

PLANNING COMMITTEE - Date: 30 September 2015

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

Ref: D2015/72166/FUL	WARD: D18 / BEDDINGTON STH	Time Taken: 13 weeks, 3 days
----------------------	----------------------------	---------------------------------

Site: John Fisher Roman Catholic High School PEAKS HILL Purley CR8 3YP
 Proposal: Removal of temporary classroom and erection of a detached two storey building to provide additional education facilities to existing school and alterations of land bank to provide enlarged play space
 Applicant: Mr James Groux
 Agent: Mr Owen Gore

Recommendation:**GRANT PLANNING PERMISSION**

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

Summary of why application proposals are acceptable:

- The proposal is considered to be acceptable in principle and the expansion of education facilities is supported in policy terms, the submitted documents clearly demonstrate that there is a genuine need for providing additional school places and enhancing the existing school facilities.
- The proposed building is considered to be well designed and would rationalise the existing school facilities and complement the existing buildings within the site.
- The change in impact on the living conditions of nearby residents has been carefully considered and would be minimal given that there are adequate separation distances to neighbouring dwellings.
- Significant trees, which contribute positively towards the character of the area, to the boundaries of the site would be retained.
- Whilst it is acknowledged that the proposal would result in increased traffic and parking demands, particularly during school start and end times it is considered that the layout, design and external appearance would be both practical and make a positive contribution to the character of the area. A thorough Transport Assessment has been submitted in support of the application and no objection has been raised by the Council's Highway Engineer. Therefore, it is considered that the proposal would be acceptable in terms of traffic generation and parking.

1.0 BACKGROUND**1.1 Site and Surroundings:**

1.2 The application site accommodates an area of land to the north-eastern part of the wider school grounds, incorporating the vehicular access to Great Woodcote Park

and an area of playground space and teaching buildings. The application site has an area of 4025sqm (0.4ha). The wider school site extends to some 3.5ha and comprises a number of single storey and two-storey buildings, with a playing field to the south-western part of the site.

- 1.3 The area for the proposed teaching building is largely laid to hardstanding, with grassed areas to the boundaries of the site. There are a number of substantial trees to the north and east boundary of the site, within the gardens of neighbouring dwellings along Great Woodcote Park.
- 1.4 The wider school site is within a predominantly residential area, with residential properties bounding the site.
- 1.5 The nearest residential properties are situated on Great Woodcote Park (to the north) and Church Road (to the east). To the north, No.41 Great Woodcote Park is adjacent to the site, the dwellinghouse stands between 12 and 16m from the site boundary. To the east, No.35a Great Woodcote Park is adjacent to the site and stands within 2m of the site boundary.
- 1.6 The site is relatively flat but there is a slight drop in levels from the site to the rear garden of No.41 Great Woodcote Park to the north of approximately 2m.
- 1.7 There are 73 car parking spaces on the site and 30 cycle storage spaces.

1.8 **Site Specific Designations:**

- 1.9 The application site falls within The Ridge Area of Special Local Character and the site is covered by a Tree Preservation Order.

1.10 **Relevant Planning History:**

- 1.11 D2004/53128/FUL - Provision of additional car parking facilities at front. Granted 23 November 2004.
- 1.12 D2005/54356/FUL - Erection of a detached garage for storage purposes. Granted 6 September 2005.
- 1.13 D2006/56140/FUL - Erection of one temporary mobile classroom. Granted 17 August 2006.
- 1.14 D2006/56555/FUL - Erection of a detached single storey temporary building for use as an additional classroom. Granted 14 December 2006.
- 1.15 D2007/57811/FUL - Erection of a two storey extension to provide additional classroom facilities and a detached building to provide library facilities. Granted 25 July 2007.
- 1.16 D2010/62205/FUL - Erection of a perimeter boundary fence and gates. Granted 15 March 2010.
- 1.17 D2010/62367/FUL - Demolition of existing temporary classrooms and erection of a new single storey teaching block with store and staff offices and provision of a new paved social/study area. Granted 27 April 2010.

2.0 **APPLICATION PROPOSALS**

2.1 Details of Proposal:

2.2 The proposal is for the erection of a two-storey teaching block to provide 12 new classrooms with ancillary facilities, to the north-east part of the wider school site.

2.3 The proposed building would measure approximately 35m in width and 19m in depth, with a height of 6.8m (to the top of the flat roof). The proposed building would have a floor area of 1294.4sqm, with a rectangular footprint and a flat roof.

