

Report of the Head of Planning & Enforcement Services

Address GLEBE PRIMARY SCHOOL SUSSEX ROAD ICKENHAM

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

LBH Ref Nos: 8004/APP/2011/932

Drawing Nos: 26117/A/007 (Existing Location Plan)
26117/A/008 (Proposed Location Plan)
26117/A/009 (Proposed Layout Plan & Elevations
Design and Access Statement
Email from Graham Allison dated 16/05/11
81860-U3-SS-007 A (Site Set Up Plan)

Date Plans Received: 14/04/2011 **Date(s) of Amendment(s):** 14/04/2011
Date Application Valid: 14/04/2011 16/05/2011
20/05/2011

1. **SUMMARY**

This application seeks full planning permission for the erection of a mobile double classroom unit at Glebe 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**

APPROVAL subject to the following:

1 SP01 Council Application Standard Paragraph

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

2 OM1 Development in accordance with Approved Plans

The development shall not be carried out otherwise than in strict accordance with the plans hereby approved, including the details provided relating to materials, 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).

3 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.

4 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).

5 TL2 Trees to be retained

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

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

writing with the Local Planning Authority. New planting should comply with

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

REASON

To ensure that the trees and other vegetation continue to make a valuable contribution to the amenity of the area in accordance with policy BE38 of the Hillingdon Unitary Development Plan Saved Policies (September 2007) and to comply with Section 197 of the Town and Country Planning Act 1990.

6 TL5 Landscaping Scheme

Prior to occupation of the development a landscape scheme providing full details of tree planting, to be provided to the rear of the approved building, shall be submitted to and approved in writing by the Local Planning Authority and these works shall be carried out as approved. The scheme shall include: -

- Planting plans (at not less than a scale of 1:100),
- Written specification of planting and cultivation works to be undertaken,
- Schedule of plants giving species, plant sizes, and proposed numbers/densities where appropriate,
- Implementation programme.

The scheme shall also include details of the following: -

- Proposed finishing levels or contours,
- Means of enclosure,
- Car parking layouts,
- Other vehicle and pedestrian access and circulation areas,
- Hard surfacing materials proposed,
- Minor artefacts and structures (such as play equipment, furniture, refuse storage, signs, or lighting),
- Existing and proposed functional services above and below ground (e.g. drainage, power cables or communications equipment, indicating lines, manholes or associated structures),
- Retained historic landscape features and proposals for their restoration where relevant.

REASON

To ensure that the proposed development will preserve and enhance the visual amenities of the locality in compliance with policy BE38 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

7 TL6 Landscaping Scheme - implementation

All hard and soft landscaping shall be carried out in accordance with the approved landscaping scheme and shall be completed within the first planting and seeding seasons following the completion of the development or the occupation of the buildings, whichever is the earlier period. The new planting and landscape operations should comply with the requirements specified in BS 3936 (1992) 'Nursery Stock, Part 1, Specification for Trees and Shrubs' and in BS 4428 (1989) 'Code of Practice for General Landscape Operations (Excluding Hard Surfaces)'. Thereafter, the areas of hard and soft landscaping shall be permanently retained.

Any tree, shrub or area of turfing or seeding shown on the approved landscaping scheme

which within a period of 3 years from the completion of development dies, is removed or in the opinion of the Local Planning Authority becomes seriously damaged or diseased shall be replaced in the same place 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 in the next planting season with another such tree, shrub or area of turfing or seeding of similar size and species unless the Local Planning Authority first gives written consent to any variation.

REASON

To ensure that the landscaped areas are laid out and retained in accordance with the approved plans in order to preserve and enhance the visual amenities of the locality in compliance with policy BE38 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

8 TL7 Maintenance of Landscaped Areas

The approved landscaping shall be maintained for a minimum period of 3 years from the date of implementation.

REASON

To ensure that the approved landscaping is properly maintained in accordance with policy BE38 of the Hillingdon Unitary Development Plan Saved Policies (September 2007), 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).

