

**Committee Report
Planning Committee on 14 April, 2010**

**Item No. 14
Case No. 10/0192**

RECEIVED: 5 February, 2010

WARD: Sudbury

PLANNING AREA: Wembley Consultative Forum

LOCATION: Sudbury Primary School, Watford Road, Wembley, HA0 3EY

PROPOSAL: Demolition of detached temporary classrooms and partial demolition of main school building, erection of new single and two storey extensions to main school building with provision of 2 x roof gardens, creation of carpark with 21 spaces to be accessed from Perrin Road, erection of new boundary fence to Perrin Road and Watford Road sides of site and associated landscaping

APPLICANT: Ms Christine Moore

CONTACT: Mace Group

PLAN NO'S:
See condition no 2

RECOMMENDATION

(a) To resolve to grant Planning Permission, subject to the completion of a satisfactory Section 106 or other legal agreement and to delegate authority to the Director of Planning to agree the exact terms thereof on advice from the Borough Solicitor; but

(b) if the legal agreement has not been entered into, or the Environment Agency remain unsatisfied with the application by the application's statutory expiry date of 7th May 2010, to delegate authority to the Director of Environment and Culture, or other duly authorised person, to refuse planning permission; and

(c) if the application is refused for the reason in b) above to delegate authority to the Director of Environment and Culture, or other duly authorised person to grant permission in respect of a further application which is either identical to the current one, or in his opinion is not materially different, provided that (b) has been satisfied.

SECTION 106 DETAILS

The application requires a Section 106 Agreement, in order to secure the following benefits:-

- Payment of the Council's legal and other professional costs in (a) preparing and completing the agreement and (b) monitoring and enforcing its performance

The application requires a Section 106 Agreement, in order to secure the following benefits:-

- A requirement to implement sustainability measures implemented on TP6 Form "Sustainability Checklist", ensuring a minimum 50% score is achieved and measures to ensure that BREEAM Excellent rating has been achieved. Following the completion of construction works, appropriate independent evidence (such as a BRE Post-Construction Review) should be submitted to the Local Planning Authority to verify this. This is in addition to adhering to the Demolition Protocol.

- Compensatory provision of payment to the Council if an independent review shows sustainability measures have not been implemented on site.
- A contribution of £10,000 towards off-site transport improvements
- Join and adhere to the Considerate Contractors scheme
- Prior to occupation submit, gain approval for, and adhere to a School Travel Plan.

And, to authorise the Director of Environment and Culture, or other duly authorised person, to refuse planning permission if the applicant has failed to demonstrate the ability to provide for the above terms and meet the policies of the Unitary Development Plan and Section 106 Planning Obligations Supplementary Planning Document by concluding an appropriate agreement.

EXISTING

The site is located on Watford Road, Sudbury, at the junction of Perrin Road. The site contains the main school building, as well as a temporary building used as a classroom. There is also a 2-storey building on the north-east corner of the site, which is used as a canteen for the school as well as used by the wider community for martial arts classes. Other buildings include a nursery located adjacent to Perrin Road.

To the south of the site, is a multi-use games area, and to the south west of the site is a wooded area, which is left as a wildlife habitat area.

The surrounding area is mainly residential in character. The school building is not listed or located in a conservation area. However it is located within an Archaeological Priority Area.

PROPOSAL

Demolition of detached temporary classrooms and partial demolition of main school building, erection of new single and two storey extensions to main school building with provision of 2 x roof gardens, creation of carpark with 21 spaces to be accessed from Perrin Road, erection of new boundary fence to Perrin Road and Watford Road sides of site and associated landscaping

HISTORY

08/1850 – Erection of single storey building for use as classroom to primary school. *Granted 26/09/2008*

07/3318 – Installation of multi-use games area with associated gates and fencing adjacent to 29 Watford Road. *Granted 24/12/2007*

POLICY CONSIDERATIONS

Adopted Unitary Development Plan 2004

- STR14 New development will be expected to make a positive contribution to improving the quality of the urban environment.
- STR37 Accessible community facilities to meet the needs of the Borough.
- BE1 Urban Design Statements.
- BE2 Townscape: Local Context and Character
- BE3 Urban Structure: Space and Movement
- BE5 Urban Clarity and Safety
- BE6 Public Realm: Landscape Design
- BE7 Public Realm: Streetscape
- BE9 Architectural Quality
- BE12 Sustainable Design Principles