2.4 External construction materials are shown to be red brick, with buff brick coursing and elements of white/grey rendering. There would also be a small glazed canopy area to the south facing elevation of the proposed building.

2.5 The building would be separated from the northern boundary of the site by approximately 10.5m and approximately 10m from the eastern boundary.

2.6 An existing grassed bund to the south of the location of the proposed building would be levelled and laid to hardstanding in order to extend the existing playground. A tarmac area to the north of the location of the proposed building would be laid to grass.

2.7 The proposal would involve the removal of ten small scale trees within the site.

2.8 No additional car parking is proposed.

2.9 The proposal would facilitate an increase in pupil numbers by 30 pupils per year, making the Admission Number for Year 7 for the 2016/17 academic year 189. There are currently 1030 pupils at the school, which would increase to 1180 by the 2022/2033 academic year. There are currently 76 full time staff and 33 part time staff. The School's Business Manager has stated that in the first instance because of the way the school currently staffed it would only require 1 additional staff member. The School's Business Manager has also stated that going forward the increase would be minimal as the school is currently restructuring their curriculum but it isn't possible to give specific numbers.

2.10 Significant amendments to application since submitted:

2.11 Revised plans submitted 18 August 2015 to relocate the proposed building some 5m further to the south and a plan showing the proposed tree protection measures and foundation design. Revised Tree Protection Plan and Arboricultural Method Statement submitted 2 September 2015.

3.0 PUBLICITY**3.1 Adjoining Occupiers Notified****3.2 Method of Notification:**

3.3 Letters of consultation were sent to 48 nearby occupiers on Ambrey Way, Great Woodcote Park and Church Road on 6 July 2015. A site notice was displayed on the boundary of the site on 10 July 2015. Additional letters following the receipt of amended plans were sent to nearby occupiers on 24 August 2015.

3.4 **Number of Letters Received:** 4 letters of objection, from properties on Great Woodcote Park.

3.5 Summary of Material Representations:

- Concerns regarding proximity to northern and eastern boundaries of the site.
- Loss of light to Nos.41 and 43 Great Woodcote Park and No.35A Great Woodcote Park.
- Concerns as to the impact on trees to the northern boundary of the site.
- Overlooking to No.41 Great Woodcote Park.
- Adverse visual impact when viewed from the garden of No.41 Great Woodcote Park.
- Concern regarding proximity of footway to the boundary of No.35A Great Woodcote Park and concerns over noise disturbance.
- Concerns over increase in traffic at drop off and pick up times.
- Suggest the building be located elsewhere within the school grounds.

3.6 Consultation Responses:**3.7 Internal:**

3.8 Principal Tree Officer: No objection, subject to conditions.

3.9 Highway Engineer: No objection.

3.10 Environmental Health Officer (Noise): No objection, subject to condition.

3.11 Environmental Health Officer (Contaminated Land): No objection, subject to condition.

3.12 Sustainability Officer: No objection, subject to conditions.

3.13 Biodiversity Officer: No objection, subject to condition.

3.14 Drainage Officer: No objection, subject to condition.

3.15 Pupil Based Commissioning: Support the application.

3.16 External:

3.17 Thames Water: No objection, informatives recommended.

3.18 Environment Agency: No comments to make on this application but the applicant may be required to apply for other consents directly from the EA.

3.19 Surrey and East Surrey Water: Any comments received will be reported to the Planning Committee.

3.20 London Borough of Croydon: Any comments received will be reported to the Planning Committee.

3.21 Councillor Representation:

3.22 None.

4.0 MATERIAL PLANNING POLICIES

4.1 (1) The London Plan – March 2015.