9 TL3 Protection of trees during site clearance and development

No site clearance works or development shall be commenced until 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. The fencing shall be retained in position until development is completed. The area within the approved protective fencing shall remain undisturbed during the course of the works and in particular in these areas:

1. There shall be no changes in ground levels;
2. No materials or plant shall be stored;
3. No buildings or temporary buildings shall be erected or stationed.
4. No materials or waste shall be burnt; and
5. No drain runs or other trenches shall be dug or otherwise created, without the prior written consent of the Local Planning Authority.

REASON

To ensure that trees and other vegetation to be retained are not damaged during construction work and to ensure that the development conforms with policy BE38 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

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).

2 153 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

OL5	Development proposals adjacent to the Green Belt
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
AM2	Development proposals - assessment of traffic generation, impact on congestion and public transport availability and capacity
AM7	Consideration of traffic generated by proposed developments.
AM13	AM13 Increasing the ease of movement for frail and elderly people and people with disabilities in development schemes through (where appropriate): - (i) Dial-a-ride and mobility bus services (ii) Shopmobility schemes (iii) Convenient parking spaces (iv) Design of road, footway, parking and pedestrian and street furniture schemes
AM14	New development and car parking standards.

3 11 Building to Approved Drawing

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

4 12 Encroachment

You are advised that if any part of the development hereby permitted encroaches by either its roof, walls, eaves, gutters, or foundations, then a new planning application will have to be submitted. This planning permission is not valid for a development that results in any form of encroachment.

5 13 Building Regulations - Demolition and Building Works

Your attention is drawn to the need to comply with the relevant provisions of the Building

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

6 111 **The Construction (Design and Management) Regulations 1994**

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

7 112 **Notification to Building Contractors**

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

8 115 **Control of Environmental Nuisance from Construction Work**

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

A) Demolition and construction works 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.

9 119 **Sewerage Connections, Water Pollution etc.**

You should contact Thames Water Utilities and the Council's Building Control Service regarding any proposed connection to a public sewer or any other possible impact that the development could have on local foul or surface water sewers, including building over a public sewer. Contact: - The Waste Water Business Manager, Thames Water Utilities plc, Kew Business Centre, Kew Bridge Road, Brentford, Middlesex, TW8 0EE.
Building Control Service - 3N/01, Civic Centre, High Street, Uxbridge, UB8 1UW (tel. 01895 250804 / 805 / 808).

10 134 Building Regulations 'Access to and use of buildings'

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

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

- The Building Regulations 2000 Approved Document Part M 'Access to and use of buildings', or with
- BS 8300:2001 Design of buildings and their approaches to meet the needs of disabled people - Code of practice. AMD 15617 2005, AMD 15982 2005.

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

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

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

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

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

11 146 Renewable Resources

To promote the development of sustainable building design and construction methods,

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

3. CONSIDERATIONS

3.1 Site and Locality

Glebe Primary School occupies an approximately 2.2 hectare irregularly shaped plot, located to the east of Sussex Road in Ickenham. The school comprises a largely two-storey building, with the playground to the front of the site, adjoining Sussex Road, and playing fields to the rear. A number of existing temporary classrooms are located towards the southern end of the site.

The application site itself comprises an area of approximately 258m², located adjacent to an existing row of temporary classrooms towards the southern end of the school site. The site currently comprises two existing wooden sheds and part of the school playing field.

The school is bounded by residential properties in Glebe Avenue to the north and by residential properties in Tavistock Road to the south. To the west the site is bounded by Sussex Road, beyond which are also residential properties. To the east, the site is bounded by a drainage ditch, beyond which is open land falling within the Green Belt.

The school site itself, including the application site, falls within the developed area as shown in the Hillingdon Unitary Development Plan Proposals Map. The eastern side of the playing fields fall within a flood zone.

