

## PLANNING COMMITTEE - Date:15 July 2015

**Report of the Executive Head for Economic Development, Planning and Sustainability.**

Ref: B2015/72020/3FR	WARD: B07 / SUTTON CENTRAL	Time Taken: 5 weeks, 0 days
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Site: Manor Park Primary School GREYHOUND ROAD Sutton SM1 4AW  
 Proposal: Retention of a single storey modular classroom with W.C facilities together with canopy at side.  
 Applicant: Mr Paul Gray  
 Agent: Mr Miles Wyatt

**Recommendation:****GRANT PLANNING PERMISSION**

**Reason for Report to Committee:** The Council has an interest in the land.

**Summary of why application proposals are acceptable:**

- There are justified circumstances to allow the retention of the modular classroom on Urban Green Space for a period of five years.
- The development is acceptable in the context of its impact on the character of the school and the surrounding area.
- The development does not adversely impact on the amenities of the adjoining or nearby occupiers.
- The development provides additional teaching classroom to meet the educational needs of the school, for a temporary period.
- The development does not adversely impact on local parking provision or highway safety.

**1.0 BACKGROUND****1.1 Site and Surroundings**

1.2 The application site comprises of the Manor Park Primary School site. The main school building is three storeys in height and fronts onto Greyhound Road, and to its north is the school's playground and other single storey classrooms buildings/structures associated with the educational use of the site.

1.3 To the north of the playground are further buildings including a Children's Centre. The Children's Centre is a single storey brick building with tiled roof, set back from the Myrtle Road frontage by approximately 20m and with a play area to the front. Access to this building is via a pedestrian footway accessed from Myrtle Road. The building abuts the school's playing field which is further to the north and also extends along the Myrtle Road frontage.

1.4 The surrounding area is predominantly residential in character comprising mainly of two storey terraced houses on Myrtle Road and Warwick Road many of which back onto or face the school.

- 1.5 The surrounding roads are subject to traffic orders within a controlled parking zone.
- 1.6 **Site Specific Designation:**
- 1.7 The playing fields are designated as Urban Green Space and the site is within an Archaeological Priority Area.
- 1.8 **Relevant Planning History:**
- 1.9 There have been a number of planning applications relating to this site. The most recent and relevant are as follows:
- 1.10 07/58491 – Planning permission was granted in December 2007 for the erection of a single storey building for use as a children’s centre with a covered play area and covered walkway.
- 1.11 12/66588 – Planning permission was granted in February 2013 for the installation of a canopy at the side and front and for five additional doors to the side.
- 1.12 14/69643 - Planning permission was granted in August 2014 for the erection of a conservatory to form a new dining area to the southern side of one of the single storey classroom buildings on the northern side of the playground.
- 1.13 14/69545 – Planning permission was granted, subject to conditions in August 2014 for the erection of a single storey modular classroom with WC facilities together with canopy at side.
- 2.0 **APPLICATION PROPOSALS**
- 2.1 **Details of Proposals:**
- 2.2 The proposal is for the retention of the single storey modular classroom with W.C facilities together with canopy at side, situated to the north-east of the children’s centre.
- 2.3 The modular classroom obtained planning permission, subject to conditions, in August 2014 for a temporary period of one year. The modular building was required by condition to be removed by 31 August 2015.
- 2.4 The Council’s Education Department has confirmed that due to a continued increase in demand for school places, Manor Park Primary School is required to accept an additional single form of entry from 2015 to cope with the expected rise in pupils, increasing the current school roll by an additional 30 spaces resulting in the school roll being 536 children (currently 506 children).
- 2.5 The building is sited on part of the playing field and to the north-east of the existing children’s centre building.
- 2.6 The building is 6.9 metres in width and 12.3 metres in depth. It has a 1.8 metres wide paving slab path around its edges, which are enclosed by a 1.5 metres high timber fence.
- 2.7 The building has white framed UPVc double glazed windows and doors.
- 2.8 **Significant amendments to application since submitted:**
- 2.9 None.

### 3.0 **PUBLICITY**

#### 2.10 **Adjoining Occupiers Notified**

##### 2.11 **Method of Notification:**

2.12 162 letters were sent to adjoining neighbours.

##### 2.13 **Number of Letters Received:**

2.14 One letter received from 54 Myrtle Road. Any further representations received after the publication of this report will be reported to the Committee by way of an addendum.

##### 2.15 **Summary of Material Responses:**

- Highway safety
- Parking

##### 2.16 **Summary of Non-Material Responses:**

- Behaviour of visitors to the school

##### 2.17 **Official Consultation:**

##### 2.18 **Principal Highways Engineer:**

2.19 No objection subject to condition.

##### 2.20 **Councillor Representation:**

2.21 None.

### 4.0 **MATERIAL PLANNING POLICIES**

- The London Plan March 2015
- The Local Development Framework (LDF) which comprises two main documents:
  - -(a) The Core Planning Strategy (CPS)
  - -(b) The Site Development Policies Development Plan Document (DPD)

In the event that there are discrepancies between the adopted CPS, DPD and the London Plan, legal guidance indicates that the latest adopted document prevails.

