

SECTION '2' – Applications meriting special consideration

Application No : 11/03476/FULL1

Ward:
**Mottingham And Chislehurst
North**

Address : Eltham College Grove Park Road
Mottingham London SE9 4QF

OS Grid Ref: E: 541794 N: 172968

Applicant : Eltham College

Objections : NO

Description of Development:

Single and two storey temporary buildings for classroom accommodation and sixth form common room during redevelopment of part of school

Key designations:

Areas of Archeological Significance
Biggin Hill Safeguarding Birds
Biggin Hill Safeguarding Area
Green Chain
London City Airport Safeguarding
London City Airport Safeguarding Birds
London Distributor Roads
Metropolitan Open Land
Tree Preservation Order

Proposal

- 11 temporary classrooms including a WC Block and Sixth Form centre within single and two storey modular buildings on the periphery of the adjacent College playing fields to enable its continuing operation during the construction of the new classroom block and Sixth Form Centre without undue disruption
- temporary classrooms will be removed following completion of development and the playing pitches will be reinstated
- proposal involves temporary loss of use of 1st XI cricket square, an area of the 2nd XV rugby pitch and part of the hockey training pitch – this will be mitigated through enhancement of 2 existing cricket squares and establishment of a new rugby pitch on recently acquired London Marathon Playing Fields, whilst the reduction in size of the hockey training pitch will not materially affect its use.

The temporary buildings will be inappropriate development in Metropolitan Open Land (MOL) and the applicant has set out 'very special circumstances' to justify inappropriate development as follows:

- classrooms will only be provided on site for a temporary three year period
- playing pitches will be reinstated to their original condition (or better) following construction of new permanent buildings
- temporary classrooms will have a limited short term impact on outdoor sport and recreation uses undertaken on the playing fields and the college will compensate for this loss
- wider playing field provision under Eltham College ownership is presently being enhanced for the benefit of the college and the wider community which will help consolidate and improve the core educational offer thereby indirectly supporting continued investment and improvement in playing pitch provision
- temporary accommodation will significantly reduce operational and environmental disturbance during the construction period through removing the need to travel to off-site educational floorspace.

The application is accompanied by the following documents:

- Planning Statement
- Design and Access Statement
- Headmaster's Sporting Philosophy Statement
- Bursar's Statement on Playing Field's Development Impacts and Mitigation.

Site and Surroundings

- College is set within extensive grounds at the northern limits of the Borough to the south of the A20
- site borders Lewisham to the west and Greenwich is a short distance to the east
- there is suburban housing to the north and east whilst the College playing fields, which are designated MOL, lie to the west and south
- built campus is confined to an area west of the junction of Mottingham Lane and Grove Park Road and is centred around Fairy Hall, a locally listed building which dates from circa 1700, and has developed incrementally over the centuries
- buildings behind Fairy Hall surround an internal courtyard which features a lawn and large sculptures – former gymnasium building and Jubilee Block form the north western section of this enclosure
- site of the proposed temporary classrooms falls within MOL
- school playing fields form part of the South East London Green Chain and the site lies within an Area of Archaeological Significance.

Comments from Local Residents

Nearby residents were notified of the application and no representations were received.

Comments from Consultees

- English Heritage (Archaeology) – no objections
- Metropolitan Police Crime Prevention Design Adviser – no objections
- Thames Water - no objections
- Drainage – no objections
- Highways – no objections
- Sport England – no objections

Any further responses to consultations will be reported verbally at the meeting.

Planning History

There is an extensive planning history relating to the existing school facilities. Planning permission was granted in 2009 for a two storey detached educational art building with single storey link building to provide a new arts facility which is currently under construction (refs. 09/02240, 10/02442 and 10/03221).

Planning permission was granted in March 2012 for a replacement single storey pavilion / changing rooms building (ref. 11/03489).

