

PLANNING COMMITTEE - Date: 29 June 2016

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

Ref: B2016/74337/3FR	WARD: B05 / SUTTON NORTH	Time Taken: 6 weeks, 6 days
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Site: Westbourne Primary School, Anton Crescent, Sutton, SM1 2NT
 Proposal: Erection of a two storey modular building with W.C facilities to provide additional classrooms.
 Applicant: Mr Paul Gray
 Agent: Mrs Jemma Pierce

Recommendation:**GRANT PLANNING PERMISSION**

Reason for Report to Committee: The Council's own application and the Council has an interest in the land.

Summary of why application proposals are acceptable:

- The development will be of an acceptable design that would respect the scale and height of existing buildings within the school.
- The proposed development will not adversely affect the amenities of adjoining residential properties by reason of loss of light, outlook or privacy or noise and disturbance.
- The development and intensification of the use of the site would not result in a detrimental impact on highway safety or on-street parking conditions in the vicinity.

1.0 BACKGROUND**1.1 Site and Surroundings:**

1.2 The application site is situated on the west side of Anton Crescent and comprises Westbourne Primary School. The school site is large in area and contains buildings predominantly of one storey in height.

1.3 The school is bounded to west and south by the residential development and to the east by Anton Crescent Wetlands. Adjoining the site to the north is Hallmead Day Centre.

1.4 Site Specific Designation:

1.5 The school's playing fields are designated as a Metropolitan Green Chain, however the playing fields do not fall within the red line of the site.

1.6 It should also be noted that Anton Crescent Wetlands, A Site of Importance for Nature Conservation, adjoins the school grounds to the north.

1.7 Relevant Planning History:

1.8 There have been a number of planning applications submitted to and approved by the Council for various alterations to the school. The most recent being:

- 1.9 B2010/62306/3FR – Erection of a single storey rear extension to provide ancillary facilities to existing sports hall. Granted 28 April 2010.
- 1.10 B2013/67065 – Extension to reception and entrance area at front. Granted 23 May 2014.
- 1.11 B2014/69462/3FR - Erection of a single storey extension together with cloakroom and WC's to accommodate an additional 30 pupils and relocation of existing cycle store. Granted 04 July 2014.
- 1.12 B2015/71742/NMA - Non-Material Amendement application to window and door locations on approved application B2014/69462. Granted 15 May 2015.
- 1.13 B2015/72235/3FR – Provision of two basketball courts with fencing and gates up to 3 metres in height together with hard landscaping. Granted 02 September 2015
- 1.14 B2016/74052/3FR – Erection of a single storey extension to provide breakfast/holiday club for pupils together with a flexible teaching space with kitchen facilities. Granted 24 May 2016.

2.0 APPLICATION PROPOSALS

2.1 Details of Proposal:

- 2.2 Planning permission is sought for the erection of a two storey modular building with W.C. facilities to provide additional classrooms.
- 2.3 The proposed buildings would be located to the northeast of the school grounds, on an existing hard standing, which is used as a playground. The proposed building would be approximately 12.2 metres in length and 6.8 metres in width. The building would have a flat roof which would measure approximately 7.3 metres in height. The building would provide 156m² of usable floor space.
- 2.4 Two windows are proposed at both ground floor level and first floor level to the southern elevation, with one window proposed at both ground and first floor level to the western elevation. Two doors, one at ground floor and one at first floor level are proposed to the southern elevation providing access to the classrooms. Another door at ground floor level is proposed to the northern elevation.
- 2.5 An external staircase would provide access to the first floor level. The external staircase would wrap round the eastern elevation to the southern elevation where the door is located. This staircase would have a canopy over, constructed from a metal frame with glazed panels.
- 2.6 Each floor would provide a classroom, with an associated storage room, a lobby area from where the W.C.s would be accessed.
- 2.7 The building would be finished with a light grey plastic, with white u-PVC windows and solid grey aluminium fire doors and blue aluminium entrance doors which would have glazing.
- 2.8 The proposal would not affect the off-street parking provision of the school.
- 2.9 The proposal would result in an increase in the number of pupils by 60 over the next two academic years along with an associated increase in employees of 2 full-time and 2 part-time employees over the next two academic years.

2.10 **Significant amendments to application since submitted:**

2.11 Drawings were submitted showing provision of a canopy over the external staircase on the 19 May 2016.

3.0 **PUBLICITY**

3.1 **Adjoining Occupiers Notified:**

3.2 **Method of Notification:**

3.3 Letters of consultation were sent to 7 adjoining occupiers dated the 24 May 2016, with a site notice being posted in the vicinity of the site dated the 01 June 2016.