##### 2.22 **National Planning Guidance:**

- National Planning Policy Framework
- National Planning Practice Guidance

##### 2.23 **The London Plan Policies:**

- 3.1 Ensuring Equal Life Chances for All
- 3.16 Protection and Enhancement of Social Infrastructure
- 5.1 Climate change mitigation
- 5.2 Minimising carbon dioxide emissions
- 5.3 Sustainable design and construction
- 5.7 Renewable energy
- 7.2 An inclusive environment
- 7.4 Local character
- 7.6 Architecture

## 2.24 Core Planning Strategy Policies:

- BP5 Improving Health and Wellbeing
- BP6 One Planet One Living
- BP4 Education and Skills
- BP12 Good Urban Design and Heritage
- PMP2 Suburban Heartlands

## 2.25 Site Development Policies:

- DM1 Character and Design
- DM2 Protecting Amenity
- DM3 Enhancing the Street Scene and Public Realm
- DM4 Historic Environment
- DM5 Sustainable Design and Construction
- DM7 Flood Risk
- DM12 Noise and Vibration
- DM13 Light Pollution
- DM16 Open Space
- DM20 Assessing the Transport Impact of New Development
- DM22 Parking

## 2.26 Supplementary Planning Guidance/Documents:

- SPD1 Designing Out Crime
- SPD14 Creating Locally Distinctive Places
- Interim Planning Guidance 11 - Sustainable Design and Construction

5.0 **PLANNING CONSIDERATIONS**

2.27 The principal considerations (including whether any material planning objections have been reasonably addressed) in relation to these applications are:

- **Principle of Development**
- **Design Quality**
- **Impact on Neighbours**
- **Impact on Trees and Nature Conservation**
- **Parking and Highways**

2.28 **Principle of Development:**

2.29 Core Policy PMP9 seeks to safeguard and enhance the Borough's open space network, including areas of Urban Green Space within which the building is to be located. Policy DM16 of the Site Development Policies DPD states that planning permission will only be granted for small scale structures on Urban Green Space where the development is directly related and ancillary to any recreational use of the land and the predominant open character of the open space is maintained.

2.30 The proposal does not comply with the criteria of Policy DM16 in that the structure is not small scale, it is not related to the use of the open space by the school, however it would maintain the open character of the green space as the structure occupies a small part (approximately 2.30%) of the open space.

2.31 Planning permission was previously granted for the provision of the building for a period of 1 year and it is considered that there are exceptional circumstances to allow this development for a further period of five years, to meet the needs of the school and Council in the forthcoming years. The applicant has provided evidence to support this requirement for additional infant school places in the school. The need for the building, as

such, has clearly been justified and on this basis it is considered that the retention of this building for a further five years up to 2020 would be acceptable, following which the building would be removed, and the land reinstated as green space.

2.32 Consequently the development is acceptable from a land use perspective and on the basis of the temporary nature of the development.

2.33 **Design Quality:**

2.34 Core Policy BP12 states that the Council will seek to ensure that development respects the local context and distinctive local character. Policy DM1 of the Site Development Policies DPD states that planning permission will only be granted for development that maintains and enhances the local character and appearance of the surrounding area.

2.35 The building is sited forward north-east, of the existing school buildings fronting onto Myrtle Road and set in at least 8.50 metres from the back edge of the pavement. The proposal retains a prominent tree within the school grounds adjacent to the building and fence enclosure. The siting of the building and enclosure is considered to be acceptable, and does not have a harmful effect on the streetscene.

2.36 Given the location of the building within the school site, it is considered that the development is acceptable in relation to its design, scale and massing and its relationship with the existing buildings and the surrounding streetscene. As such, the development complies with Policies BP12 and DM1.

2.37 **Impact on Neighbours:**

2.38 Policy DM2 of the Site Development Policies DPD seeks to protect the amenities of neighbouring properties in terms of overlooking, loss of outlook and the loss of light and overshadowing. Policy DM12 seeks to prevent development proposals that would result in exposure to noise or vibrations above acceptable levels affecting noise sensitive land uses.

2.39 It is considered that the building is of an appropriate form and sufficient distances away from neighbouring properties so as not to cause any loss of light, outlook, privacy or visual intrusion.

2.40 The limited increase in the school roll would not add considerably to the noise and disturbance compared to the current situation, noting the classroom is within a contained structure and separated from adjoining residential properties by the width of Myrtle Road. The issue has also not been raised in the representation received.

2.41 It is therefore considered that there would be no adverse impact on the amenities of adjoining occupiers and that the proposal would accord with Policies DM2 and DM12.