3.2 Proposed Scheme

Full planning permission is sought for the erection of a double classroom unit at Glebe 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. It would comprise two 66.5m² classrooms, each capable of accommodating up to 30 children, storerooms, 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

8004/APP/2001/2038 Glebe Primary School Sussex Road Ickenham
RENEWAL OF PLANNING PERMISSION REF. 8004P/96/692 DATED 30/10/96; ERECTION OF TWO PREFABRICATED DOUBLE CLASSROOMS

Decision: 19-12-2001 ALT

8004/APP/2001/2455 Glebe Primary School Sussex Road Ickenham
ERECTION OF AN ADDITIONAL MOBILE CLASSROOM UNIT

Decision: 24-04-2002 ALT

8004/APP/2002/1750 Glebe Primary School Sussex Road Ickenham
ERECTION OF A 1.8 METRE HIGH CLOSE BOARDED FENCE TO CREATE AMENITY SPACE
AT ROOF LEVEL ADJACENT TO FIRST FLOOR PREMISES (MANAGER'S ACCOMMODATION)
AND EXTENSION OF EXISTING CAR PARKING

Decision: 14-11-2002 Approved

8004/APP/2006/2237 Glebe Primary School Sussex Road Ickenham
DEMOLITION OF DOUBLE MOBILE CLASSROOM UNIT AND CONSTRUCTION OF SINGLE
STOREY EXTENSION TO PROVIDE 2 CLASSROOMS AND A STAFFROOM

Decision:

8004/APP/2007/3885 Glebe Primary School Sussex Road Ickenham
RETENTION OF MOBILE CLASSROOM (RETROSPECTIVE APPLICATION).

Decision: 15-02-2008 Approved

8004/APP/2008/3305 Glebe Primary School Sussex Road Ickenham
ERECTION OF A NEW SINGLE STOREY RELOCATABLE CLASSROOM BLOCK CONSISTING
OF TWO CLASSROOMS, ACCESSIBLE WC AND STANDARD WC, TO REPLACE EXISTING
BLOCK TO NORTH SIDE OF SCHOOL

Decision: 13-01-2009 Approved

8004/J/84/1990 Glebe Primary School Sussex Road Ickenham
Retention of temporary classrooms re: p/p ref: 8004F/79/2145.

Decision: 01-02-1985 ADH

8004/L/89/0708 Glebe Primary School Sussex Road Ickenham
Erection of timber shed & concrete garage for storage of nursery equipment & sports equipment
respectively

Decision: 12-10-1989 ALT

8004/M/90/1310 Glebe Primary School Sussex Road Ickenham
Retention of mobile classroom

Decision: 29-05-1991 ALT

8004/N/94/0826 Glebe Primary School Sussex Road Ickenham
Retention of a mobile classroom

Decision: 05-09-1994 NFA

8004/P/96/0692

Glebe Primary School Sussex Road Ickenham

Erection of 2 prefabricated double classrooms

Decision: 30-10-1996 ALT

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:

- OL5 Development proposals adjacent to the Green Belt
- 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
- 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:- **9th May 2011**

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

Consultation letters were sent to 51 adjoining owner/occupiers and the Ickenham Residents Association. Site notices were also posted. Six letters of objection, including one letter which has been signed by seven residents, have been received, which raise the following concerns:

- i) Increase in traffic, which is already a problem.
- ii) Private driveways are often blocked and verbal abuse is given when cars are asked to move on.
- iii) Sometimes it is impossible for buses to get through due to the number of parked cars.
- iv) Daily abuse of yellow lines and zig zags outside school.
- v) A permanent building should be built as temporary buildings appear to be a waste of money.
- vi) Sussex Road should be made one way, or additional road markings used to control parking.
- vii) What mitigation measures will be put in place to mitigate against traffic impacts and appease residents?
- viii) The school are unable to police the drop-off/pick-ups and visits by traffic wardens are scarce.
- vix) Noise at playtime is unbearable and will be worse with an additional 60 children.
- x) The playground seems too small. Staggered playtimes will increase periods of noise.
- xi) They report the proposal will only result in 11 additional cars but residents believe there will be a lot more.
- xii) Bus routes are 800m away and the tube is 600m away, these are long distances for young children to walk.
- xiii) Young children will need to be taken into the school, not just let out the car. Where will the extra cars park?
- xiv) Sussex Road is already made one-way when cars are parked on both sides so it is dangerous to expect children to cycle and share the highway with buses, vans and cars.
- xv) The consultation letter dated 18/04/11 was not received by residents until 28/04/11. Therefore residents have only had 12 days to respond.
- xvi) A letter was sent to the agent and head teacher on 01/05/11. The response did not address the concerns raised.
- xvi) This is the third, and largest, mobile classroom to be built adjacent to properties in Tavistock Road.
- xvii) It is unclear why temporary consent is sought.
- xviii) Some residents moved to Tavistock Road for the open vista across the school playing fields. The most recently installed portable classroom has spoiled this view. The current proposal would further ruin the visual amenity from adjacent properties.
- xix) The proposal fails to comply with UDP policies BE19 and BE21 which both seek to protect residential amenity.