- 4.2 (2) The Local Development Framework (LDF) comprising of two main documents
-(a) The Core Planning Strategy (CPS)
-(b) The Site Development Policies Development Plan Document (DPD)
- 4.3 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.
- 4.4 **National Planning Guidance:**
- National Planning Policy Framework (NPPF)
 - National Planning Practice Guidance (NPPG)
- 4.5 **London Plan (2015):**
- 3.16 Protection and Enhancement of Social Infrastructure
 - 3.18 Education Facilities
 - 5.1 Climate Change Mitigation
 - 5.2 Minimising Carbon Dioxide Emissions
 - 5.3 Sustainable Design and Construction
 - 5.12 Flood Risk Management
 - 5.13 Sustainable Drainage
 - 5.21 Contaminated Land
 - 6.3 Assessing Effects of Development on Transport Capacity
 - 6.9 Cycling
 - 6.10 Walking
 - 6.11 Smoothing Traffic Flow and Tackling Congestion
 - 6.13 Parking
 - 7.1 Lifetime Neighbourhoods
 - 7.2 An inclusive Environment
 - 7.3 Designing Out Crime
 - 7.4 Local Character
 - 7.5 Public Realm
 - 7.6 Architecture
 - 7.8 Heritage Assets and Archaeology
 - 7.15 Reducing Noise and Enhancing Soundscapes
 - 7.19 Biodiversity and Access to Nature
 - 7.21 Tree and Woodlands
 - 8.2 Planning Obligations
 - 8.3 Community Infrastructure Levy
- 4.6 **Core Planning Strategy DPD:**
- PMP2 Suburban Heartlands
 - BP4 Education and Skills
 - BP5 Improving Health and Well-Being
 - BP6 One Planet Living
 - BP7 Flood Risk and Climate Change Adaptation
 - BP12 Good Urban Design and Heritage
 - DP2 Planning Obligations
 - DP3 Infrastructure Requirements and Delivery
- 4.7 **Site Development Policies DPD:**
- DM1 Character and Design
 - DM2 Protecting Amenity
 - DM3 Enhancing Street Scene and Public Realm
 - DM4 Historic Environment

- DM5 Sustainable Design & Construction
- DM6 Climate Change Mitigation
- DM7 Flood Risk
- DM12 Noise and Vibration
- DM13 Light Pollution
- DM17 Biodiversity, Habitats and Species
- DM19 Promoting Sustainable Transport and Accessibility
- DM20 Assessing the Transport Impact of New Development
- DM22 Parking
- DM31 Social and Community Infrastructure

4.8 **Supplementary Planning Guidance/Documents:**

- SPD13 Transport Assessments and Travel Plans
- SPD14 Creating Locally Distinctive Places
- IPG11 Sustainable Design and Construction

5.0 **PLANNING CONSIDERATIONS**

5.1 The principal considerations (including whether any material planning objections have been reasonably addressed) in relation to this application are:

- **Principle**
- **Design Quality**
- **Impact on Neighbours**
- **Parking and Highways**
- **Trees and Landscaping**
- **Archaeology**
- **Biodiversity**
- **Sustainability**
- **Flooding and Drainage**

5.2 **Principle:**

5.3 The NPPF states that the Government attaches great importance to ensuring that a sufficient choice of school facilities is available to meet the needs of communities and that local planning authorities should take a proactive, positive and collaborative approach to meeting educational requirements.

5.4 Policy DM31 of the Site Development Policies DPD states that the development of social and community infrastructure will be granted where it is accessible by a range of transport modes, where it provides flexible space, where it would be located close to the local community it serves and where it would not have significant environmental impacts. Policy BP4 of the Core Planning Strategy states that the Council will support the provision and improvement of education facilities to meet the aspirations and requirements of the local community.

5.5 Policy 3.18 of the London Plan states that development proposal which enhance education will be supported, including the expansion of existing facilities.

5.6 The proposal would provide improved teaching spaces as well as facilitating the enlargement of the school by 30 additional pupils per school year. The Admission Number for Year 7 in academic year 2016/17 would increase from 159 to 189. The increase in Years 7-11 pupil numbers would be 150 over a 5 year period by the academic year 2020/21. Sixth form numbers are not intended to increase. The school

has indicated that only 1 additional member of teaching staff would be required in the first instance and that any further increase would be minimal.

- 5.7 The proposal seeks to provide for an identified educational need within Sutton that makes good use of the existing school site by redeveloping existing areas within the school grounds without incursion into existing playing field space. An existing grass bank would be levelled to provide additional playground space and, as such, the proposal would not diminish the facilities provided at the school as it would re-use previously developed land in accordance with the advice in the NPPF and the above mentioned policy guidance.
- 5.8 There is a recognised and well established requirement to provide additional secondary school places within Sutton and the expansion of education facilities is supported by National, London wide and Local policies. The submitted documents establish a genuine need for additional space and improvements to the school. As such, there is no objection in principle in land use terms to this development subject to all other relevant planning policy guidance and material planning considerations.
- 5.9 **Design Quality:**
- 5.10 Policy BP12 of the Core Planning Strategy requires development to respect or reinforce the character and identity of the area and avoid developments which do not integrate well into the surroundings. Further advice in relation to good design is contained in Supplementary Planning Document 14 'Creating Locally Distinctive Places' and the advice in the NPPF which states that design which is inappropriate in its context, or which fails to take the opportunities available for improving the character and quality of an area and the way in functions, should not be accepted.
- 5.11 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 and should, amongst other considerations, respect and retain existing landscaping and make provision for additional landscaping, be of suitable scale, massing and height, to improve an area of poor character by the use of high quality architectural design and layout, protect local views, provide natural surveillance, meet highest standards of accessibility, deterring crime and make good use of natural and technological measures to increase sustainable living.
- 5.12 The site is located within The Ridge Area of Special Local Character. This Area is described in the Borough Heritage Study (2009) as mainly comprising detached houses around three large open areas comprising the Park, the playing fields and the school. There is some new housing, the most notable being a small estate in the centre of the area. The detached houses are large two storey properties with timber detailing, hung tile and white rendering. All properties have large front gardens. Mature specimens of Birch, Sycamore, Poplar and some Pine and Spruce grow along the grass verges. The large front gardens allow for mature shrubs and further ornamental trees giving the area its lush green appearance.
- 5.13 The proposed building would stand on land that is currently open and as such there would be a change to the appearance of this part of the site. However, the proposed building is not located in a prominent position and the design and form would be in keeping with the range of existing school buildings.
- 5.14 The proposed building would feature contrasting horizontal brick bands which would assist in breaking up the mass of the building. The flat roof would assist in minimising the overall height and visual impact of the building.