2.42 **Impact on Trees and Nature Conservation:**

2.43 Policy DM17 states that the Council will grant planning permission for developments that create, conserve or enhance biodiversity.

2.44 The development is sited on a grass area that forms part of the school's playing fields. The building currently occupies approximately 2.30% of the urban green space used as a playing field by the school and as such it is considered that there are no significant nature conservation interests that would be harmed by the proposal. All trees within the site are proposed to be retained.

2.45 As such the proposals would comply with Policy DM17.

**2.46 Parking and Highways:**

- 2.47 Policies DM20 and DM22 seek to ensure that new development does not adversely impact on the local highway network and to ensure that parking provision is acceptable in the context of the surrounding area.
- 2.48 The proposal seeks the retention of the modular classroom to accommodate a 'bulge class' of 30 children and 2 additional members of staff for approximately 5 years so as to provide a maximum of 510 pupils along with 26 nursery children. This would be similar to that of previous academic years (2012 and 2014), as such the potential impact of the development would be as the existing situation. The Principal Highways Engineer has confirmed that the additional traffic generation to the school site has been estimated to be 4 car trips by pupils and staff at the start and end of each school day.
- 2.49 The proposals does not result in changes to the arrangement of the existing car park and the proposal is likely to result in a slight increase in parking demand. A parking survey has been carried out and confirms that there was spare parking capacity in the vicinity of the school without resorting to the use of resident parking bays by parents who wish to pick up/set down by car.
- 2.50 It is unlikely that the amount of service deliveries to the enlarged school will increase significantly.
- 2.51 The Principal Highways Engineer has confirmed that on the basis of the additional pupils (30) and two staff, it is likely that the proposals will increase the numbers of additional vehicle trips to the area and there could be additional demands for on-street car parking, however considers that no adverse harm would occur to the highway/traffic conditions in and around the site.
- 2.52 With existing numbers of staff and pupils in place at the site and the additional pupils and staff, it is important that an updated Travel Plan would be required to reduce the level of car commuting to the site by staff and pupils in the long term.
- 2.53 As such it is considered that the proposal would not adversely impact on car parking and traffic generation / congestion in the area.

**6.0 CONCLUSION AND RECOMMENDATION**

- 2.54 On balance, it is considered that the exceptional circumstance of the educational need for the building outweighs the limited temporary loss of the Urban Green Space and its potential impact on parking in the area. The proposal is recommended for approval, subject to it being for a temporary period of 5 years.

**G**

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B2015/72020/3FR

**DRAFT**

**WARNING:** It is in your interests to ensure you obtain the approval of the Local Planning Authority, where the conditions require that to occur. Failure to comply with the following conditions may lead to enforcement action to secure compliance.

**FIRST SCHEDULE**

Manor Park Primary School GREYHOUND ROAD Sutton SM1 4AW

Retention of a single storey modular classroom with W.C facilities together with canopy at side.

**SECOND SCHEDULE**

(1) The building hereby permitted shall be removed and the land restored to its former condition on or before 31st August 2020.

Reason: This permission is only granted on the basis of there being a further exceptional educational need for the development for an additional period of five years, following the existing permission which commenced in Autumn 2014. The development would otherwise result in a permanent loss of Urban Green Space which would be contrary to Policy DM16 of the Site Development Policies Development Plan Document, and such a loss is not acceptable for the development proposed.

(2) The development hereby permitted shall be carried out in accordance with the following approved plans: 5139339-ATK-Z1-GF-DR-B-0001 Rev P2, 5139339-ATK-Z1-GF-DR-B-0002 Rev P2, 5139339-ATK-Z1-GF-DR-B-0003 Rev P2 and Transport Note submitted by Atkins dated 10 June 2015.

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

(3) Prior to the development being occupied an amended Travel Plan describing in detail the measures to be implemented, which will reduce travel by car and in the interests of promoting sustainable transport modes, shall be submitted to and approved in writing by the Local Planning

Authority. The plan shall be implemented by the school and monitored and enforced by the Local Planning authority in accordance with the approved details.

Reason: To promote sustainable transport choices to encourage access by non-car modes and reduce the need to travel especially by car.

#### INFORMATIVES.

(1) This approval only grants permission under section 57 of the Town and Country Planning Act 1990. Further approval or consent may be required by other legislation, in particular the Building Regulations and you should contact Building Control on 020 8770 6263 or 6325 before proceeding with the work.

(2) This application has been assessed against the relevant policies of the London Plan 2011, Sutton's Core Planning Strategy 2009 and the Site Development Policies DPD 2012. The proposal is generally in accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004 (as amended) and for this reason planning permission is granted.

(3) The submitted application given the exceptional circumstances, and on the basis of a temporary permission, would not conflict with the relevant planning policies and Sutton Council has accordingly granted a temporary planning permission.