3.4 **Number of Letters Received:**

3.5 None.

3.6 **Consultation Responses:**

3.7 **External**

3.8 None.

3.9 **Internal**

3.10 **The Council's Biodiversity Officer** was consulted and raised no objection to the proposal subject to a condition securing a construction method statement to ensure no impact on the adjacent Anton Crescent Wetland and Nature Reserve.

3.11 **The Council's Sustainability Officer** was consulted and raised no objection to the proposal subject to conditions securing a reduction in Carbon Dioxide emissions and requiring a flood risk assessment in relation to surface water runoff, and flood risk management measures in relation to surface water runoff.

3.12 **Environmental Health** was consulted and raised no objection to the proposal.

3.13 **The Principal Tree Officer** was consulted and raised no objection subject to a condition preventing excavation works within the root protection areas of nearby trees.

3.14 **The Senior Highways Engineer** was consulted and raised no objection subject to a condition securing the revision of the school transport plan..

3.15 **Councillor Representation:**

3.16 None.

4.0 **MATERIAL PLANNING POLICIES**

4.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 states that when determining a planning application, regard is to be had to the development plan, and the determination shall be made in accordance with the development plan, unless material considerations indicate otherwise. The development plan for the London Borough of Sutton comprises the following documents:

- The London Plan July 2015 (as amended)

- The Local Development Framework (LDF) which comprises:
 - a) The Core Planning Strategy DPD 2009;
 - b) The Site Development Policies DPD 2012.

4.2 Also a material consideration in determining planning applications are:

- National Planning Policy Framework (NPPF) & National Planning Practice Guidance (NPPG);
- Adopted London Borough of Sutton Supplementary Planning Guidance documents.

4.3 London Plan

- 3.6 Children and young people's play and informal recreation
- 3.16 Protection and Enhancement of Social Infrastructure
- 3.18 Education Facilities

4.4 Supplementary Planning Guidance/Documents

- SPD14 Creating Locally Distinctive Places

4.5 Core Strategy

- BP4 Education and Skills
- BP12 Good Urban Design and Heritage

4.6 Site Development Policies

- DM1 Character and Design
- DM2 Protecting Amenity
- DM3 Enhancing Street Scene and Public Realm
- DM31 Social and Community Infrastructure

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 of Development**
- **Design Quality**
- **Impact on Neighbours**
- **Parking, Highways and Access**
- **Trees and Landscaping**
- **Other Considerations**

5.2 **Principle of Development:**

5.3 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.

5.4 The proposed modular classrooms would provide additional class rooms to support an increase in intake of pupils from 450 to 480 during the 2016-2017 academic year. During the 2017-2018 academic year the number of pupils is proposed to increase by another 30 to 510 pupils. There are no proposed changes to the number of nursery places. Over the period of the next two academic years the proposed class rooms would facilitate a total increase in pupil numbers by 60, from 450 to 510.

5.5 As a result of the proposed increase in pupil numbers the number of teaching staff would increase. The school currently employs 23 full-time staff and 32 part-time staff. The proposal would result in an increase of 1 full-time employee and 1 part-time

employee over the 2016-2017 academic year and another 1 full-time employee and 1 part-time employee over the 2016-2017 academic year. This would result in a total of 25 full-time and 34 part-time employees over the next two academic years.

- 5.6 The intensification of use of the site is considered to be acceptable in principle as it would satisfy policy BP4 of the Core Planning Strategy by improving the education facilities of the school to accommodate extra pupil numbers that are required by the local community.
- 5.7 The proposal whilst acceptable in principle is still subject to other material considerations set out below.
- 5.8 **Design Quality:**
- 5.9 Site Development Policy DM1 states that the Council will only grant permission for development providing it maintains and enhances local character and the appearance of the surrounding area. Core Policy BP12 states that the Council will seek to ensure that development respects the local context and distinctive local character.
- 5.10 The proposed modular classrooms would be a similar scale to other buildings immediately adjacent to them. The proposed classrooms would not be visible from the public realm, and due to their temporary nature would not result in demonstrable harm to the surrounding area or street scene. As such it is considered that the design of the proposed modular classrooms would be acceptable.
- 5.11 **Impact on Neighbours:**
- 5.12 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.
- 5.13 The nearest residential neighbours to the proposed classrooms would be the flats fronting Swallows Close, which would be more than 35 metres from the proposed classrooms. An existing two storey school building would obscure the view of the proposed classrooms from these neighbouring occupiers and it is considered that the proposal would not harm the amenity of these neighbouring occupiers' in terms of outlook, loss of sunlight/daylight or overlooking or loss of privacy.
- 5.14 The proposed classrooms would be visible from Hallmead Day Centre. The elevations that would be facing Hallmead Day Centre would have no windows. The proposed classrooms would be approximately 12 metres from the centre. For these reasons it is considered that the proposed classrooms would not harm the amenity of this neighbouring occupier in terms of outlook, loss of sunlight/daylight or overlooking or loss of privacy.
- 5.15 The proposal would result in an intensification of the use of the site. This would be an increase of 30 pupils each academic year over the next two academic years. Proportionally the increase in pupil numbers would be 13% compared to the existing number. Considering that the short nature of the school day and that the site would only be at this full capacity during school term times. For these reasons it is considered that the proposed classrooms and the resulting intensification of the use of the site would not result in further noise and disturbance to the neighbouring occupiers.

