle will accord with the details of BS 8300:2009. The accessible toilet should provide internal dimensions of 1.5m wide by 2.2m in length and should take

into account finished wall surfaces which may affect these dimensions unless considered in detail at this stage.

7. The accessible WC facilities should be signed either Accessible WC or Unisex. Alternatively, a wheelchair symbol and the use of the words Ladies and Gentlemen or Unisex would be acceptable.

8. Alarm system should be designed to allow deaf people to be aware of an activation. Such provisions could include visual fire alarm activation devices, and/or a vibrating paging system linked to the alarm control panel.

9. Consideration should be given to ensure that arrangements exist to provide adequate means of escape for all, including wheelchair users. Fire exits should incorporate a suitable level threshold and should open onto a suitable level area.

Conclusion: On the basis that the above issues can be clarified, or suitable conditions attached, to secure the above accessibility requirements, no objection is raised.

#### TREES/LANDSCAPE OFFICER

There are many trees on the school grounds, and several trees and a mature hedge in the vicinity of the site of the proposed temporary classroom. Collectively, the trees and hedge contribute to the amenity and character of the area, and are landscape features of merit in terms of Saved Policy BE38.

The scheme is designed to retain all of the existing trees and the mature hedge, which will be pruned back to accommodate the classroom. After the hedge is pruned it will be protected by a fence and other measures, in accordance with the guidance in BS 5837:2005. The construction access will utilise the existing access and hard-standing and existing services, and will not affect any of the retained trees (see notes of 19 May).

The works will be restricted to the site of the classroom and the construction access, so that the other trees located further away will not be affected by the proposed development.

In this context, there is no need for new landscaping.

The application is acceptable in terms of Saved Policy BE38 of the UDP.

#### ENVIRONMENTAL PROTECTION UNIT

No objection providing the standard construction informative is attached.

#### WASTE STRATEGY MANAGER

No objection.

### **7. MAIN PLANNING ISSUES**

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

Policy R10 of the Council's Unitary Development Plan Saved Policies (September 2007) seeks to encourage the provision of enhanced educational facilities across the borough, stating:

"The Local Planning Authority will regard proposals for new meeting halls, buildings for

education, social, community and health services, including libraries, nursery, primary and secondary school buildings, as acceptable in principle subject to the other policies of this plan."

The site does not fall within the Green Belt and has no other specific designations. Accordingly, no objections are raised to the principle of the development subject to the proposal meeting site specific criteria.

It should be noted that Planning Policy Guidance Note 17 and Sport England policies seek to protect existing playing fields and supporting facilities. Whilst it is not considered that the proposal would have any significant impact on the school's existing playing fields, comments from Sport England are still outstanding on this matter. This is reflected in the recommendation.

#### **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**

Issues relating to visual impact are addressed in parts 7.05 and 7.07 of the report. Issues relating to flooding and drainage issues are addressed in part 7.17 of the report. Noise and air quality issues are addressed in part 7.18 of the report.

Officers in the Council's Environmental Protection Unit have raised no objections in terms of contamination. It is not considered that the proposal would give rise to any other environmental impacts.

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

Whilst the proposed building would be visible from Tolcarne Drive, it would be set well back from the road and partly screened by fencing and vegetation around the school's boundaries. The proposed building would be seen in context with the existing school building and, accordingly, it is not considered that it would be detrimental to the visual amenities of the streetscene or surrounding area.

Whilst it is acknowledged that there are several existing temporary classrooms already at the site, which is visually undesirable, it should be noted that the proposal is only required for a temporary period of three years whilst the Council assesses its longer term strategy for permanent expansion of schools across the Borough, to meet the required demand. Accordingly, it is not considered that the proposal could be refused on grounds of visual impact.

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

The nearest residential properties to the application site are located at 136 and 138 Tolcarne Drive. The nearest part of the proposed building would be approximately 10m from the rear elevation of those properties and would be sited adjacent to the boundary of their garden. Nevertheless, it would be significantly screened from views from those properties by dense vegetation along the school's boundaries and in the rear gardens of those properties.

Given the tree screening combined with the single-storey nature of the building, it is not considered that the proposal would have any significant detrimental impact on the amenity of the nearest residential occupants in terms of overlooking or over dominance. The proposed development is considered to fully comply with the aims of UDP policies BE19, BE20, BE21 and BE24 which seek to safeguard residential amenity.

#### **7.09 Living conditions for future occupiers**

Not applicable to this application.

#### **7.10 Traffic impact, car/cycle parking, pedestrian safety**

The existing school has parking provision for staff and visitors only. No parking is provided for parents during pick-up/drop and, as is typical of most school sites, parents use surrounding roads for this.

The submitted Transport Statement acknowledges that the surrounding area gets congested at peak pick-up/drop-of times and that parking issues occur. However, it concludes that a relatively limited number of new trips would be generated by the proposed classroom and that the existing situation will therefore not be significantly made worse by the proposed development. Based on the assumption that 51% of pupils will arrive by car, the Transport Statement confirms that approximately 24 daily additional car trips will be generated from the additional pupils, and three additional daily car trips would be generated from additional staff. The Council's Highway Engineer has confirmed that these assumptions are reasonable.