- xx) Alternative locations (one to the north of the existing temporary classrooms, and one towards the north of the playing fields) should be sought. If the suggested locations are not acceptable the building should be moved slightly north so that it is staggered with the existing classrooms.
- xxi) Additional landscaping should be provided to provide screening for adjacent properties.
- xxii) The design is not very imaginative. The three classrooms would appear as a 'grey-slab in a row.' A dark green colour would be preferable to grey and the relocation of the building would improve the design.
- xxiii) Insufficient parking on site (it is unclear from the Design and Access Statement how many existing spaces there are - 15 or 40).
- xxiv) The Design and Access Statement noted the congestion problems but the effects are underestimated. The statement that pm trips will be staggered due to after school activities is incorrect. Most children finish at 3.30 and traffic/parking between 3.15 and 4pm is horrendous.
- xxv) There are no concrete considerations to mitigate the impact/danger of additional traffic. This needs to be addressed.
- xxvi) The proposal fails to comply with policy OE1 as it will be detrimental to adjoining properties and produce further traffic and congestion, policy AM1 as there will be no increased bus provision, and Policy R10 as it will result in loss of amenity and traffic impact.
- xxvii) The eastern part of the school site is at risk of flooding. Has this been taken into account?

Ward Councillor: Requests that the application be determined by Committee.

SPORT ENGLAND

It is understood that the development is likely to prejudice the use, or lead to the loss of use, of land being used as a playing field; or is on land that forms part of, or constitutes a playing field, as defined in the Town and Country Planning (Development Management Procedure)(England) Order 2010 (SI 2010/2184) Schedule 5. Sport England responds to this application as a statutory consultee on the basis that the land has been used as a playing field at any time in the last five years and remains undeveloped; or has been allocated for use as a playing field in a development plan; or involves replacement of the grass surface of a playing pitch on a playing field with an artificial surface.

Sport England has therefore considered the application in the light of its playing fields policy. The aim of this policy is to ensure that there is an adequate supply of quality pitches to satisfy the current and estimated future demand for pitch sports within the area. The policy seeks to protect all parts of the playing field from development and not just those which, for the time being, are laid out as pitches. The policy states that:

Sport England will oppose the granting of planning permission for any development which would lead to the loss of, or would prejudice the use of, all or any part of a playing field, or land last used as a playing field or allocated for use as a playing field in an adopted or draft deposit local plan, unless, in the judgement of Sport England, one of the Specific circumstances applies.

Reason: Development which would lead to the loss of all or part of a playing field, or which would prejudice its use, should not normally be permitted because it would permanently reduce the opportunities for participation in sporting activities. Government planning policy and the policies of Sport England have recognised the importance of such activities to the social and economic well-being of the country.

This application proposes the installation of a temporary mobile double classroom for a period of three years at Glebe Primary School. From the information received, it is understood that the proposed location for the development is between existing buildings and trees to the south of the School's playing field. Due to the width between the existing buildings and trees, this area of playing field does not accommodate a playing pitch.

