

Committee Report
Planning Committee on 15 December, 2010

Item No. 15
Case No. 10/2738

RECEIVED: 22 October, 2010

WARD: Preston

PLANNING AREA: Wembley Consultative Forum

LOCATION: Preston Manor High School, Carlton Avenue East, Wembley, HA9 8NA

PROPOSAL: Erection of a temporary primary school in the grounds of Preston Manor High School, to be accessed from Ashley Gardens, comprising a single-storey modular building incorporating two classrooms, assembly hall, staff room, medical area and ancillary office and storage space, as amended

APPLICANT: Children & Families Department, London Borough of Brent

CONTACT: Watts Group PLC

PLAN NO'S:
Please refer to condition 2

RECOMMENDATION

To:

(a) Resolve to Grant Planning Permission, subject to a s106 legal agreement, or
(b) If within a reasonable period the applicant fails to demonstrate the ability to provide for the s106 terms and meet the policies of the Unitary Development Plan, Core Strategy and Section 106 Planning Obligations Supplementary Planning Document by concluding an appropriate agreement, to delegate authority to the Director of Regeneration and Major Projects, or other duly authorised person, to refuse planning permission.

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
- Submit a Travel Plan to the Council for approval and to implement this plan, the purpose of the plan being to manage the transport needs of staff/ visitors to the Development so as to minimise car usage and promote alternative modes of transport.

A financial contribution of £25,000 towards highway safety improvements in Preston Road index linked from the date of committee

EXISTING

The site comprises approximately 2900 square metres of the existing school grounds of Preston Manor High School. This part of the school grounds adjoins Ashley Gardens, a cul-de-sac that currently provides access to residential properties fronting the highway and Ashley Pavilion, a building that houses BACEs and a children's nursery. There is also a pupil referral unit located in a temporary building in the grounds of Ashley Pavilion. The proposed site is to the north of Ashley Pavilion, and borders the back gardens of dwellings facing Ashley Gardens and Preston Road. The site also adjoins an existing electricity substation, which is to remain. Within the site is a large oak

tree, which is to be retained.

Access to the site is via Ashley Gardens.

The site is not situated within a conservation area.

PROPOSAL

Erection of a temporary primary school in the grounds of Preston Manor High School to be accessed from Ashley Gardens and comprising a single storey modular building incorporating two classrooms, assembly hall, staff room, medical area and ancillary office and storage space. The temporary school will accommodate a maximum of 60 children.

HISTORY

Many history records on file, but the most relevant recent applications are:

10/01/08 – Ref: 07/3033 – approved

Erection of a single-storey block comprising of 14 new classrooms, toilets and office space; the erection of a new sports hall; the relocation of outdoor hard play area and the relocation of 2 existing mobile classroom buildings and removal of 1 mobile as accompanied by Design Statement received 11/10/07; Flood Risk Statements dated 11/10/07 and 28/11/07 addendum and emails dated 21/12/07 and 03/01/08; Traffic Impact Assessment Report received 11/10/07; Sustainability Checklist dated 28/11/07; and Mercian Lighting details received 28/11/07 and subject to a Deed of Agreement dated 10th January 2008 under Section 106 of the Town and Country Planning Act 1990, as amended.

04/0575 - Ref: 01/06/2004 - granted

Erection of two single storey portable buildings for use as classrooms to replace recently fire damaged portable building.

POLICY CONSIDERATIONS

Planning Policy Guidance 17 – Planning for open space, sport and recreation

Planning Policy Statement 25 – Development & Flood Risk

Planning Policy Statement – A sporting future for the playing fields of England

Brent' s Unitary Development Plan 2004

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

EP6- Contaminated Land

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

Brent's 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

SPG17 - Design Guide for New Development

SPG12 – Access for disabled people, designing for accessibility

SUSTAINABILITY ASSESSMENT

n/a

CONSULTATION

Consultation letters were sent out on the 04/11/10 to 233 properties including properties on Ashley Gardens, Aylands Close, Carlton Avenue East, (odds,) Forty Avenue, Perrin Grange, Highfield Avenue, Hollycroft Avenue, Keysham Court, Preston Road, Orchid Court and Carlton Parade.