- 5.15 It is considered that the proposed building would be of a high quality design, which would provide an attractive addition to the school whilst increasing the size and improving the functionality in accordance with policy.
- 5.16 As such, it is considered the proposed development would not have a detrimental impact on the character and appearance of the existing school site or the wider surrounding area. The proposal would preserve the character and appearance of The Ridge Area of Special Local Character and is considered to be acceptable in design terms.
- 5.17 **Impact on Neighbours:**
- 5.18 Site Development Policy DM2 states that the Council will not grant planning permission for any development that adversely affects the privacy, outlook or daylight and sunlight of adjoining occupiers. Furthermore, Policies DM12 and DM13 concerning the restriction of noise and light disturbance are also material considerations.
- 5.19 The proposed building would be separated from the northern boundary of the site by approximately 10.5m and approximately 10m from the eastern boundary. The separation distances are such that the proposed building is considered to not result in significant harm to the amenities of adjoining residents by way of loss of light or overbearing form. There would be some marginal loss of outlook to the first floor windows of No.35A Great Woodcote Park, however, this impact is considered to not be materially harmful due to the separation distance.
- 5.20 In order to avoid any overlooking to the neighbouring property, No.35A Great Woodcote Park, it is recommended that a condition be imposed to ensure that the first floor side facing windows are obscurely glazed.
- 5.21 A footway adjacent to the north-east boundary is proposed, which would generate some noise, however, the building is sited on an area that is currently used as a playground and as such it is considered there would not be an increase in noise levels to the extent that material harm to amenity could be substantiated.
- 5.22 The proposal includes a ground floor plant room which has the potential to generate noise disturbance. The Council's Environmental Health Officer has commented on the proposal and has recommended a safeguarding condition to ensure that noise levels are within an acceptable tolerance. Subject to this condition it is considered that there is unlikely to be noise disturbance caused as a result of the proposed development.
- 5.23 There would be some disturbance throughout the construction phase of the proposed development. However, this impact would be transient and can be minimised through conditions relating to the method of construction.
- 5.24 Therefore, it is considered that the proposed development would not have a detrimental impact on the amenity of neighbouring residents in terms of loss of day/sunlight, outlook and privacy, or in terms of noise or light disturbance.
- 5.25 **Parking and Highways:**
- 5.26 Policy BP10 of the Core Planning Strategy states that developments should seek to reduce the need to travel, advocate the use of sustainable modes of transport and reduce the impact of traffic on residential areas. Policy DM22 'Parking' of the Site Development Policies DPD seeks to ensure that provision is made for off-street parking for new proposals in line with the Council's maximum car parking standards.

The policy continues that planning permission will not be granted for development that is likely to result in increased on-street parking where it would adversely affect traffic flows, bus movements, road safety and the amenities of local residents and the local environment.