As it is understood that no pitches will be affected as a result of this proposal, this application satisfies Exception 3 of our playing fields policy in that:

The proposed development affects only land incapable of forming, or forming part of, a playing pitch, and does not result in the loss of or inability to make use of any playing pitch (including the maintenance of adequate safety margins), a reduction in the size of the playing areas of any playing pitch or the loss of any other sporting/ancillary facilities on the site.

This being the case, Sport England does not wish to raise an objection to this application, subject to the following condition being attached to the decision notice (if the Council are minded to approve the application):

"No later than 3 years after the approval of planning application 8004/APP/2011/932, the temporary mobile classroom hereby permitted and other associated structures shall be removed from the site. Within 3 months [or in the first planting season following removal of the building] of removal the playing field land shall be reinstated to a playing field to a quality at least equivalent (or better) than the previous quality [or a condition fit for use as a playing field or in accordance with Natural Turf for Sport Sport England 2000 or in accordance with a scheme to be submitted to, and approved in writing by the Local Planning Authority after consultation with Sport England].

Reason: To ensure the site is restored to a condition fit for purpose."

If the Council decided not to attach the above condition, Sport England would wish to maintain/lodge a statutory objection to this application. Should the Council be minded to approve the application without the above conditions, then in accordance with The Town and Country Planning (Consultation) (England) Direction 2009, the application should be referred to the National Planning Casework Unit. If you wish to amend the wording of the condition or use another mechanism in lieu of the condition, please discuss the details with the undersigned. Sport England does not object to amendments to conditions, provided they achieve the same outcome and we are involved in any amendments.

The absence of an objection to this application in the context of the Town and Country Planning Acts, does not in any way commit Sport England's or any National Governing Body of Sport's support for any related application for grants funding.

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 360 pupils between the age of 3 and 11 years, and approximately 50 staff. There is also a part time nursery as part of the school.

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 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 1.5 for 51% of pupils arriving by car, which would result in a total of 21 additional car trips. In the case of staff parking, the transport statement assumes a car occupancy figure of 1.1 for 64%, which would result in demand for 3 additional parking spaces. The transport statement makes further assumptions about the type of car

parking and suggests that there will be 11 new car parking trips associated with the pickup/drop off. This assumption is not supported by any detailed statistical analysis.

It would be reasonable to consider that the proposals would result in demand for a total of approximately 24 additional parking spaces (21 related to pupils therefore would be short term during pick up and drop off, and 3 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 24 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 and 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 months 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 1.5 m 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 850 mm to 1000 mm and 1400 to 1600 mm 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 1.5 m wide by 2.2 m 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, including a linear group of young/immature trees between the existing classrooms and the neighbouring residential properties. Collectively, the trees 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. Where necessary the trees will be protected in accordance with the guidance in BS 5837:2005, and the existing services will be used, so that the works and construction-related activity will not affect any of the retained trees (see notes of 16 May).

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

There is scope for landscaping to supplement and extend the existing linear group, and provide a buffer between the classroom and the neighbouring residential properties.

Subject to conditions TL2 and TL3 (modified to require the implementation of the approved tree protection measures), TL5, TL6 and TL7, 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. It is not considered that the proposal would have any significant impact on the school's existing playing fields and sporting facilities and Sport England have raised no objections to the proposals.

7.02 Density of the proposed development

Not applicable to this type application.

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

Not applicable to this type application.

7.04 Airport safeguarding

Not applicable to this type application.

7.05 Impact on the green belt

The proposed temporary classroom building would be located approximately 48m away from the school's eastern boundary, which immediately abuts the Green Belt. However, it would be seen in context with the existing school buildings and views from the Green Belt would be largely screened by existing trees and vegetation along the school boundary. Accordingly, it is not considered that the proposal would have any detrimental impact on the character and appearance, or on the openness of the adjoining Green Belt land. The proposals therefore are considered to fully accord with UDP Policy OL5 which seeks to safeguard the visual amenities of the Green Belt.

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 sufficient to justify refusal.

7.07 Impact on the character & appearance of the area

No views of the proposed building would be available from surrounding highways. However, the building would be visible in views across the school site from properties which back on to the school. Nevertheless, the proposed building would be of a modest size and scale and would be viewed in context with the existing school buildings and associated facilities. Accordingly, it is not considered that it would have an unacceptable impact on the character and appearance of the surrounding area, sufficient to justify refusal.