It is not considered that 24 additional car trips, likely to be split between morning and afternoon school start/finish times, would have such a significant and noticeable impact on the surrounding highway network, that refusal could be justified. Notably, congestion only appears to occur for relatively short periods of time during peak drop-off and pick-up times for the school and traffic appears to disperse relatively quickly. In addition, it should be noted that the school has an existing Travel Plan in place which seeks to encourage the use of more sustainable modes of transport. This is regularly monitored by both the school and Council staff and additional measures could be put in place through this tool if the situation significantly worsened.

Given the temporary nature of the proposed classrooms, the Council's Highway Engineer has raised no objections, subject to the imposition of a condition should approval be granted, to require the review of the school's Travel Plan and consideration of additional measures which could be put in place to encourage sustainable modes of transport, within three months of occupation of the development.

#### **7.11 Urban design, access and security**

The size, scale, height and design of the proposed building is considered to be acceptable in this location and it is not considered that the proposal would have any significant detrimental impact on the character or appearance of the school. However, in the long-term, permanent expansion should be explored to ensure a fully integrated development is provided and to enhance the visual amenities of the school site.

#### **7.12 Disabled access**

Access to the building would be via steps and ramp. Level thresholds would be provided within the building and a disability standard WC would be provided. The applicant's Design and Access Statement confirms that the development would be fully DDA compliant. Notably, the Council's Access Officer has raised no objections to the proposal subject to conditions to ensure various criteria are met. The applicant has provided additional information which addresses the Access Officer's comments and, accordingly, it is not considered that any conditions need to be attached in this respect.

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

Not applicable to this application.

### **7.14 Trees, Landscaping and Ecology**

The proposal would result in the loss of one tree. However, this is not considered to be of a high quality and the Council's Trees/Landscape Officer has raised no objections to this. Given that the proposed building would be seen in context with existing school buildings and is only required for a temporary period of three years, it is not considered that additional landscaping is necessary in this instance. The Council's Trees/Landscaping Officer has raised no objections to the proposals.

### **7.15 Sustainable waste management**

The school's existing waste management facilities would be used to cater for any additional waste created by the two additional classrooms. No objections have been raised by the Council's Waste Strategy Team on this issue.

### **7.16 Renewable energy / Sustainability**

There is no requirement for a scheme of this size to meet any of its energy needs through the use of renewable energy sources. A relevant informative would be attached, should approval be granted, to ensure sustainability measures are considered.

### **7.17 Flooding or Drainage Issues**

The site is not located within a flood plain and no issues regarding flooding have been identified.

### **7.18 Noise or Air Quality Issues**

Residents have raised concerns over the potential increase in noise which would be created by the additional children at playtimes. It is inevitable that noise will be created by children playing during the school day. However, this will be during reasonable daytime hours. Given the school's existing capacity of 420 pupils, it is not considered that the addition of 60 extra children will give rise to such a significant increase in noise so as to justify refusal. Notably, no objections have been received from officers in the Council's Environmental Protection Unit and no conditions to mitigate against noise impacts have been recommended.

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

The concerns raised by residents primarily relate to traffic/parking issues and noise. These matters have been addressed in the report.

### **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**

When making their decision, Members must have regard to all relevant planning legislation, regulations, guidance, circulars and Council policies. This will enable them to make an informed decision in respect of an application.

In addition Members should note that the Human Rights Act 1998 (HRA 1998) makes it unlawful for the Council to act incompatibly with Convention rights. Decisions by the Committee must take account of the HRA 1998. Therefore, Members need to be aware of the fact that the HRA 1998 makes the European Convention on Human Rights (the



Convention) directly applicable to the actions of public bodies in England and Wales. The specific parts of the Convention relevant to planning matters are Article 6 (right to a fair hearing); Article 8 (right to respect for private and family life); Article 1 of the First Protocol (protection of property) and Article 14 (prohibition of discrimination).

Article 6 deals with procedural fairness. If normal committee procedures are followed, it is unlikely that this article will be breached.

Article 1 of the First Protocol and Article 8 are not absolute rights and infringements of these rights protected under these are allowed in certain defined circumstances, for example where required by law. However any infringement must be proportionate, which means it must achieve a fair balance between the public interest and the private interest infringed and must not go beyond what is needed to achieve its objective.

Article 14 states that the rights under the Convention shall be secured without discrimination on grounds of 'sex, race, colour, language, religion, political or other opinion, national or social origin, association with a national minority, property, birth or other status'.

#### **9. Observations of the Director of Finance**

Not applicable to this application.

#### **10. CONCLUSION**

No objections are raised to the principle of the development. Given its temporary nature, it is not considered that the proposed double classroom would have a significant impact on the visual amenities of the school or the surrounding area. In addition it is not considered that the proposal would have any detrimental impact on the amenities of the occupiers of neighbouring residential units.

No objections have been raised on highway grounds, subject to conditions.