BE31	Site of Archaeological Interest
EP12	Flood Prevention
TRN1	Transport Assessment
TRN3	Environmental Impact of Transport
TRN15	Forming and Access to a Road
TRN22	Parking Standards – Non-residential Developments
PS12	Parking Standards – D1 use
PS15	Standard for Wide Bay Parking (Disabled spaces)
PS16	Cycle Parking Standards
CF8	School Extensions

Brent Supplementary Planning Guidance

SPG17 Design Guide for New Developments
 SPG 19 – Sustainable Design, Construction & Pollution Control

PPG and PPS

PPS25 – Development and Flood Risk

SUSTAINABILITY ASSESSMENT

The Council's Sustainability Officer has assessed the applicants submitted Sustainability Checklist and awarded a score of 50% (Applicant's score 62%)

The applicants have included the following proposed measures to meet sustainability requirements

- Hall extension with green sedum roof
- Wind catchers to provide natural ventilation
- Use of skylights to maximise natural daylight
- 195 sqm PV panels

CONSULTATION

Site notices were erected on 23/02/2010

Press Date: 04/03/2010

Consultation letters were sent out on 16/02/2010 to 195 properties

Environment Agency consulted on 24/02/2010

English Heritage Consulted on 17/03/2010

2 letters of representation have been received to date, including one objection and one letter of support. The neighbouring resident at no 38 Homefield Road objects to the proposal, and the concerns raised are summarised as follows:

- Loss of privacy due to increase in height of building and proposed roof gardens
- Increased traffic congestion due to increased number of children and therefore increased number of cars during school run
- The impact of on the character of the area

The residents at 18 Homefield support the proposal, but have raised some concerns, and their comments are summarised as follows:

- We are pleased to see an improvement to the school proposed and support the overall scheme
- No Saturday and Sunday or bank holiday working please

- We do not want to see the wildlife wooded area to be disturbed and do not want any trees to be removed.
- There is also a concern that this area would be encroached on by the children during playtimes, potentially being turned into picnic areas and would rather it were to be used as a science area with children supervised
- We would like to see the original buildings that are being demolished photographically recorded in Brent's archives for future reference as these are some of the earliest buildings in Sudbury and are worth of historical, community and architectural interest
- The proposal includes no improvement to the recycling management to the school. This would be a good opportunity to review and make such improvements
- The sedum roof should have nectar producing sedum species to contribute to the invertebrate habitat, otherwise it will make no contribution
- It is noted that the planning application form states that there are no trees and hedges to be effected by the proposal, yet work is proposed to the path
- Concerns are raised as to the details provided with regard to flood risks and surface water drainage.
- Some information regarding permeable surfaces proposed and where the surface water drainage does not seem to be provided, and there is a concern as they may object to this
- The perimeter fence seems much too tall suggesting this is an area of high crime
- The sustainable checklist suggests that people will be allowed onto the green roofs. This will result in a breach of privacy and damage the wildlife. It is suggested that this may be an error on the form.
- The sustainability checklist suggests that more trees will be planted. Details of this are not shown on the submitted plans
- The sustainability checklist suggests that wildlife habitat is being protected, but it is not clear how and what is proposed
- The checklist also suggests compost recycling will be introduced. There is concern that this would be daily and create some noise, therefore we would object if it is sited in the habitat area
- Hopefully there will be a school management initiative to get as many children walking to school as possible, which would help alleviate the traffic congestion caused by cars during the school runs

Internal:

Urban Design

Support the proposal. Details of proposed materials are sought.

Landscape design

No objections, subject to the following:

- The sedum roof should be altered to a biodiversity roof to encourage birds and insect into the area and increase biodiversity on site
- Further tree planting is required across the site but particularly along the boundary between the new round end of the building and the adjacent properties and along Perrin Road.
- A full tree protection plan including Trees Method Statement according to BS3857 for the site should be submitted. This must include trees on or adjacent to the site that may be affected by the works.
- Full details of play areas and equipment to be installed on site.
- Full details of soft and hard landscaping for both the front and rear gardens are required. This should include: details of plants including species, location, size, number and density, and details of hard materials, including surfacing and boundary treatment.