- 5.27 The school's main access is onto Peaks Hill and there is a secondary access onto Great Woodcote Park. The roads surrounding the school are primarily residential streets with little on-street parking occurring outside school times.
- 5.28 The proposal would facilitate the school increasing from a 5 form entry (157 new student intake) to a 6 form entry (180 new student intake). The school currently has approximately 1030 pupils; the increased intake from the extra form would potentially result in an increase of approximately 160 new pupils totalling 1190. The school currently has 76 full time staff and 33 part-time employees. The increase in staff numbers is expected to be minimal.
- 5.29 A Transport Assessment (TA) produced by Scott White and Hootkins has been submitted with the application; the school's Travel Plan has also been provided. The TA evaluates the school's current transport situation, and provides an assessment of the likely transport impact as a result of the development proposal. Despite the application site having relatively low public transport accessibility with a PTAL score of 1a/b (poor), the modal split data obtained from the Travel Plan survey shows only 32% (including car sharers) of pupils travel by car to get to school. The additional vehicle trips as a result of an increase in 160 pupils is estimated to be 47. It is important to note that this figure includes car sharing so the number of trips could in fact be lower. Furthermore, the additional intake will be one class per year which will only result in 6/7 additional car trips per year over 7 years. Given that the pupil increase will result in a minimal increase in vehicle activity, the Council's Highway Engineer considers that a proportionate increase in staff members would result in a minimal increase in vehicle movements.
- 5.30 Like most roads near to schools, Peaks Hill and adjoining roads suffer from localised, short- term congestion and on-street parking during school drop off and pick up times. These issues are generally related to amenity rather than highway safety. There are 73 car parking spaces available for staff within the school grounds. Policy DM22 suggests that a school of this type would require 4 spaces per 5 staff so for current staff levels (including part time staff) a maximum of 87 spaces should be provided. The supporting information states that surplus spaces are available within the school and, therefore, the Council's Highway Engineer considers that additional onsite parking for staff is not required. An on-street parking beat survey has been carried out which indicates that potentially 40 cars associated with the school (probably 6th formers) were parked near the main entrance on Peaks Hill. The survey shows that nearby streets have sufficient capacity to safely accommodate additional on-street parking that is likely to occur as a result of the increased in pupils especially during drop off and pick up times.
- 5.31 30 cycle parking spaces are currently available, based on the existing modal share for cyclists, this provision should accommodate the likely increase in the number of cyclists.
- 5.32 A Site Logistics Plan has been provided which shows the site compound during construction works. Access for construction vehicles is to be from Great Woodcote Park which is acceptable from a highways perspective.
- 5.33 The Council's Highway Engineer has scrutinised the submitted information and considers that there appears to be no significant traffic or highway issues associated

with the increase in pupil and staff numbers at the school. Therefore, no objection is raised in relation to highway and parking issues.

- 5.34 Whilst no conditions are recommended by the Council's Highway Engineer, Officers recommend that planning conditions relating to the submission of a Construction Method Statement and a revised Travel Plan be imposed if permission is granted, to ensure that the impacts of the development, both during construction and the operational phase are minimised.
- 5.35 Whilst it is acknowledged that the proposal would likely generate more traffic, it is considered that the requirement to submit a new School Travel Plan, would mitigate the impact of the development on parking and highway conditions.
- 5.36 **Trees and Landscaping:**
- 5.37 Policy DM1 of the Site Development Policies DPD states that development will be expected to respect and retain trees of amenity value where possible and make provision for high quality landscaping.
- 5.38 The proposed development would involve the loss of 10 small scale trees. Whilst these trees are not specified in the Tree Preservation order, by virtue of their location they are covered by the blanket Tree Preservation Order. The trees to be removed are not visually significant individually but they do contribute to the treed and green appearance of the immediate locality. The significant mature trees located to the boundaries of the site would be retained, which would assist in maintaining the treed character of the area and would also assist in softening the visual impact of the proposed teaching building. It is considered that the benefit of the proposed teaching building, facilitating an increase in pupil numbers would outweigh the limited harm caused to the character of the area by virtue of the loss of these small scale trees. Additionally, a condition is recommended to ensure that details of replacement tree planting are agreed prior to the commencement of development.
- 5.39 The Council's Tree Officer has considered the proposals and raises no objection subject to a condition to ensure that trees which are to be retained are protected throughout the construction process.
- 5.40 As such, it is considered that the application is acceptable in relation to trees and landscaping.
- 5.41 **Biodiversity:**
- 5.42 Policy PMP9 of the Core Planning Strategy seeks to enhance the Borough's biodiversity and Policy DM17 of the Site Development Policies DPD states that the Council will grant permission for developments that create, conserve or enhance biodiversity and improve access to nature. The application is accompanied by a BREEAM Ecological Assessment, which concludes that the ecological value of the site is very low but suggests a number of biodiversity enhancements that could be carried out.
- 5.43 The area to be developed is currently laid to hardstanding and has limited biodiversity value. In addition, the significant trees to the boundaries of the site would be retained, which would safeguard the biodiversity value of the site.
- 5.44 The Council's Biodiversity Officer has commented on the proposal and has recommended a condition to ensure that the recommendations made by Skilled Ecology, in the submitted Ecological Assessment, are implemented in full and that a soft landscaping scheme of value for wildlife should be made a condition to provide

minor enhancement to the scheme. Subject to this condition, the proposal is considered to be acceptable in terms of biodiversity.