On 08/11/10 a further 86 letters were sent to properties in Carlton Avenue East, (evens,) Forty Avenue and Preston Road

3 Site notices 05/11/10

Press notice 18/11/10

1 letter of support

16 objection letters received raising the following issues:

- Traffic congestion from the additional; children being dropped off and picked up.
- The existing high school is already bloated, with only capacity for 350 children for lunch time, with the rest of the children walking to local fast food establishments, causing congestion and eating whilst walking back
- The delivery and collection of additional children will lead to grid locks,
- Confusion about multiple consultation dates regarding planning application and the School's own consultation
- The contractor's noise report omits the noise generated by the proposed catering facilities for 60 extra children. The catering will need to be located away from the classrooms
- Where will catering take place? A kitchen will disturb pupils, who will all have to rely on a packed lunch? There appear to be insufficient toilets proposed.
- The Traffic Assessment refers to 2 other schools, but these aren't likely to be similar to the proposed school at Ashley Gardens

- The school does not educate children to keep the noise down, and not to litter, and does not responsibly erect boundary fences
- The primary school is to meet shortfall in the Borough, and it is likely that the children attending will not be local and will be driven to the site. This is generate significant drop-off and collection traffic twice a day leading to bottle necks at the road junction, especially with vehicles trying to turn right. Does not encourage children to walk to school.
- Preston Road is a busy main road with fast-flowing traffic. The visibility of cars exiting Ashley Gardens is poor, and the proposal could lead to road traffic accidents.
- Objections raised from BACEs, conflict with car park, and increased car park pressure will be a problem for users, safety concerns for visiting children is also an issue, problems with car park, problems with parents studying at the centre and new users.
- There are few unplaced children here in comparison with other places in Brent.
- There is already a public transport problem in the area exacerbated by the new school at Wembley Park.
- The description does not refer to toilets or kitchen facilities. Is this a way to get more classrooms once the idea has been officially accepted?
- There is already a school on Ashley Gardens and traffic has increased steadily over the years, causing disruption. The temporary school is a precursor for a permanent structure. The access for a permanent school must be via Carlton Avenue East.
- The opportunity of providing more education to pupils is welcomed, but concerns about Ashley Gardens are raised, in particular, how the school will prevent parents from using Ashley Gardens to drop-off and pick up. Ashley Gardens is a narrow road with parking bays on both sides.
- Ashley Garden's congestion and parking would prevent fire appliances and ambulances attending the site and cause difficulties for refuse collections.
- The increase in noise levels of 60 children will impact on local residents.
- There is insufficient parking spaces for staff of the proposed school.
- Inadequate parking for parents and emergency vehicles on Ashley Gardens, compounded with inadequate policing.
- Preston Manor High School has built extensively and recently erected a massive eyesore, (the sports hall.). A temporary school proposed will soon become a permanent school.
- Raise opposition to the further erosion of the open space.
- Raise concerns about the confusion over the consultation being undertaken regarding the school from the Council as an Education authority and as a Planning authority and the confusion that this is raising with local people regarding different consultation dates.
- The introduction of more children in a second location on Carlton Avenue East, will impact twice a day on CAE, Princess Avenue and Elmstead Avenue, which are already used as a rat-run through to Forty Lane where commuters are not willing to pay to park at the station. This will make the Council consider a CPZ, or one-way roads, which local residents do not want.

- Could the existing school entrance be used and a path built between the schools, to prevent further parking issues?
- The Council should have made provision for the 4 years olds without provision years ago.
- All local residents should have been included in the local consultation, there appear to have been many omissions
- Chalkhill Primary School Head Teacher expressed an interest in taking children and expansion, which is in easy reach of Preston Ward.
- The government's cut announcements make it hard to believe that the Council has an enormous amount of money to build a new school from scratch.
- Preston Manor's OFSTED was in the past outstanding. This has recently been downgraded to good. Will this continue to decrease with further expansion?
- Parents with pupils already at the school have voted against the expansion.
- Raise concerns about the government's Welfare and Housing Reforms with the proposal to build more houses at Wembley Link. The proposed expansion at Preston Manor is unlikely to be enough. People moving into the Wembley regeneration areas will need even more school places.
- The D&A Statement online contains errors such as referring to Wood lane.
- If the school has excess land, it should be made publicly accessible.
- Currently hiring of facilities out of hours does not appear to be sufficiently supervised, as there is often noise after 11pm at night.

Environmental Health – no objections. The details submitted regarding proximity to the electricity substation are satisfactory. The Temporary Noise Impact Assessment confirms that the development will not cause noise nuisance

Landscape Design – the report by Landscape Planning is comprehensive and subject to adhering to the protection specification by condition, this is acceptable and will protect the oak. It is recommended that a hedge and 2 new oaks are planted in the locality.

