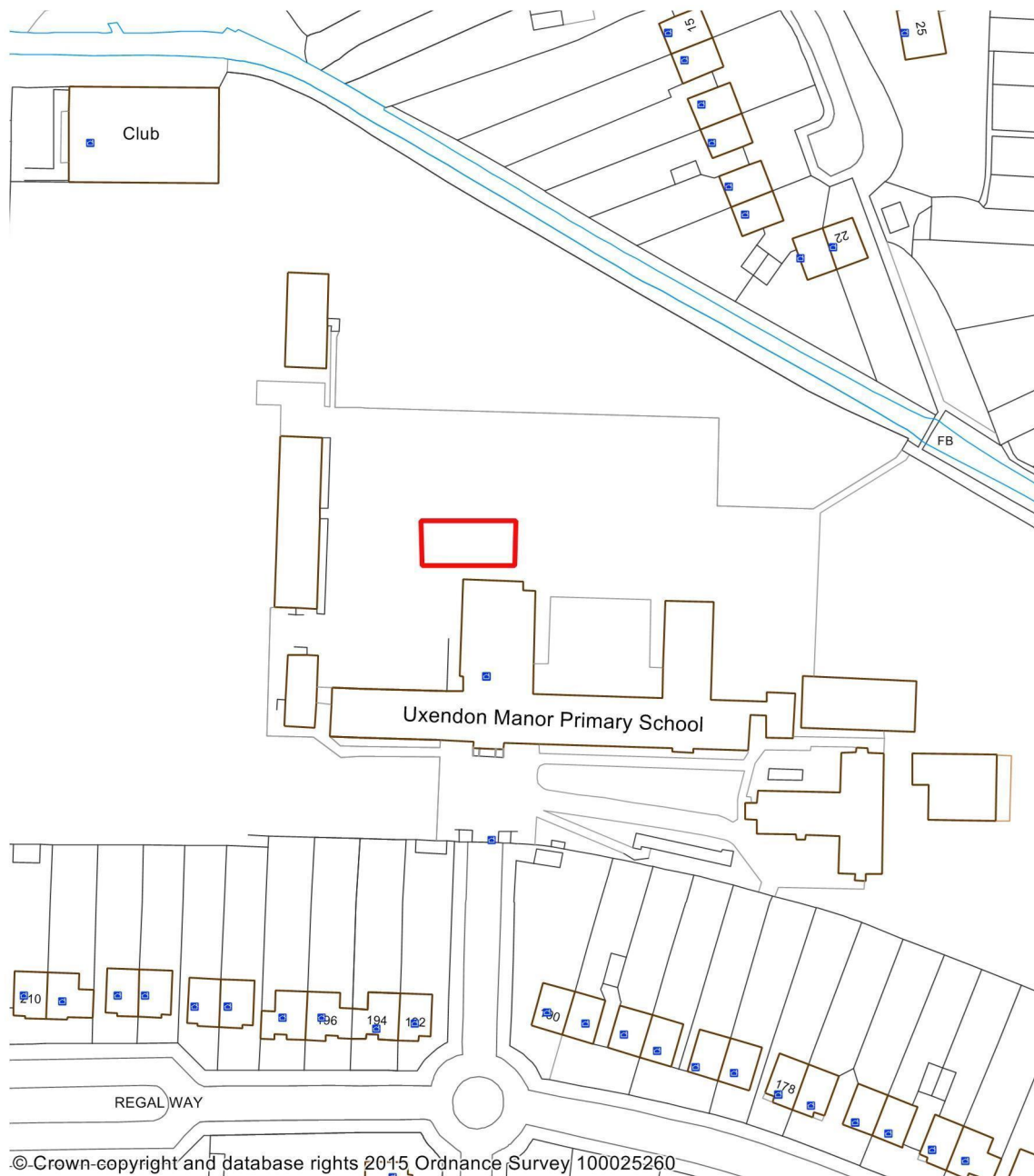




Planning Committee Map

Site address: Uxendon Manor Primary School, Vista Way, Harrow, HA3 0UX

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This map is indicative only.

RECEIVED: 1 December, 2014

WARD: Kenton

PLANNING AREA: Kingsbury & Kenton Consultative Forum

LOCATION: Uxendon Manor Primary School, Vista Way, Harrow, HA3 0UX

PROPOSAL: Installation of single storey modular temporary classrooms in the playground of Uxendon Manor School

APPLICANT: LB Brent: Regeneration & Growth

CONTACT: Watts Group PLC

PLAN NO'S:
See Condition 2

RECOMMENDATION

Grant temporary planning permission subject to conditions set out after paragraph 19.