Environmental Health

No objections

Transportation

Originally objected to the proposal, due to no Travel Plan or Travel Assessment having been submitted. These have since been submitted and been assessed, and Transportation now support the proposal.

In terms of car parking, standard PS12 allows up to one space per five staff, plus 20% for visitors. With approximately 137 future staff estimated, up to 32 parking spaces would be allowed. The proposed provision of 19 standard width spaces would therefore accord with standards, with the added provision of two disabled spaces being more than sufficient to satisfy standard PS15.

Standard PS16 requires bicycle parking for staff only, at the rate of one space per ten staff. The proposed provision of 70 spaces is therefore more than sufficient to satisfy requirements and will help to continue to support an increase in bicycle use amongst pupils as part of the Travel Plan.

Vehicular access arrangements will remain unaltered and are fine.

Recommendations:

Subject to the updating and continued operation of the School Travel Plan, together with a nominal development contribution of £10,000 towards off-site transport improvements, there would be no objections on transportation grounds to this proposal.

External:

Environment Agency

Currently object to the proposal.

In the absence of an acceptable Flood Risk Assessment (FRA) we **OBJECT** to the grant of planning permission and recommend refusal on this basis for the following reason:

The FRA submitted with this application does not comply with the requirements set out in Annex E, paragraph E3 of Planning Policy Statement 25 (PPS 25). The submitted FRA does not therefore, provide a suitable basis for assessment to be made of the flood risks arising from the proposed development.

In particular, the submitted FRA fails to:

1. Take the impacts of climate change into account
2. consider the risk of flooding arising from the development in addition to the risk of flooding to the development. There is no assessment of the volume of surface water run-off likely to be generated from the proposed development.
3. be supported by appropriate data and information showing how sustainable drainage systems (SUDS) have been maximised on this site with any barriers to their use clearly justified.

English Heritage

Comments have not been received as yet. Their response will be reported in the supplementary to this report.

REMARKS

Proposal

Proposed works include demolition of a temporary classroom and parts of the existing building, and replacement with more suitable classroom accommodation.

The pupil numbers at the school are to increase from 808 students to 930 as a result of this proposal. Staff numbers currently total 121, and will increase over the next few years to an anticipated 137 staff, when the school is at full capacity.

Educational Needs

There is a shortage of primary school places within the north of Brent, and Sudbury School has received funding from the Primary Capital Programme for expansion by 1 form of entry. The expansion of Sudbury School, therefore would help meet the demand for school places in the borough.

This is in compliance with UDP policy CF8, which supports the expansion of schools to meet the requirements of DfES standards, or where it is necessary to accommodate the forecast growth in pupil numbers.

Siting Design and Appearance

The existing school building is located to the south and east of the school site, and is mainly 2-storey. Included is a temporary classroom which is located at the main school entrance facing Watford Road. It is proposed to demolish the temporary classroom and replace this with a 2-storey extension at this part of the school, thereby infilling this area to provide a prominent school entrance. This would provide a new public face to the front of the school.

There is a teaching block to the south-west of the site, which is currently part single storey, part 2-storey, which is to be replaced by a round 2-storey structure, not extending beyond the existing footprint of the building in this corner of the site. Included is a central 'atrium' space within the round structure to allow ventilation and natural light into this part of the building.

Also proposed are 2 sedum roofs, which are to be made more bio-diverse in response to both the Landscape Designer's and Sustainability Officer's comments, and further details of this will be required within a condition.

Amenities of adjoining residents

Outlook

One the proposed extensions are to be sited relatively close to boundaries with residential properties to the south and east of the site.

The existing school building to the south-west of the site does not comply with the 45 degree lines as specified within SPG17, when assessed against the adjacent garden at 32 Homefield Road. The proposed addition that replaces this part of the school would also fail to meet the 45 degree guideline in relation to the same property. Part of the existing school building in this area is single storey and the proposed replacement of this part of the building is to be 2-storey. However, the 2-storey element is set further back from this boundary than the existing building. As the proposed extension is circular it curves away from adjoining boundaries further reducing its impact. The

extensions circular design and its timber external finish will provide an elegant, complimentary and attractive addition to the school particularly when compared to the existing part of the school it is replacing. This element of the school expansion is therefore considered to actually improve the visual amenities of adjoining residents and improve their outlook in comparison with the existing building.

The proposed building complies with the 45 degree rule in SPG17, when assessed against all other residential boundaries.