Highways- initially raised objections to the proposal which was submitted with an inadequate Travel Plan, and failed to provide safe walking routes to the temporary school through a safe path drop-off area and appropriate signs and pedestrian crossings through s106 payment. Revised drawings have now been received to address these concerns. The applicant will be asked to make a s106 contribution towards Preston Road improvements

Environment Agency – the site has been assessed as low environmental risk. No comment.

Sport England -raised initial objections to the site on a potential playing field pitch. They raise no objections to a temporary 2-year permission, after which the site will be returned to playfield.

REMARKS

Introduction

This application is for the erection of a temporary school for, to meet an identified need to provide education places within the Borough. The main planning considerations are as follows:

- Community facility/ need
- Size and scale of proposed building upon surroundings including residential amenities, the school playing fields, boundaries and pitches
- Impact on open space and sports provision
- Transportation impacts
- Flood risk

Demand for Primary Places

Changes in Brent's population has created increasing demand for school places. The number of four year olds on school rolls is expected to rise strongly over the next three to four years.

In 2009-10, Brent Council analysed the increased demand for places and added a further 68 reception places, at Anson Primary School (7) Park Lane (30) Newfield (30) Avigdor Hirsch Torah Temimah (1), providing a total of 3428 reception places. Despite adding new places, there remains a shortfall of reception places in the Borough. As of 29 July 2010, there were 164 children of primary school age without a school place for the 2009/10 academic year. For the 2010-11 academic year beginning next September, temporary provision for 135 additional reception places has been created in the following schools; Brentfield (30) Wykeham (30) Braintcroft (30) Islamia (30) St Robert Southwell (15).

Applications for reception places 2010-11 are up on last year with 3817 applications compared to 3583 for 2009-10. Since the closing date for applications a further 295 have been received, making a total of 4112 applications. More applications will have come in since the start of the academic year.

As of 15 September 2010, after the additional 135 temporary places are taken into account, 208 Reception children are still unplaced, with 40 vacancies overall in schools; this leaves a net shortage of 168 Reception places in the current academic year. New arrivals to Brent continue to seek reception places. Furthermore many places at Brent's faith schools are taken up by children from outside the borough.

There is also a mismatch between where vacancies exist and where unplaced children live. Most parents seek a local school for primary aged children. During 2009-2010 in some cases the LA has had to offer places up to 5 kilometres away from where children live as this was the nearest offer that could be made.

The LA consulted with primary schools in the borough to explore the possibility of increasing the number of school places. It has been evident that the demand for places would be greater than the number of available places. This assessment was based on the number of applications received by LA, the current forecast of student numbers and feedback from schools. Subsequently, the LA reviewed capacity constraints at all primary schools and identified the maximum need for school places in local areas. Discussions have taken place with schools that were suitable and willing for expansion. This was followed by an initial feasibility assessment.

Preston Manor High School

The Local Authority has asked the governing body of Preston Manor High School to consider the proposal to expand the school by creating a new permanent two form of entry primary school to open in September 2011.

Preston Manor High School is a Foundation school using the admission arrangements set by the Governing Body. It offers non-denominational mixed gender places for students aged 11-19 years. Student numbers on roll at the school in the academic year 2009-10 are given below:

Number on Roll*	Y7	Y8	Y9	Y10	Y11	Sixth Form	Total
Preston Manor High School	251	250	223	231	228	298	1481

*January 2010 Census Data

Preston Manor High School has agreed to accommodate two Reception classes (60 places) on a temporary basis from January 2011 until the end of the academic year. The temporary accommodation is the subject of this planning application, and is to be sited adjacent to Ashley Gardens.

A further planning application is likely to be submitted in the near future for the creation of the proposed permanent primary school. The proposed accommodation for the two form of entry primary provision would be of a permanent high quality modular construction and is expected to be situated at the north end of the school site with its own dedicated access from Carlton Avenue East. The proposed position is on land currently little-used by Preston Manor High School. If this future planning application were to be accepted, Preston Manor would offer two form of entry primary provision from September 2011. This would mean that the school would admit two form of entry (60 students) in the reception year from January 2011 and this cohort would progress to Year 6 by September 2016, after which they would transfer to the high school.