CIL DETAILS

This application is not liable to pay the Community Infrastructure Levy (CIL). This is because the application relates to an education use (use class D1) and has zero charge (£0).

CIL Liable?

Yes/No: No

EXISTING

The subject site is a primary school located at the northern end of Vista Way. This stretch of road (approx. 40m) only serves the school. There is also an access into the school from Shaftesbury Avenue with 'school keep clear' markings in the vicinity of the entrance.

The school operates Monday to Friday and has various after school activities. The age range of the students varies from 4-11 years. In September 2014, an additional 30 reception children were accommodated utilising an existing music room and office to provide sufficient teaching space.

PROPOSAL

Installation of single storey modular building provided two temporary classrooms in the playground of Uxendon Manor School

HISTORY

Detailed planning history. Most recent:

10/1654 - Erection of a two storey access lift to rear of school building as revised by plans received 05/08/2010 – granted 13/08/2010

09/1662 - Installation of replacement double-glazed, aluminium-framed windows to school building – granted 22/10/2009

POLICY CONSIDERATIONS

The following planning policy documents and guidance are considered to be of particular relevance to the determination of the current application

The National Planning Policy Framework (NPPF)

The National Planning Policy Framework (NPPF) was published on 27 March 2012 and replaces planning Policy Guidance and Planning Policy Statements with immediate effect. It includes a presumption in favour of sustainable development in both plan making and decision making. It is considered that the saved policies referred to in the adopted UDP and Core Strategy are in conformity with the NPPF and are still relevant.

Paragraph 72 of the NPPF states that the Government attaches great importance to ensuring that a sufficient choice of school places is available to meet the needs of existing and new communities. Local planning authorities should take a proactive, positive and collaborative approach to meeting this requirement, and to development that will widen choice in education. They should:

- give great weight to the need to create, expand or alter schools; and
- work with schools promoters to identify and resolve key planning issues before applications are submitted.

Paragraph 74 of the NPPF states that existing open space, sports and recreational buildings and land, including playing fields, should not be built on unless:

- an assessment has been undertaken which has clearly shown the open space, buildings or land to be surplus to requirements; or
- the loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location; or
- the development is for alternative sports and recreational provision, the needs for which clearly outweigh the loss.

The London Plan, 2011

The London Borough of Brent LDF Core Strategy 2010

CP18 – Protection and Enhancement of Open Space, Sports and Biodiversity

CP19 – Brent Strategic Climate Mitigation and Adaptation Measures

CP23 – Protection of existing and provision of new Community and Cultural Facilities

The London Borough of Brent Unitary Development 2004 ('saved' policies)

BE2- Townscape- Local Context and Character

BE5 – Urban Clarity & Safety

BE8 – Lighting and Light pollution

BE9- Architectural quality

BE12 – Sustainable Design Principles

BE17 – Building services equipment

EP2 – Noise & Vibration

H22 – Protection of Residential amenity

TRN3 – Environmental Impact of Traffic

TRN4 – Measures to make Transport Impact acceptable

TRN11 – The London Cycle Network

TRN22 – Parking standards- non-residential developments

TRN34 – Servicing in New development

TRN35 – Transport access for disabled people and others with mobility difficulties

CF2- Location of small scale Community Facilities

CF10 – Development within school grounds

Supplementary Planning Guidance

SPG17 - Design Guide for New Development

SPG12 – Access for disabled people, designing for accessibility

CONSULTATION

Consultation letters were sent out to 30 neighbouring properties on the 03/12/2014 including properties on

Brookfield Crescent, Cranleigh Gardens and Falcon Way..

3 objections have been received. A summary of the matters raised along with the officer's comment are set out in the table below

Objection	Officer Comment
Impact on traffic during drop off and collection times	The proposal is for a temporary classroom only, and will allow the school to re-instate the facilities lost in September 2014 when there was an increase in pupil numbers. The School has an existing travel plan which was submitted to Brent Council's school road safety team and is accredited with a silver award.
Increase pupils from wider catchment	See above.
Safety from vehicular activity – vehicle and pedestrian	See above.
Drains and sewers unable to cope with population – Thames Water review required	Network capacity investigation may be required – informative to advise Thames Water
Increase in new buildings cause flooding	The proposed temporary building will be on an area of existing hardstanding to the north of the main building and as such there should not be a net impact on the rate or volume of water entering the drainage system. Para. 13-16
Implications for Wealdstone Brook	Para. 13-16
Impact on provision of playground and playing field facilities	Para. 17-18

Kenton Ward Councillors – No comments received to date

Environmental Health – To comments to make on the proposal

Transportation - No transportation objections subject to the following

- (i) A revised site plan showing a minimum of 5 cycle parking spaces in compliance with PS16 of the UDP-2004.
- (ii) Further clarification is sought as to whether the new classrooms will result in additional pupils and this should be updated in the Schools Travel Plan to help to mitigate any impact that may arise.