5.45 **Sustainability:**

5.46 The London Plan 2015 Policy 5.2 requires developments to make the fullest contribution to the mitigation of, and adaptation to, climate change and to minimising carbon dioxide emissions according to the following hierarchy: use less energy through the use of passive design and energy efficiency measures, supply energy efficiently through the use of decentralised energy provision and generate renewable energy on-site. Further guidance is contained in the Council's IPG11 'Sustainable design and construction', Policy BP6 'One Planet Living' of the Core Planning Strategy DPD, and Policies DM5 and DM6 of the Site Development Policies DPD, which promote the highest standards of sustainable design and construction within the Borough in support of the Council's vision of 'Creating a sustainable suburb'.

5.47 The proposal includes a statement relating to sustainability and sets out that the proposed building would achieve a 'very good' BREEAM rating. The Council's Sustainability Officer has recommended that a number of conditions be imposed to secure the policy requirements. The proposal is considered to be acceptable in terms of sustainability, subject to conditions.

5.48 **Flooding and Drainage**

5.49 The NPPF states that inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk, but where development is necessary, making it safe without increasing flood risk elsewhere.

5.50 The site is not within Flood Zones 2 or 3. It is of note that the EA have stated that it considers that the proposed development has a low environmental risk. As such, there is unlikely to be an increase in fluvial flooding as a result of the proposed development.

5.51 In terms of surface water drainage, the application is accompanied by a drainage plan drawing which indicates that water would be directed to a soak away. The Council's Drainage Officer has considered the submitted information and concludes that the proposed development is acceptable in terms of surface water runoff subject to a condition to secure a drainage strategy is submitted and agreed prior to the commencement of development.

5.52 Therefore, it is considered that the impact on flooding and drainage would be acceptable.

5.53 **Land Contamination:**

5.54 The application is accompanied by a Ground Investigation. The Council's Environmental Health Officer has provided comments on the proposal and has advised that conditions can be imposed in order to ensure that the proposed development is acceptable in terms of contaminated land issues. Subject to safeguarding conditions, it is considered that the proposal would be acceptable in terms of land contamination issues.

6.0 **CONCLUSION AND RECOMMENDATION**

6.1 The proposal is considered acceptable in principle, providing additional school places and enhancing the existing facilities.

- 6.2 The proposed extension is considered to be well designed and would complement the existing buildings within the site.
- 6.3 The trees to be lost are small scale and whilst within the blanket Tree Preservation Order area, are not listed individually in the order. The mature trees to the boundaries of the site would be retained and a condition to secure replacement tree planting is recommended.
- 6.4 The proposals are sufficiently separated from flank boundaries and would not adversely impact on any nearby residential occupiers.
- 6.5 Whilst the proposal would result in increased traffic and parking demands, the Transport Assessment concludes that these impacts would not be unacceptable. The Councils Highway Engineer has raised no objection to the proposed development. As such, it is considered that the proposal would be acceptable in terms of highway and parking impacts.
- 6.6 It is therefore recommended that planning permission be granted subject to the conditions as set out in the Agenda.

Background Papers: D2015/72166/FUL

Drawings and other documents can be viewed on line –

- 1) Go to page: <http://gis.sutton.gov.uk/FASTWEB/welcome.asp>
- 2) Enter Planning Application Number: **D2015/72166**
- 3) Click on Search and View Current Applications
- 4) Click on View Plans & Documents

G

Mr Owen Gore
London House
Shawbury business park
Shrewsbury
SY4 4EA

D2015/72166/FUL

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

John Fisher Roman Catholic High School PEAKS HILL Purley CR8 3YP

Removal of temporary classroom and erection of a detached two storey building to provide additional education facilities to existing school and alterations of land bank to provide enlarged play space

SECOND SCHEDULE

(1) The development must be begun not later than the expiration of three years beginning with the date hereof.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990, as amended.