The proposed use

The application proposes the erection of a temporary primary school in the grounds of Preston Manor High School to be accessed from Ashley Gardens and comprising a single storey modular building incorporating two classrooms, assembly hall, staff room, medical area and ancillary office and storage space. The use of an existing school site for the provision of education facilities is acceptable and complies in principle with Policy CF10.

The proposed siting within the school playing field

The temporary school is proposed within the school grounds of Preston Manor High School. The school is to be run in conjunction with the established High School, under the same Headmaster. The site is within the western part of the school playing fields.

Brent's Core Strategy places great emphasis on the protection of Open Space. Policy CP18 states that "inappropriate development" of open space should be resisted. This is defined as any development harmful to the use or purpose of open-space unless very special circumstances apply. It has been demonstrated that there is a specific local need for a new primary school. The applicants have explained in supporting documents that other siting options were explored but were discounted. In addition the new primary school is functionally linked to the existing High School on site. The siting will allow a new pedestrian access from Ashley Gardens. The applicants consider the siting minimizes impact upon the existing High School's operation.

The "Brent Outdoor Sports Audit" by Ashley Godfrey Associates 2008 revealed that the school currently benefits from two Senior Football Pitches, (74% + 73%,) one Junior Football Pitch (61%), and 3 Tennis courts (78%.) Since that survey a new sports hall have been provided on site.

The applicants have provided revised drawings that demonstrate that the existing pitches on site are to be retained. They confirm that the proposed temporary primary school site has not been used by the High School for recreation recently. They have provided information that demonstrates that the school still has an appropriate level of play area. The supporting documents demonstrate that the current operation of the school will not be harmed by the application. The applicants have confirmed that the proposed siting of the temporary school will not impinge upon the High School's ability to expand in the future in compliance with Policy CF10 of Brent's Unitary Development Plan 2004. It is therefore not considered appropriate to refuse the current children's centre application on the grounds of harm to the schools potential future expansion.

The site is in an area not currently used for sports or recreation and is not marked out as a pitch at any time of the year. The application does not result in the loss of a pitch but nevertheless will take up land that has potential to form a pitch. In order to comply with PPG17 the applicants would need

to demonstrate that the playing fields are surplus to requirements. Whilst the site area is not actively used by the school, there is a deficient of pitches within the Borough of Brent. This deficient is identified within the Council document "Planning for Sport and Active Recreation Facilities Strategy 2008."

Furthermore Sport England has issued a PPS that prevents building on pitches or playfields with the potential to form pitches. In order to comply with Sport England's policy guidelines, the applicants would need to demonstrate that the proposal is one of the 5 identified exceptions to building on playing pitches. Sport England raised objections to the proposal as originally submitted, and comment that the proposal cannot be considered as one of the 5 exceptions. However, Sports England have confirmed that as the school is to meet a dire need in the Borough to provide education to children currently out of school, they will consider removing their objection if the planning permission granted is only temporary, for up to 2 years and thereafter the site would be returned to playing fields. The applicant has agreed to this condition and Sport England have now removed their objection. It should be noted that the proposed temporary school is likely to bring permanent drainage improvements to the area, which are considered to improve the quality of the playing field locally after the temporary school has been removed.

Design

The proposed new buildings are single storey and with two number 68sqm classrooms and one 97sqm multifunction hall presented in an L-Shape. The building's external skin will be plastic coated steel laminated exteriors. The cladding proposed is in a beige and green finish. This is a standard approach on school sites, and is acceptable for a temporary building. The building is designed with a pitched felt roof. The applicants were asked to consider a green roof, to improve the building's sustainability. However the applicants have advised that given the budget and timeframes required to implement this temporary accommodation this is not feasible.

Impact of the building upon neighbouring residential amenities

The proposed building complies with SPG17 in terms of the building massing in relation to neighbouring gardens. It is closest to properties fronting Ashley Gardens and Preston Road. The applicants have suggested a green palisade fence to the boundary of the residential properties. Your officers have requested that the applicants consider a more substantial boundary treatment, as an alternative to the palisade fencing. It is used around the Pavilion in the vicinity of the site, but it is not considered to be very neighbour-friendly immediately adjoining residential gardens.

A hedge is seen to be a more robust boundary treatment as there is not a standardised boundary finish along this site edge. Feathered whips (Hornbeam, Beech and Dogwood) planted in a double-staggered row at 500mm centres, protected by chestnut pale fencing would suffice. With regards to the additional oak trees, it is considered that future tree stock in appropriate positions (5m-10m from boundaries) will not incur onto future pitches as the existing oak tree and substation are located here. The applicants have requested that this be dealt with by way of condition, which is acceptable.