5.16 Parking, Highways and Access:

5.17 Site Development Policy DM19 states that new developments creating significant numbers of trips should be accessible by sustainable modes of transport. Site Development Policy DM22 states that 'new developments will be expected to provide the appropriate amount of car parking necessary in accordance with the Councils restraint-based maximum car parking standards, taking into account public transport accessibility levels, existing publicly available parking provision and usage in the vicinity of the site and the need to deter unnecessary car use while avoiding over-spill parking problems.

5.18 The Senior Highways Engineer was consulted and raised no objection to the proposal subject to a condition requiring the school to reassess and revise its school travel plan, and to implement further mitigation measures to reduce school-related parking on Anton Crescent.

5.19 The proposal would result in an intensification of the site, however the increase in staff numbers would not be significant when compared to the existing situation. In addition the school is accessed via Anton Crescent which is not a main thoroughfare, but an access road for the school, and garages fronting Collingwood Road. For these reasons it is considered that the proposal would not result in adverse impacts on the highway safety or parking.

5.20 Trees and Landscaping:

5.21 Policy DM1 of the Site Development Policies DPD states that planning permission will be granted where development will be expected to respect and retain trees of amenity value where possible and make provision for high quality landscaping.

5.22 The Principal Tree Officer raised no objection to the proposal. No ground works or remedial works are needed for the foundations of the proposed buildings, which would be located on the existing hard standing of a playground.

5.23 Other Considerations

5.24 The school is adjacent to the Anton Crescent Wet Lands nature reserve. The Council's Biodiversity Officer was consulted and raised no objection subject to a condition requiring a method statement detailing how the adjacent nature reserve would be protected during the construction of the proposed buildings. Due to the prefabricated nature of the classrooms, the minimal ground works, and the temporary nature of the proposed buildings, it is considered that requesting a method statement for construction in this instance would be over onerous and unnecessary.

5.25 The Council's sustainability officer has also requested conditions securing measures to reduce Carbon Dioxide emissions and surface water management. The proposed buildings would be temporary in nature and would be located on an existing hard standing. As such it is considered in this instance over onerous and unnecessary to request measures reducing Carbon Dioxide emission and surface water management measures for a temporary prefabricated class rooms.

6.0 CONCLUSION AND RECOMMENDATION

6.1 The proposal would be of an acceptable design and would not harm the amenity of the neighbouring occupiers. The proposal would not result in a significant impact on highway or pedestrian safety or local parking provision.

- 6.2 It is therefore recommended that planning permission be granted subject to the conditions as set out in the agenda.

Background Papers: B2016/74337/3FR

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: **B2016/74337**
- 3) Click on Search and View Current Applications
- 4) Click on View Plans & Documents



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B2016/74337/3FR

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

Westbourne Primary School ANTON CRESCENT Sutton SM1 2NT

Erection of a two storey modular building with W.C facilities to provide additional classrooms.

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: 01-2000 Rev. A, 01-1160, 01-1100, 01-1210, 01-1150.

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

(3) All external facing materials, treatments and finishes shall be as specified within the application form. Where this is not possible the type and treatment of the materials to be used shall be agreed in writing by the Local Planning Authority prior to the development being carried out.

Reason: To protect the visual amenity of the surrounding area, and to comply with policy DM1 of the Site Development Policies DPD.

(4) Within 6 months of the date of this decision, a revised Travel Plan for the school shall be submitted and agreed in writing with the Local Planning Authority.

Reason: To encourage non car modes of travel to the site by pupils and staff, to reduce school related parking within Anton Crescent and to comply with policies DM19, DM21 and DM22 of the Site Development Policies DPD.

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 5000 before proceeding with the work.

(2) The submitted application complied with the relevant planning policies and Sutton Council has accordingly granted planning permission.

(3) Construction activity shall be excluded from the root protection areas of nearby trees, in accordance with the recommendations in British Standard BS 5837:2012 Trees in Relation to Design, Demolition, and Construction - Recommendations.

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