

Agenda Item 05

Supplementary Information Planning Committee on 9 May, 2016

Case No. 16/0223

Location	Elsley Primary School, Tokyngton Avenue, Wembley, HA9 6HT
Description	Proposed expansion of primary school from 2FE to 4FE with associated works including: <ol style="list-style-type: none">1. Demolition of former caretaker's bungalow, removal of disused swimming pool and lean-to changing rooms.2. Construction of new 2 storey classroom block providing 16 classrooms and associated spaces, new single storey building providing nursery classrooms and a new courtyard infill extension providing studio/dining space, and external works.3. Internal alterations and remodelling to main school building converting existing classrooms into new staff areas, new nursery areas and improved classrooms.4. New canopies5. Provision of temporary classrooms for the duration of the works6. Related landscaping works including new playgrounds, creation of a habitat area, increased cycle and scooter parking, remodelling of existing site entrances, new site boundary fences and new pedestrian access gate7. New multi-use games area (MUGA) in western part of the site with 3.2m high perimeter fencing

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Members site visit

Access to Ark Elvin Playing Fields

A legal agreement for Elsley Primary to use the Ark Elvin playing fields existed for some years with the former Copland Community School. The Council's current lease arrangements for the land with Ark Elvin inadvertently omit this usage but the intention to continue the existing arrangements for use of the playing fields was agreed with Ark at the time and the use has continued. Some revisions are required to the Ark Elvin lease following the planning approval granted in late 2015 and it is intended that the necessary amendments to secure the playing field use for Elsley Primary within that lease will be made at the same time.

Clarification on Berkhamsted Entrance

The proposed pedestrian access from Berkhamsted Avenue is proposed to be improved as part of this application by both wheelchair and pushchair users through the introduction of both stepped and ramped access. The stepped access is 2.5m wide and the ramped access is 1.4m. Officers in Transportation have advised that the width of the ramp complies with DDA standards. Your officers have already conditioned further details of the access ramp to include details of its proposed gradient, but in the event that members were concerned that the entrances gates, steps or access ramps were too narrow a condition could be added to any forthcoming consent securing revised details on this access.

Recommendation: Remains approval subject to conditions set out after paragraph 141 of the main committee report.

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