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 would be located approximately 48m away to the south in Tavistock Road. The nearest rear garden would be approximately 27m away. Given this distance, 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. Whilst residents' concerns over loss of outlook are noted, given this distance, it is not considered that the building would lead to a loss of outlook such as to justify refusal.

Notwithstanding the above, it should be noted that additional tree planting would be put in place to the south of the building to provide some screening for residents.

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 type 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-off 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-off 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. 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 type application.

7.14 Trees, Landscaping and Ecology

The proposal, which would be located on the school playing field, would not have any impact on any existing landscaping. However, it is considered that additional landscaping should be provided to the rear of the building, to continue a row of existing trees which have been planted to the rear of the adjoining temporary classroom units. This would enhance the visual amenities of the site and improve the level of screening between the application site and nearby residential properties. The applicant has agreed to this. The Council's Trees/Landscaping Officer has raised no objections to the proposals subject to the receipt of further details of the additional landscaping and confirmation of the construction route. These details are required by way of condition.

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.

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. Relevant conditions and informatives would be put in place 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 or are considered to be required.

7.19 Comments on Public Consultations

Points (i), (ii), (iii), (iv), (vi), (vii), (viii), (xi), (xiii), (xiv), (xxiii), (xxiv), (xxv) and (xxvi) relate to issues regarding congestion and parking. This has been addressed in the Committee report.

Points (vix) and (x) relate to noise. This issues has been addressed in the report.

Point (xii) suggests that at 600m and 800m away bus and tube links are too far away for away for children to use. These distances of well under a mile are not considered to be excessive, even for young children.

Point (xv) suggests residents have not been given sufficient time to comment due to postal delays. Consultation has been carried out in accordance with statutory guidelines.

Point (xvi) suggests that the agent did not address concerns raised in a letter by a resident. The applicant sent a letter of response on 06/05/11 which sought to address the main concerns raised.

Points (xvi), (xviii) and (xix) relate to impact on residential amenity, particularly loss of outlook to properties in Tavistock Road. Issues relating to residential amenity have been addressed in the report.

Point (xvii) questions why temporary consent has been sought. This has been addressed in the report. The Council is currently assessing how long-term permanent provision can be provided across the Borough to address the growing demand for primary school places. The proposed classroom is required urgently to meet demand for September, whilst longer-term plans for the Borough are assessed.

Points (xviii) raises concerns over loss of outlook to adjoining properties. This has been addressed in the report.

Point (xx) suggests that alternative locations should be sought. Three alternative locations have been suggested by the resident. However, these are not viable options due to the school's operational requirements and site constraints. In particular, it should be noted that throughout pre-application discussions, Sport England have advised that they would oppose any development which would impact on the existing school playing pitches or permanently encroach upon any part of the playing fields. The proposed location is considered to minimise the impact on the playing fields.

Point (xxvi) suggests the application fails to comply with UDP policies OE1, AM1 and R10 which relate to residetnial amenity, traffic impacts and principle of development, respectively. These issues have been addressed in the report.

Point (xxcii) refers to flooding. This issue has been addressed in the report.

7.20 Planning Obligations

Not applicable to this application.

7.21 Expediency of enforcement action

Not applicable to this type 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 type 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, and Sport England have confirmed that they have no objections to the location of the building on the school playing field.