The Environment Agency – Requested [Flood Risk Standing Advice](#) (FRSA) be used to check the Flood Risk Assessment requirements have been met

Sport England – No comments received to date

REMARKS

Introduction

1. The proposal is for a single storey modular building incorporating two classrooms with associated WC facilities, located within the grounds of Uxendon Manor Primary School. The temporary building is proposed until December 2016 and will be located will be within the existing hard-paved play area to the north of the school main building.
2. The applicant has outlined that the proposed classroom is to allow the school to reinstate facilities lost in September 2014 when an additional 30 reception children started, and will not result in any additional pupils from this development.

3. It is understood that options are being considered for wider expansion of the School. This is not being considered under this application and an informative will remind the applicant that any proposal will need to be subject to the full planning process under a separate application.

Scale and Design

4. The temporary modular building is pre-existing and is proposed to be relocated to Uxendon Manor Primary. It measures approximately 18m x 10m with a height of 3.5m and will be located within the existing hard-paved play area to the north of the school main building. The modular building will be positioned at least 1500mm from the existing school building to allow access around the unit.
5. Disability access is provided to both classrooms and the lobby with ramps at a slope of 1:12. This complies with SPG12. Both WC facilities are of sufficient size to accommodate wheelchair users. Full details of materials will be secured under a condition. T

Impact on amenity of neighbouring occupiers

6. The building complies with SPG17 in terms of the building massing in relation to neighbouring gardens. It is closest to properties fronting Brookfield Crescent and Cranleigh Gardens.
7. The classroom will be positioned at least 40m from the nearest rear garden (21 Brookfield Crescent) and therefore any amenity impacts will be minor in nature. No noise assessment has been undertaken; however, as there is no proposed increase in pupil numbers it is considered that there will be no additional noise nuisance to adjoining residences.

Transport

8. The site has a car parking to the front and eastern corner of the site. The front car park can accommodate approx. 7 spaces and the car park to the eastern corner can accommodate 3 spaces. The total 10 off street parking spaces do satisfy Policy PS12, which restricts car parking to a maximum of 1 car space per 5 staff. The school currently has 471 pupils and 50 full time staff (figures taken from the travel plan). Therefore a maximum of 10 car spaces is permitted for this site. Aerial photography July 2013 also shows 6 vehicles parked on street, Vista Way, on the stretch of the road that serves the school only. This indicates that the on street parking, on this section of Vista Way, is operating at maximum capacity.
9. Standard PS12 also requires particular consideration to be given to setting down facilities for schools at the start and finish of the school day. The school does not appear operate a mini bus system neither does it have a designated drop off and pick up area. However, the school entrances, via Vista Way and Shaftesbury Avenue, are no through roads and therefore traffic in this area is low. There are no residential dwellings fronting this section of Shaftesbury Avenue which has a park, tennis courts, Synagogue and the school's fields. The street is over 7m wide and therefore can accommodate parking on both sides of the road and therefore overspill of parking onto Shaftesbury Avenue is not likely to inconvenience residents. In addition to this, Vista Way and Regal Way in the vicinity of the school and the mini roundabout have double yellow lines to prevent obstructive parking.
10. The school does interact with our school road safety team who do encourage influent in a number of schemes including road safety. The school has an up to date School Travel Plan which is accredited a silver award and they reduced the proportion of children travelling by car down from 38% to 23% since 2011.
11. The cycle parking requirement for the school is 1 space per 10 staff. The site does not appear to have cycle parking and therefore 5 spaces should be provided in compliance with PS16 in a secure and covered shelter to prevent against theft and weather. An informative will be added regarding the provision of secure cycle storage. As this proposal does not result in an increase in pupils, it is not considered that a condition to secure delivery is required.
12. In conclusion, the parking requirements remain unchanged as a result of the development. There are no objections to this proposal in principle, subject to there being no increase in pupil numbers.

Flood Management

13. The applicant has provided details of flood management for the proposal and has included a Flood Risk Assessment in accordance with the Environment Agency's standing advice.
14. The subject site is within Flood Zone 2. As such, it is a low to medium risk site. However, the proposed

development is to an educational facility and is therefore considered 'more vulnerable'.