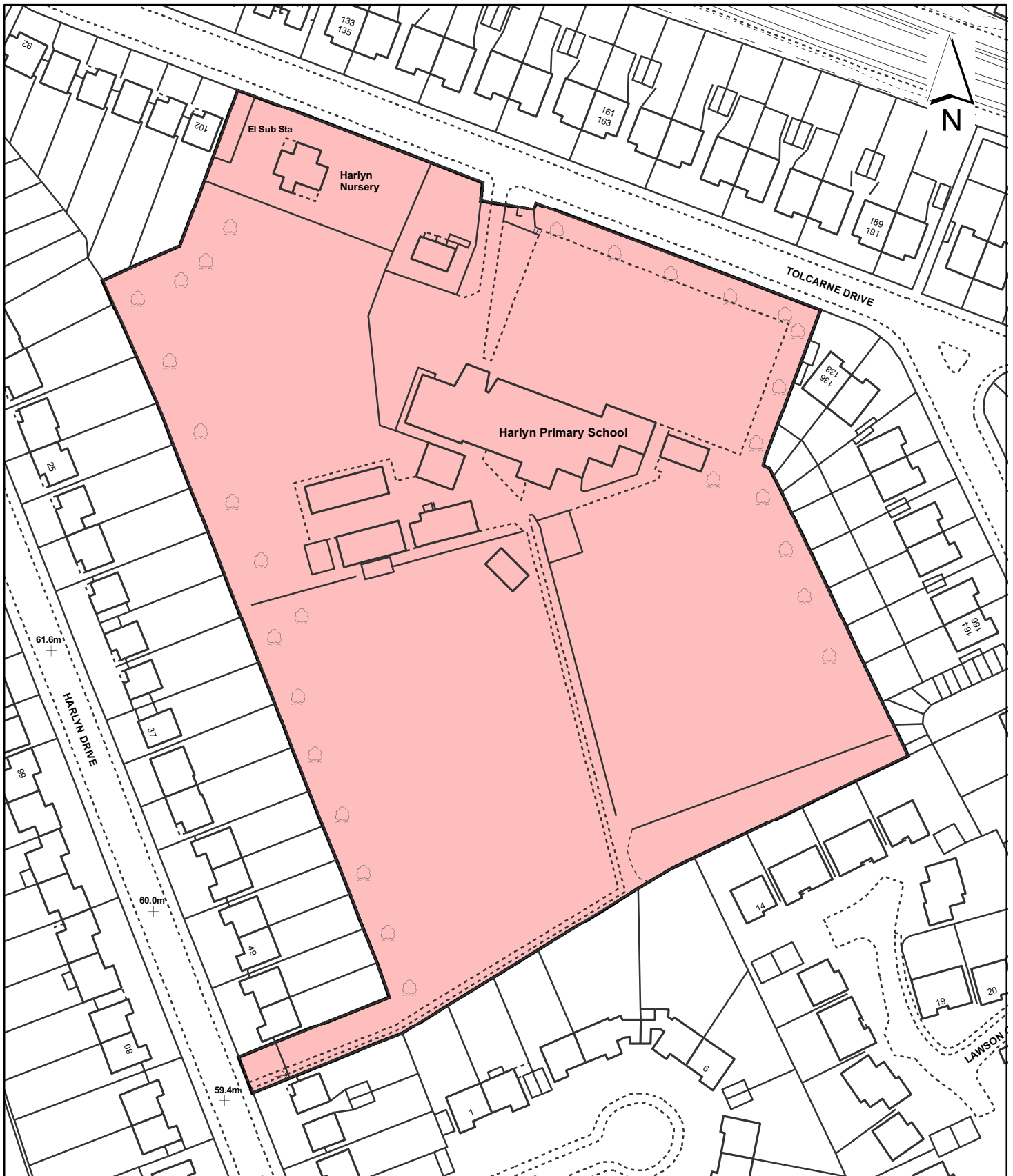
The proposal complies with relevant UDP and London Plan policies and, accordingly, approval is recommended.

#### **11. Reference Documents**


Hillingdon Unitary Development Plan Saved Policies (September 2007)  
London Plan (2008)  
Planning Policy Statement 1 (Delivering Sustainable Development)  
Planning Policy Guidance Note 13 (Transport)  
Planning Policy Guidance Note 17 (Planning for Open space, Sport and Recreation)  
Council's Supplementary Planning Guidance - Community Safety by Design  
Council's Supplementary Planning Guidance - Noise  
Council's Supplementary Planning Document - Accessible Hillingdon

**Contact Officer:** Johanna Hart

**Telephone No:** 01895 250230



**Notes**

 Site boundary

For identification purposes only.

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Site Address	
<b>Harlyn School, Tolcarne Drive, Pinner</b>	
Planning Application Ref:	Scale
<b>8883/APP/2011/941</b>	<b>1:1,250</b>
Planning Committee	Date
<b>North</b>	<b>May 2011</b>

**LONDON BOROUGH  
OF HILLINGDON**

**Planning,  
Environment, Education  
& Community Services**

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



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