(2) The development hereby permitted shall be carried out in accordance with the following approved plans and documents:

FQ097-01-100 Rev A, FQ097-01-110 Rev A, FQ097-01-120 Rev D, FQ097-01-130 Rev A, FQ097-01-140 Rev D, FQ097-01-150 Rev D, FQ097-01-260 Rev D, FQ097-01-280 Rev D, FQ097-01-281 Rev D, FQ097-01-1200 Rev D, FQ097-01-2000 Rev A, FQ097-01-2100 Rev A, FQ097-01-2201 Rev A, FQ097-01-2300 Rev A, 2282P_TPP_01 Rev C, undated letter from Headteacher Mr M J Scully, Ground Investigation carried out by Key GeoSolutions Ltd dated 8 April 2015, Certificate of Analysis carried out by Key GeoSolutions Ltd dated 20 April 2015, Petition in support dated 14 May 2015,

BREEAM Ecological Assessment dated March 2015, BREEAM UK New Construction 2014 Pre-Assessment Estimator, BRUKL Output Document, IES Modelling report dated 31 May 2015, Arboricultural Impact Assessment dated August 2015, Method Statement dated August 2015, Planning Statement, Design & Access Statement, School Travel Plan dated May 2015, School Travel Plan Appendix B, Parking Survey and Transport Assessment.

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

(3) The type and treatment of the materials to be used on the exterior of the building shall be approved in writing by the Local Planning Authority prior to the development being carried out. The approved materials shall be used in the construction of the development hereby approved and completed prior to its occupation/use.

Reason: To safeguard the visual amenities of the area and to ensure buildings are of a high standard of design and where applicable compatible with existing townscape.

(4) The development shall not begin until a Construction Method Statement, to include details of:

- (a) parking for vehicles of site personnel, operatives and visitors;
- (b) loading and unloading of plant and materials;
- (c) storage of plant and materials;
- (d) programme of works (including measures for traffic management);
- (e) provision of boundary hoarding, behind any visibility zones;
- (f) construction traffic routing;
- (g) means to prevent deposition of mud on the highway;

has been submitted to and approved in writing by the Local Planning Authority, and only the approved details shall be implemented during the construction period.

Reason: To ensure that the proposed development does not interfere with the free flow of traffic and conditions of safety on the public highway.

(5) 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.

(6) No development shall commence until a scheme of site supervision and monitoring is submitted to and approved in writing by the Local Planning Authority. The submissions shall include provision for the specialist arboricultural monitoring of excavations for services and the removal of hard surfacing materials within the root protection area of beech tree, T2. All works shall be in accordance with the approved plans and documents and shall adhere to the recommendations and guidelines within British Standard BS 5837:2012 'Trees in Relation to Design, Demolition, and Construction - Recommendations'.

Reason: To ensure the adequate protection of trees on and adjacent to the site which make a valuable contribution to the character of the area.

(7) Notwithstanding the submitted plans, prior to the commencement of development, revised drawings FQ097-01-120, 140, 150 & 260 (all rev. D), where the position of the Beech tree has been omitted, shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the agreed revised plans.

Reason: To ensure the adequate protection of trees on and adjacent to the site which make a valuable contribution to the character of the area.

(8) The development hereby approved may only be carried out in accordance with the submitted tree protection plan (dwg ref: 2282P_TPP_01 Rev C) and the associated arboricultural method statement.

Reason: In order to safeguard the retention of existing trees on and adjacent to the site that represent significant visual amenity.

(9) All hard and soft landscaping works and replacement tree planting shall be carried out in accordance with the approved details and to a reasonable standard in accordance with the relevant recommendations of appropriate British Standards or other recognised codes of good practice. The works shall be carried out prior to the occupation of any part of the development or in accordance with a timetable agreed by the Local Planning Authority. Any trees or plants that (within a period of five years following completion of development) are removed, die, or become (in the opinion of the Local Planning Authority) seriously damaged or defective shall be replaced as soon as is reasonably practicable with others of a species/size/number as originally approved, unless the Local Planning Authority gives its consent to any written variation.

Reason: To ensure the provision, establishment, and maintenance of a reasonable standard of landscape in accordance with the approved designs.

(10) The proposed development shall be carried out in accordance with the recommendations set out in the submitted "BREEAM Ecological Assessment for Development at The John Fisher School, Peaks Hill, Purley, Surrey, CR8 3YP". In addition, prior to the commencement of development, a soft landscaping scheme of value for wildlife, shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason: Having regard to the biodiversity value and potential of the site.

(11) If during implementation of this development, evidence of ground contamination is encountered it shall be fully assessed and a specific contaminated land assessment and associated remedial strategy shall be submitted to the Local Planning Authority

Reason: To prevent harm to human health and pollution of the environment.