Any external proposed lights will be restricted by condition to ensure that there is no light back-spill into the residential gardens in accordance with Policy BE8. This ensures that neighbouring amenities are not harmed by the development.

Noise

The applicants have submitted a noise assessment. This demonstrates that proposed noise levels arising from the temporary accommodation will result in noise levels 5-25dB below the prevailing background noise levels with the windows open, and with the windows shut would be even lower, and at least 10dB below the background noise level. This would not result in noise nuisance to adjoining residences. The Noise Assessment further states that if noisy activities levels are high, windows could be closed to reduce levels lower. This is not considered reasonable. The consent would be limited to 2 years, so there would only be the higher noise levels in this part of the

grounds associate with a temporary primary school on a short-term basis. The neighbouring properties are already adjacent to the school field and will experience some level of external noise from the existing High School. Furthermore the temporary school is unlikely to generate a sufficiently high level of noise to cause nuisance, and will wish to maintain a good relationship with adjoining properties, and so would react to any complaint. In any case this could be monitored by the Council's Environmental Health team, which has powers to enforce reasonable noise levels should this become a problem. A condition will restrict any noise-generating equipment such as air conditioning in order to avoid machinery noise nuisance to neighbouring dwellings in accordance with policies H22 and EP2.

Transportation issues

The site lies at the end of Ashley Gardens. On-street parking in Ashley Gardens is generally unrestricted, although the area is within the Wembley Stadium event day protective parking scheme, whereby on-street parking on event days is restricted to residents' permit holders only. Public transport access to the site is moderate (PTAL 2), with Preston Road Underground station (Metropolitan line) within 960 metres (12 minutes' walk) and four bus services within 640 metres (8 minutes' walk).

Car parking allowances for educational uses are set out in standard PS12 of the adopted UDP 2004. This allows up to one space per five staff, plus an additional 20% for visitors. As such, no more than two spaces should be provided for this temporary school. Use is proposed to be made of two standard spaces and one disabled space within the existing BACES 31-space car park. This approach is acceptable in principle and will also satisfy requirements for disabled parking policy TRN35. Standard PS16 requires the provision of at least one bicycle parking space per ten staff, so at least one such space will be required. Further details of bicycle parking provision are therefore required as a condition of any approval. The applicant has provided an indicative area where cycles will be stored.

Refuse and recycling collection will be managed through the extension of the service already being provided to the BACES Adult Education Centre and Nursery. Appropriate receptacles will be housed within the school boundary in the area indicated on the revised plan. This complies with policy TRN34 of Brent's Unitary Development Plan and the provision of the bin store will be required as a condition of any approval.

The Council's Highway Engineers require that the remainder of the BACES car park be made available for parents that do bring children to the school by car to use to set them down and collect them at the start and finish of the school day in order to minimise congestion in Ashley Gardens, particularly since the road does not benefit from a turning head. The applicants have confirmed that this setting down area will be created, and this will be a condition of approval.

Given the sensitivity of this proposal, a Transport Statement has been prepared by Capita Symonds Ltd. and submitted in support of the application. This has assessed the likely trip generation and modal split for journeys to and from the school. This assessment has been based on data held on the TfL database (TRAVL) for two schools in Northwest London (Maple Walk in West Kensington and nearby Wembley Manor in East Lane). However, only the latter of these is considered suitably representative of this site, as Maple Walk has all the locational characteristics of an inner London school, rather than an outer London school such as this. As such, the Highway & Transport Delivery Unit has discarded the data from Maple Walk School in vetting this application and has instead applied only data from Wembley Manor School to this site.

The Wembley Manor Primary School survey (undertaken in 2006) showed 50% of staff driving and 32% of pupils being driven to the school by car. Applied to this proposal, three staff could be expected to travel as car drivers and 19 pupils to arrive and depart as car passengers, which is considerably greater than the estimated figures given in the Transport Statement. Nevertheless, even these more robust estimated traffic flows are not considered to be large enough to give rise to any capacity problems at the junction of Ashley Gardens and Preston Road (given that Ashley

Gardens is otherwise very lightly trafficked), so the proposal is still considered generally acceptable in traffic generation terms by the Council's Highway Engineers.