15. The applicant has assessed the flood risk and made the following comments:

- Temporary structure to be on stilts. Finished Floor Level should be set no lower than 38.07m to provide 300mm freeboard above EA modelled flood levels.
- Safe access and egress is available from the school site to Vista way to the south.
- The site manager should sign up to the EA Floodline Warnings Direct service.
- A flood plan should be developed, or an existing flood plan for the school (if available) updated to include the new classroom.

16. As such, a condition could be added that the School's flood management plan be updated prior to the occupation of the unit.

Impact on sport provision

17. The proposed development will be located on an area of existing hard paved playground where there are some markings for play. However, the school is sited on large grounds with sufficient soft and hard stand play areas such that the proposal will not result in a significant loss of sports and recreational provision. As such, the proposal is considered to be consistent with Paragraph 74 of the NPPF.

18. A condition should be added to ensure that the hard stand play area is made good after the end of the temporary consent.

Conclusion

19. Subject to the conditions set out at the end of this report officers recommend approval for the application to install the single storey modular temporary classrooms until December 2016.

RECOMMENDATION: Grant Consent

REASON FOR GRANTING

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

The National Planning Policy Framework (NPPF) 2012

Brent Unitary Development Plan 2004

Brent Core Strategy 2010

SPG17 - Design Guide for New Development

SPG12 – Access for disabled people, designing for accessibility

CONDITIONS/REASONS:

(1) This permission shall be for a limited period only expiring on 31/12/2016 (unless a further application has been submitted to and approved in writing by the Local Planning Authority). Thereafter all buildings and associated infrastructure shall be removed from the site, and the playground shall be made good across the site, in the state that it is currently, unless otherwise agreed in writing by the Local Planning Authority

Reason: The building is of a temporary nature which the Local Planning Authority would not be prepared to approve other than for a limited period, having regard to its construction and/or effect on the visual amenity of the area.

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

- 120985/AR/OS/PRO/001, Rev A. Temporary Classroom Proposed O/S Site Plan
- 120985/AR/BL/PRO/002, Rev. A. Temporary Classroom Proposed Block Plan
- 120985/AR/PRO/003, Rev. A. Temporary Classroom Proposed Layout. Dated 16.10.14

- 120985/ST/PRO/004, Rev. A. Temporary Classroom Proposed Elevation.
- 120985/ST/PRO/005, Rev. A. Temporary Classroom Proposed Elevation.
- 120985/ST/PRO/006. Temporary Classroom Foundation Plan Layout
- 120985/ST/PRO/007, Rev. A. Temporary Classroom Foundation Section
- 14186.SS.001, Rev. T1. Proposed Layout Incoming Services to Temporary Classroom
- Flood Risk Assessment. Dated 21-Oct-2014.
- Bulge Classroom Foundation Design. Dated 03.10.2014.

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

- (3) The proposed development shall not result in a net increase in the number of pupils to the School unless otherwise agreed in writing by the Local Planning Authority .

Reason: To ensure that the proposed development does not prejudice the enjoyment by neighbouring occupiers of their properties or harm the local highway network

- (4) Prior to the occupation of the temporary classroom, a new flood management plan shall be developed for the new classroom or the existing flood management plan for the school (if available) shall be updated to include the new classroom.

Reason: To mitigate the impacts of flooding to the site.

- (5) Prior to commencement of development (excluding site preparation), further details of materials for all external work shall be submitted to and approved in writing by the Local Planning Authority. The details shall include:

- (a) Cladding
- (b) Windows;
- (c) Doors;
- (d) Roof finishes;

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) No development shall take place until a Construction Method Statement has been submitted to, and approved in writing by, the local planning authority. The approved Statement shall be adhered to throughout the construction period. The Statement shall provide for:

- The parking of vehicles of site operatives and visitors;
- Construction traffic routes to the development site;
- Hours of construction works.

Reason: To protect residential amenity and ensure the development does not have an adverse impact on the highway.

INFORMATIVES:

- (1) The applicant is reminded that this permission relates only to the erection of the temporary modular classroom, Any proposed wider expansion would require planning permission.
- (2) The applicant is advised that site does not appear to have cycle parking and therefore 5 spaces should be provided in compliance with PS16 in a secure and covered shelter to prevent against theft and weather.

- (3) The applicant is advised to contact Thames Water to determine whether a network capacity investigation is required.

REFERENCE DOCUMENTS:

The following are extracts of some of the submitted plans. All submitted details can be viewed on the Council's website www.brent.gov.uk by searching with the application reference.

Any person wishing to inspect the above papers should contact Brigette Priestley, Planning and Regeneration, Brent Civic Centre, Engineers Way, Wembley, HA9 0FJ, Tel. No. 020 8937 020 8937 5130