(12) Noise from plant, shall be assessed and rated in accordance with BS4142:1997. The rated noise level shall not exceed a noise level 5dB below the background noise

level at nearby noise sensitive windows. Alternatively, the noise from the plant shall not exceed 35 dBLAeq(5 minutes) at nearby noise sensitive windows.

Reason: Having regard to neighbouring amenity.

(13) Prior to the commencement of development a drainage strategy shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the agreed details.

Reason: To ensure that runoff rates are within acceptable levels.

(14) Within 3 months of building work starting on site, a BREEAM New Construction 2014 Interim (Design Stage) Certificate, issued by the Building Research Establishment (BRE) or equivalent authorizing body, must be submitted to the Local Planning Authority and approved in writing to show that the development will demonstrate an overall 'Very Good' rating, with a minimum of 5 credits achieved under criterion ENE 01 on 'Reduction of energy use and carbon emissions'.

Reason: To comply with Policy DM5 of Sutton's Site Development Policies DPD.

(15) Prior to first occupation of the development, a BREEAM New Construction 2014 Final (Post-Completion) Certificate, issued by the BRE or equivalent authorizing body, must be submitted to the Local Planning Authority and approved in writing to demonstrate that a 'Very Good' rating has been achieved. All the measures integrated shall be retained for as long as the development is in existence.

Reason: To comply with Policy DM5 of Sutton's Site Development Policies DPD.

(16) Prior to occupation of the development, documentary evidence incorporating 'as-built' BRUKL outputs prepared under the simplified building energy model (SBEM) should be submitted to the Local Planning Authority and approved in writing to demonstrate that the development has achieved at least a 40% reduction in CO2 emissions below the target emission rate (TER) based on Part L2A of the 2010 Building Regulations and seek to achieve at least a 20% reduction in total CO2 emissions (regulated and unregulated) through on-site renewable energy generation.

Reason: To comply with Policy DM6 of Sutton's Site Development Policies DPD.

(17) Prior to building work starting on site, evidence, including any relevant design or specification documentation, must be submitted to the Local Planning Authority and approved in writing, to demonstrate that maximum BREEAM credits will be achieved respectively under criteria Mat 01 on 'Life cycle impacts' and Mat 03 on 'Responsible sourcing of materials' of the BREEAM New Construction 2014 scheme.

Reason: To comply with Policy DM5 of Sutton's Site Development Policies DPD and Sutton's One Planet Action Plan targets.

(18) The proposed windows in the east facing elevation of the development hereby approved shall be glazed with obscure glass fixed shut in a manner that they cannot be opened and so maintained.

Reason: To safeguard the current level of privacy enjoyed by the occupants of adjoining properties.

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 2015, 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 complied with the relevant planning policies and Sutton Council has accordingly granted planning permission.

(4) The use of a suitably qualified arboricultural consultant is advised to ensure that approved arboricultural details (particularly the position of tree protective fencing) are correctly implemented. All works shall comply with the recommendations and guidelines contained within relevant British Standard BS 5837:2012.

(5) With regard to surface water drainage it is the responsibility of a developer to make proper provision for drainage to ground, water courses or a suitable sewer. In respect of surface water it is recommended that the applicant should ensure that storm flows are attenuated or regulated into the receiving public network through on or off site storage. When it is proposed to connect to a combined public sewer, the site drainage should be separate and combined at the final manhole nearest the boundary. Connections are not permitted for the removal of groundwater. Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required. They can be contacted on 0800 009 3921. Reason - to ensure that the surface water discharge from the site shall not be detrimental to the existing sewerage system.

(6) With regard to water supply, this comes within the area of the Sutton & East Surrey Water Company. For your information the address to write to is -Sutton & East Surrey Water Company, London Road, Redhill, Surrey, RH1 1LJ Tel - (01737) 772000.

(7) The applicant's attention is drawn to the fact that the London Borough of Sutton monitors the implementation of permissions and in particular that conditions imposed are fully complied with. Should you have any queries with regard to the discharge of the conditions please telephone 020 8770 5070 for further information.

(8) In relation to Condition 10, the soft landscaping scheme of value for wildlife should expand on the recommendation given in section 5.1.2 of the submitted Ecological Assessment, (which refers solely to tree and shrub species of value). A variety of non-native species can be utilised, the RHS' Perfect for Pollinators is a useful start: <https://www.rhs.org.uk/science/conservation-biodiversity/wildlife/encourage-wildlife-to-your-garden/plants-for-pollinators>. However, a high proportion (at least 50%)

should be of native and local provenance to provide suitable habitat for the various life-stages of local invertebrates.