However, it should be noted that the junction of Ashley Gardens onto Preston Road, being on the inside of a bend, has substandard sightlines (2.4m x 35-40m) in either direction. The accident history of the junction has therefore been examined for the last 36 months, which shows just one personal injury accident over that period relating to a bus braking sharply and thereby injuring a passenger. Nevertheless, the junction is considered unsuitable for use to serve a major school in the future and for this reason, this permission should be very strictly capped at a maximum of 60 pupils for a temporary two-year period only. Pupil numbers will be restricted by a condition.

Pedestrian access to the site has been given very little consideration in the Transport Statement, even though the figures supplied suggest that walking trips to the school could make up more than 50% of total trips to the site. All that was shown on the original site layout plan is a footpath from the BACES car park that emerges at the rear of a line of car parking spaces, which would be likely to be obstructed. Furthermore, the lack of existing continuous pedestrian routes into and through the BACES car park makes the provision of the pedestrian access in this location unacceptable in pedestrian safety terms. Aside from this, the addition of extra vehicular traffic into and out of the BACES Centre would also be likely to compromise pedestrian safety at the site entrance amongst visitors (particularly nursery children).

To address this, a revised site layout plan has been submitted that includes a pedestrian footpath directly from the end of Ashley Gardens into the school building. This is welcomed and will avoid any need for pedestrians travelling to the school to walk through the BACES Centre car park or its narrow access gates. This revised plan is considered acceptable by the Council's Highway Engineers.

Further afield, the lack of pedestrian crossing facilities on Preston Road at the Ashley Gardens junction causes the Council's Highway Engineers to be concerned. At present, there are traffic islands on either side of the staggered crossroad junction with Ashley Gardens and St. Augustine's Avenue, but these do not have dropped kerbs or tactile paving so are not currently suitable for use by parents with children and pushchairs. It is essential that this is rectified if a school is to be accessed from Ashley Gardens, even for only a temporary period. In addition, school warning signage will be required on Preston Road to give warning of the presence of schoolchildren. To cover the likely cost of these works, a financial contribution of £25,000 will be required. The applicants have indicated that they will pay this £25,000 through a head of term of an associated s106.

Finally, to help to minimise the traffic impact of the proposal, a School Travel Plan has been prepared. This includes information on the site (based on the information set out in the Transport Statement) and includes a set of measures to be introduced to help to reduce car use amongst parents and staff, to be implemented by a Travel Plan Co-ordinator. However, the proposed measures are limited in extent (no mention of season ticket loans for staff or car parking management), whilst the plan is also particularly weak in terms of setting targets for future car use, or stating how the plan will be secured or funded. As such, it has scored a FAIL using TfL's ATTrBuTE assessment programme. An improved Travel Plan is therefore required and the applicants have agreed that this will be secured as a s106.

Flood Risk

The site area is less than a hectare within Flood Zone 1. In accordance with PPS25 on Development and Flood Risk, the development only needs to consider good practice on drainage. The Environment Agency raise no comments to this specific proposal.

Other matters

The site is close to an electricity substation; accordingly the applicant has been asked to clarify whether electromagnetic radiation has been considered. The Health Protection Agency has

confirmed that the magnetic fields around local area substations are measured at a maximum of 10 microtesla, which is much less than the ICNIRP reference level of 100 microtesla which is regarded as the safe limit for public exposure. It also states that at a distance of between 5- 10m from the substation boundary fence, magnetic fields from substations were undetectable. The proposed temporary school building is set at 14 metres away from the substation and is therefore not considered to be at risk. The statement suggests that there is absolutely no risk to occupants of the school and no special measures are needed, On the advice of the consultant the applicants have agreed to ensure that the boundary fence is set 5 metres from the edge of the substation to safeguard children at play.

The site incorporates a large, established oak tree. The Council's Arboricultural Officer has assessed the submitted tree report by Landscape Planning that is considered to deal comprehensively with all the details relating to protection of T1 Oak. He concludes that provided Landscape Planning's tree protection specification is adhered to, the tree should not be at risk. The tree protective measures specified in the report will be conditioned. A new tree will also be required, in order to provide a future replacement for the existing sizeable tree and contribute to local visual amenity.

Local residents have raised concerns about the number of consultations and contradictory dates that they have been consulted upon. This is because the Council is statutorily required to consult neighbouring residents under the Town and Country Planning Act 1990, as amended, regarding the planning application 10/1738 for a proposed temporary school in the grounds of the High School.