Privacy

While there is no set standard for the distance between windows of a non-residential building and a residential garden to ensure the privacy of the occupiers of that dwelling, your officers consider it appropriate to apply the 20 m distance which is normally applied to habitable rooms within residential dwellings. The proposed new extensions to the school comply with this guidance, as all residential properties are over 20m away from the proposed location of the new building.

As there will be a 2-storey extension introduced in the south-west elevation of the building, it is considered to be appropriate to restrict the windows in the south west elevation to be fixed and obscure glazed below 1.8m on first floor only.

The proposed green roof gardens are not to be used for recreational purposes and would therefore not have any impact on the privacy of nearby properties.

Landscaping

The proposal includes two green roofs. The applicants have indicated that a landscaping scheme is proposed, with tree planting. Further details of this will be required by condition. This would include landscaping along the site boundaries to help reduce the impact on neighbouring residential boundaries, particularly at the south west of the site, and also provide an attractive setting for the school grounds.

Transportation

It is envisaged that there will be localised traffic problems, and these should be addressed in a School Travel Plan. The applicants have submitted both a School Travel Plan and a Transport Assessment. These have been assessed by our Transportation Officer, who is satisfied that, subject to the School Travel Plan being updated to reflect the increase in pupils and continuing to operate throughout the lifetime of the school, there would be no transportation concerns with regard to the transport impact of this proposal. It would nevertheless be of use to secure a nominal sum of £10,000 or so from this proposal towards improvements to the road environment around the school.

The proposal includes the provision of 21 parking spaces, including 2 disabled spaces, and 70 bicycle spaces, and accordingly meets but doesn't exceed the Council's maximum parking standards which require 1 space per 5 workers. This is in keeping with the Council's policy of reducing car usage while meeting the minimal operational requirements of the use. The proposal also meets the Council's standard of 1 cycle parking space per 10 staff.

Flooding/ Drainage

As the area is approximately 1.36ha in a Flood Risk Zone 1 a Flood Risk Assessment is required, in accordance with PPS25.

A Flood Risk Assessment was submitted alongside the application, which was initially found to be unsatisfactory. Thus a further Flood Risk Assessment was submitted. This is currently being

assessed by the Environment Agency. Should the application be approved, it would be subject to both a S106 Agreement and also the removal of the objection from Environment Agency.

Archaeological Priority Area

As the site is located within an Archaeological Priority Area, the applicants have submitted a Heritage Statement. English Heritage have been consulted and their comments are still awaited. These will be reported in the supplementary report.

Other concerns raised by objectors

Concern over proposed compost equipment – the sustainability list refers to recycling, which would include ‘compost bins’. However, no actual processing of compost recycling would take place on site; therefore no composting equipment would be on site.

Fencing –the proposed fencing is for security of children and not to imply that the area is a high crime area. Further details of fencing will be required by condition

REASONS FOR CONDITIONS

RECOMMENDATION: Grant Consent subject to Legal agreement

(1) The proposed development is in general accordance with policies contained in the:-

Brent Unitary Development Plan 2004

Council's Supplementary Planning Guidance 17 - Design Guide for New Development

Built Environment: in terms of the protection and enhancement of the environment
Environmental Protection: in terms of protecting specific features of the environment and protecting the public
Transport: in terms of sustainability, safety and servicing needs
Community Facilities: in terms of meeting the demand for community services

CONDITIONS/REASONS:

(1) The development to which this permission relates must be begun not later than the expiration of three years beginning on the date of this permission.

Reason: To conform with the requirements of Section 91 of the Town and Country Planning Act 1990.

(2) The development hereby permitted shall be carried out in accordance with the following approved drawing(s) and/or document(s):

24769/010/A/01/P1

24769/010/A/11/P1

24769/010/A/02/P1

24769/010/A/12/P1

24769/010/A/03/P1	24769/010/A/20/P1
24769/010/A/04/P1	50804/53/101
24769/010/A/05/P1	Design Statement
24769/010/A/06/P1	Travel Plan
24769/010/A/07/P1	Transport Assessment
24769/010/A/08/P1	Flood Risk Assessment
24769/010/A/09/P1	Archaeological Desk based Assessment
24769/010/A/10	Sustainability Checklist

Reason: For the avoidance of doubt and in the interests of proper planning.