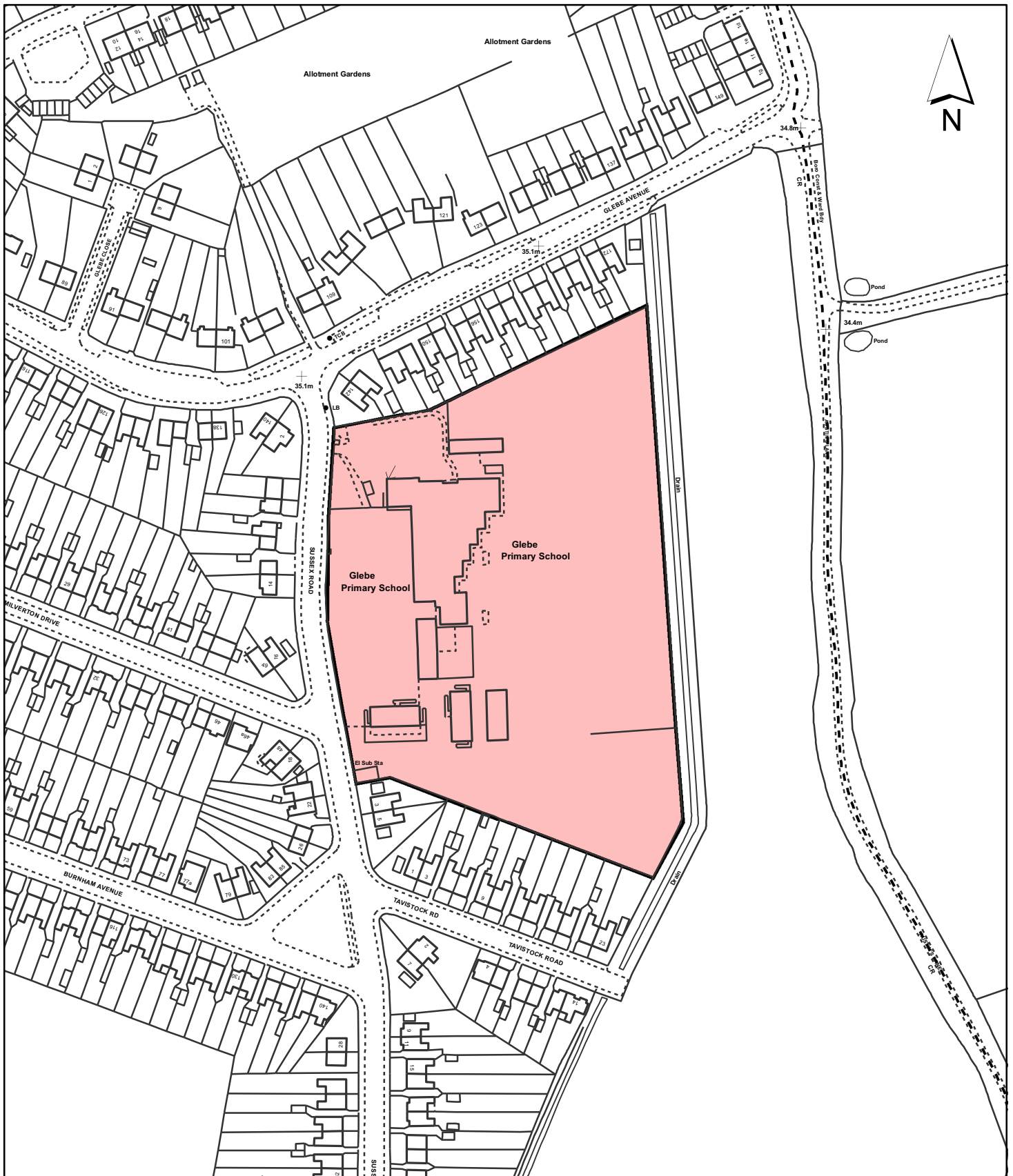
The proposal complies with relevant UDP and London Plan policies and, accordingly, approval is recommended.

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.

This copy has been made by or with the authority of the Head of Committee Services pursuant to section 47 of the Copyright, Designs and Patents Act 1988 (the Act). Unless the Act provides a relevant exception to copyright.

© Crown Copyright. All rights reserved. London Borough of Hillingdon 100019283 2011

Site Address	
Glebe Primary School Sussex Road Ickenham	
Planning Application Ref:	Scale
8004/APP/2011/932	1:2,000
Planning Committee	Date
North	May 2011

**LONDON BOROUGH
OF HILLINGDON**

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

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



HILLINGDON

LONDON