The document entitled "Statutory Notice" is notice under the Education and Inspections Act 2006 of the changes to the school from the School Governors. There have been three public forums where parents and residents have been invited to air their views by the Schools and Families department. Two of these sessions (parents and residents) took place at Preston Manor School on 13th October 2010, the third at the Wembley Area Forum on 20th October 2010 and a fourth on 29th November 2010 at Preston Manor School. These sessions have been arranged to address both the temporary and permanent proposals from an education perspective. The Council's Children and Families department has also provided the following response to the specific question regarding consultation on the temporary proposal. *"The Local Authority has a statutory duty to provide sufficient school places in the borough. As stated above, 72 Reception aged and 29 Year 1 aged children are currently without a school place. Where permanent expansion is not feasible or whilst waiting for such an expansion to be completed, it is necessary to provide temporary places to ensure that all children in the borough are allocated a school place. Borough wide consultation on such schemes is not always feasible due to the urgent need associated with such additional provision, however, an agreement with the expanding school and its governing body is always sought. This includes the schools which have an Academy, Foundation or voluntary aided status."*

Local residents have raised concerns about the proposed catering strategy for the school. The applicants have confirmed that meals for the temporary reception classes would be produced in the main High School kitchens and moved to Ashley Gardens by Brent Transport, where they will be served to pupils in the multi-function hall using retractable tables. All pupils will either eat school meals or bring a packed lunch. The catering proposal is to prepare meals in the main school kitchens and transport to Ashley Gardens by Brent Transport. The multi-function hall will have retractable seating for use during meal times. Being of reception age, all children will be kept within the confines of the site during break times. It is proposed that existing arrangements for the BACES Centre at Ashley Gardens will be extended to cover the waste and recycling created by the temporary school

Conclusion

The proposed temporary school is for a finite period only, (maximum 2 years,) in order to meet a recognised need to provide education for primary school aged children within the Borough. The proposed temporary school is on balance considered acceptable provided it is for a temporary

period only, allowing the playing field to be reinstated following the temporary school's removal. The applicants have demonstrated that subject to a legal agreement, the proposal will not harm the local highway network as contributions will be made towards pedestrian crossing improvements on Preston Road, and signage, in addition to providing a new pedestrian footway to the site from Ashley Gardens. In order to ensure that the impact of the temporary school is acceptable on local amenities and the highway network, the number of students who may attend the school will be limited by condition to 60. The applicants have demonstrated that the proposal will comply with local and national planning policies, and accordingly approval is recommended.

RECOMMENDATION: Grant Consent

REASON FOR GRANTING

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

Planning Policy Guidance 17 – Planning for open space, sport and recreation
Planning Policy Statement 25 – Development & Flood Risk
Planning Policy Statement – A sporting future for the playing fields of England
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) 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):

Arboricultural Method & Materials Statement - Sept 2010
Design & Access Statement
Temporary Accommodation Noise Assessment
Preston Manor Temporary Reception School Travel Plan received 16/11/10
Preston Manor Temporary Scgool Transport Statement received 16/11/10
113130/001RevB
113130/002RevB
2K1009-11/P(C) plan
2K1009-11/P(C) elevations
2K1009-11/RP
Letters from Watts dated 26/11/10
Elite Systems samples

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

- (3) No more than 60 children shall be present on the site at the same time unless the Local Planning Authority agrees in writing to an increase.

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) This permission shall be for a limited period of 2 years only, expiring on 17/12/2012 or until any new Primary School is opened at Preston Manor, whichever arises first. Thereafter all buildings, all hard standing areas and any temporary boundary treatments no-longer required by the High School shall be removed from the site, and the playingfield grass shall be made good across the site, in the positions that it is currently, unless otherwise agreed in writing by the Local Planning Authority

Reason: The building are temporary in nature only and would be contrary to design, highway and playingfield protection policies and therefore could not be supported on a permanent basis

- (5) Within 3 months of the date of this decision, the applicants shall submit details of at least 3 secure cycle stands in the area detailed on the approved drawings. This shall be submitted to and approved in writing by the Local Planning Authority and thereafter be installed in the position shown for use by staff/students

Reason: To ensure the adequate provision of cycle-parking to promote the use of non-car modes of access to the site.

- (6) Within 3 months of the date of this decision the refuse/recycling area shall be installed in the position shown on the approved drawing for use by staff/students and thereafter maintained.