- (3) No security or floodlights shall be erected on the site without the submission of full details to, and written approval from the Local Planning Authority.

Reason: In the interests of safety, amenity and convenience and to protect the amenities of adjoining occupiers.

- (4) The first floor windows in the south-west elevation wall of the building (as extended) shall be fixed and glazed with obscure glass below 1.8m, and the windows shall open at high level only (not less than 1.8m above floor level) and top hung and shall be so maintained unless the prior written consent of the Local Planning Authority is obtained.

Reason: To minimise interference with the privacy of the adjoining occupiers.

- (5) Notwithstanding the plans hereby approved details of materials for all external work shall be submitted to and approved in writing by the Local Planning Authority before any work is commenced. The work shall be carried out in accordance with the approved details.

Reason: To ensure a satisfactory development which does not prejudice the amenity of the locality.

- (6) Notwithstanding the submitted drawings, no development shall commence unless a hard and soft landscaped scheme shall be submitted to and approved in writing by the Local Planning Authority prior to commencement of any demolition/construction work on the site. Such landscape works shall be completed prior to occupation of building(s) and commencement of the use, unless otherwise agreed in writing by the Local Planning Authority

Such details shall include but not be limited to:

- (a) Full details of hard-surfacing materials for all areas of hard surface within the site including paths, ramps, steps, parking areas, and consideration of sustainable urban drainage systems (SUDs)
- (b) All planting including location, species, size, density and number with a soft landscaping planting schedule and layout plan. This shall include details of additional tree planting is required across the site, particularly along the boundary between the south-west boundary of the site and the new 2-storey round end of the building and adjacent properties and along Perrin Road.

- (c) A detailed (min 5 year) landscape management plan showing requirements for the ongoing maintenance of hard and soft landscape.
- (d) Details of the planting of all green roofs on site and their associated maintenance schedule, and consideration of biodiversity.
- (e) Details of all play spaces and equipment

Any trees and shrubs planted in accordance with the landscaping scheme which, within 5 years of planting are removed, dying, seriously damaged or become diseased shall be replaced in similar positions by trees and shrubs of similar species and size to those originally planted unless otherwise agreed in writing with the Local Planning Authority.

Reason: To ensure a satisfactory standard of appearance and setting for the development and to ensure that the proposed development enhances the visual amenity of the locality in the interests of the amenities of the occupants of the development

- (7) No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a plan indicating the positions, design, materials, finish, height, length and type of boundary treatments to be erected or retained. The boundary treatments shall be completed before occupation of the buildings, and commencement of the use, or in accordance with a programme agreed in writing with the Local Planning Authority.

Any existing boundary treatment shall not be uprooted or removed except where in accordance with the approved plan and shall be protected from building operations during the course of development.

Reason: To safeguard the character of the area and the reasonable residential amenities of local residents.

- (8) A Tree Protection Method Statement shall be submitted, giving details of the means by which existing trees on the site are to be protected from damage by vehicles, stored or stacked building materials, and building plant or other equipment shall be submitted to and approved, in writing by the Local Planning Authority before any demolition/construction work commences on site, and such protection shall be installed and retained, as approved, throughout the period of the work.

Reason: To ensure that trees which are to be retained as part of the development are not damaged by construction works in the interests of the local environment and the visual amenity of the area.

- (9) Notwithstanding the submitted plans, details of the provision of a minimum of 70 secure cycle parking spaces shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of work on site. Thereafter the development shall not be occupied until the cycle parking spaces have been laid out in accordance with the details as approved and these facilities shall be retained.

Reason: To ensure satisfactory facilities for cyclists.

- (10) Details of arrangements for the storage and disposal of refuse and recyclable materials, and vehicle access thereto, within the site shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of works on site. The approved arrangements shall be implemented in full prior to first occupation of the development and permanently retained as approved unless the prior written consent of the Local Planning Authority is obtained.

Reason: To ensure a satisfactory appearance and adequate standards of hygiene and refuse collection.

INFORMATIVES:

None Specified

REFERENCE DOCUMENTS:

Any person wishing to inspect the above papers should contact Avani Raven, The Planning Service, Brent House, 349 High Road, Wembley, Middlesex, HA9 6BZ, Tel. No. 020 8937 5016



Planning Committee Map

Site address: Sudbury Primary School, Watford Road, Wembley, HA0 3EY

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