Planning Considerations

The proposal falls to be considered primarily with regard to the following policies:

UDP

- BE1 Design of New Development
- BE16 Ancient Monuments and Archaeology
- G2 Metropolitan Open Land
- G7 South East London Green Chain
- L1 Outdoor Recreation and Leisure
- L6 Playing Fields
- C7 Education and Pre-School facilities

London Plan

- 3.18 Education Facilities
- 3.19 Sports Facilities:
 - 7.2 An inclusive environment
 - 7.3 Designing out crime
 - 7.4 Local character
 - 7.6 Architecture
 - 7.8 Heritage Assets and Archaeology
- 7.17 Metropolitan Open Land
- 7.18 Protecting Local Open Space and Addressing Local Deficiency.

Conclusions

The main issues relating to the application are as follows:

- impact on the character of the area and on the amenities of the occupants of nearby residential properties
- impact on the openness and visual amenities of the MOL and whether very special circumstances have been demonstrated to justify inappropriate development on MOL.

The proposed modular buildings will occupy the site on a temporary basis and the applicant has set out a convincing argument that very special circumstances exist to justify inappropriate development in MOL including the operational and educational benefits of the accommodation being provided on-site. The vast majority of the school's 25 acre site comprises playing fields and the applicant has set out a mitigation strategy to address the loss of the sports pitches whilst the temporary buildings are in place. It is considered that there will be no detrimental impact resulting from the loss of sports pitches as a result of the proposal. The temporary buildings will not be particularly visible from the surrounding area whilst their siting will not result in any undue harm to the residential amenities of the occupants of nearby dwellings. The proposal is considered acceptable.

Background papers referred to during production of this report comprise all correspondence on file ref. 11/03476, excluding exempt information.

RECOMMENDATION: PERMISSION

Subject to the following conditions:

- | | | |
|---|-----------------|--|
| 1 | ACA01
ACA01R | Commencement of development within 3 yrs
A01 Reason 3 years |
| 2 | ACH16
ACH16R | Hardstanding for wash-down facilities
Reason H16 |
| 3 | ACH27
ACH27R | Arrangements for construction period
Reason H27 |
| 4 | ACH29
ACH29R | Construction Management Plan
Reason H29 |
| 5 | ACI21
ACI21R | Secured By Design
I21 reason |
| 6 | | No later than three years from the grant of permission the development hereby permitted and other associated structures shall be removed from the site. Within 3 months of removal the playing field land shall be reinstated to a playing field to a quality at least equivalent quality or a condition fit for use as a playing field or in accordance with 'Natural Turf for Sport' Sport England 2000. |

Reason: In the interests of the openness and visual amenities of Metropolitan Open Land and to ensure adequate provision of playing fields and to comply with Policies G2 of the Unitary Development Plan.

Reasons for permission:

In granting permission the Local Planning Authority had regard to the following policies of the Unitary Development Plan and the London Plan:

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The development is considered to be satisfactory in relation to the following:

- (a) the relationship of the development to adjacent property
- (b) the character of the development in the surrounding area including the South East London Green Chain
- (c) the impact of the proposal on the openness and visual amenities of the Metropolitan Open Land
- (d) the need for very special circumstances to justify inappropriate development in Metropolitan Open Land
- (e) the impact on the amenities of the occupiers of adjacent and nearby properties
- (f) the safety and security of buildings and the spaces around them
- (g) accessibility to buildings
- (h) the transport policies of the development plan

and having regard to all other matters raised.

INFORMATIVE(S)

- 1 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 Ground Water. 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 0845 850 2777.

Reason: In order to ensure that the surface water discharge from the site is not detrimental to the existing sewerage system.

- 2 Recent legal changes under The Water Industry (Scheme for the Adoption of private sewers) Regulations 2011 mean that the sections of pipes you share with your neighbours, or are situated outside of your property boundary which connect to a public sewer are likely to have transferred to Thames Water's ownership. Should your proposed building work fall within 3 metres of these pipes we recommend you contact Thames Water to discuss their status in more detail and to determine if a building over / near to agreement is required. You can contact Thames Water on 0845 850 2777 or for more information please visit their website at www.thameswater.co.uk
- 3 Thames Water will aim to provide customers with a minimum pressure of 10m head (approx 1 bar) and a flow rate of 9 litres per minute at the point where it leaves Thames Waters pipes. The developer should take account of this minimum pressure in the design of the proposed development.

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