Reason: To ensure the adequate provision of waste and recycling storage and prevent harm to local amenity.

- (7) No external lights shall be erected unless otherwise agreed in writing by the Local Planning Authority through the submission of details, which shall then only be implemented in accordance with the approved details

Reason: In order to safeguard local residential amenities

- (8) Within 3 months of the date of this decision, the applicants shall submit to and have approved in writing by the Local Planning Authority the following site layout details. Thereafter they shall be constructed and permanently marked out for the temporary school use in accordance with the approved details
- a) the provision of 2 standard parking spaces
 - b) the provision of 1 disabled parking space
 - c) the proposed pedestrian access path and gate
 - d) the access footpath clearance area (between the proposed parking spaces)
 - e) the potential drop-off area

Reason: To ensure a satisfactory design and access to service the development, so that the proposed development does not prejudice the free-flow of traffic or the conditions of general safety within the site and / or along the neighbouring highways and in the interests of pedestrian safety.

- (9) No new plant machinery and equipment (including air conditioning systems) associated with the proposed development shall be installed externally on the building without the prior written approval of the Local Planning authority. Details of the equipment and the expected noise levels to be generated, shall be submitted to and agreed in writing by the Local Planning Authority prior to installation, unless agreed otherwise in writing by the Local Planning Authority, and thereafter shall be installed in accordance with the approved details and maintained in accordance with the relevant manufacturer's guidance

The noise level from this plant together with any associated ducting, shall be maintained at a level 10 dB (A) or greater below the measured background-noise level at the nearest noise-sensitive premises. The method of assessment should be carried out in accordance with BS4142:1997 "Rating industrial noise affecting mixed residential and industrial areas".

Should the predicted noise levels exceed those specified in this condition, a scheme of insulation works to mitigate the noise shall be submitted to and approved in writing by the Local Planning Authority and shall then be fully implemented.

Reason: In order to ensure adequate insulation and noise mitigation measures and to safeguard the amenities of adjoining occupiers and future occupiers

- (10) Any development on site including construction of buildings/ paths/ hard surfacing and/or demolition shall comply with the measures set out within the approved Arboricultural Statement. This includes provision for supervision of tree protection by a suitably qualified and experienced arboricultural consultant.

Reason: To ensure retention and protection of the sizeable oak trees on the site in the interests of amenity.

- (11) The temporary buildings shall be constructed in the approved submitted materials from elite systems in beige and green, with white fenestration and a felt roof unless otherwise submitted to and approved in writing by the Local Planning Authority before any work is commenced

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

- (12) Within 3 months of the date of this decision, the applicants shall submit to and have approved in writing by the Local Planning Authority a plan, indicating the positions, design, materials and type of boundary treatment to be erected or retained to the front, sides and rear of the site. This shall include:
- a) the planting of a least one replacement oak (*Quercus robur*,) 12-14cm girth, stake and tied, and protected with a satrimmer guard or and/or tree guard as necessary
 - b) a secure and nature-enhancing boundary treatment along the western boundary of the site, between the site and the nearest neighbouring properties
 - c) boundary treatments around the site
 - d) a method of separating the pedestrian access footpath from the car park
 - e) a method of separating the site from the EDF substation, providing at least 5m separation

The boundary treatments shall be completed before occupation of the buildings, 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. Any planting that is part of the approved scheme that within a period of *five* years after planting is removed, dies or becomes seriously damaged or diseased, shall be replaced in the next planting season and all planting shall be replaced in the same positions with others of a similar size and species, unless the Local Planning Authority first gives written consent to any variation.

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

INFORMATIVES:

None Specified

REFERENCE DOCUMENTS:

Planning Policy Guidance 17 – Planning for open space, sport and recreation

Planning Policy Statement 25 – Development & Flood Risk

Planning Policy Statement – A sporting future for the playing fields of England

Brent Unitary Development Plan 2004

Brent Core Strategy 2010

SPG17 - Design Guide for New Development

SPG12 – Access for disabled people, designing for accessibility

Any person wishing to inspect the above papers should contact Amy Wright, The Planning Service, Brent House, 349 High Road, Wembley, Middlesex, HA9 6BZ, Tel. No. 020 8937 5222



Planning Committee Map

Site address: Preston Manor High School, Carlton Avenue East, Wembley, HA9 8NA

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This map is indicative only.

