

SECTION '2' – Applications meriting special consideration

Application No : 14/01261/FULL1

Ward:
Clock House

Address : Churchfields Primary School
Churchfields Road Beckenham BR3
4QR

OS Grid Ref: E: 535839 N: 168995

Applicant : Mr Tom Hyndley

Objections : NO

Description of Development:

Erection of modular building to provide 99 sq m nursery, and provision of access thereto by formation of paving, fence and gates.

Key designations:

Biggin Hill Safeguarding Birds
Biggin Hill Safeguarding Area
Biggin Hill Safeguarding Area
Flood Zone 2
Flood Zone 3
London City Airport Safeguarding
London City Airport Safeguarding
River Centre Line
Urban Open Space
Water Link Way

Proposal

The proposal is for the erection of a single storey modular building to provide a new nursery room with WC's. The building would be flat roofed at a height of 3.5m, measuring a maximum of 15m wide and 9.6m deep, constructed of cedar wood.

Amended drawings received on 22nd May indicate that a new 2.4m high fence is proposed to run along the eastern elevation of the school building, incorporating new gates with access control. The proposal also includes new planting and a new paved walkway along the front of the main school building, leading to the new nursery.

Members should note a separate application (ref. 14/01205) at the site for an infill extension in the existing courtyard at the site. This separate application is being considered on the same agenda as the current application.

Location

Churchfields Primary School is a two form entry (2FE) primary school with a nursery, accessed on the southern side of Beck Lane, Beckenham. The site, the adjoining allotments and playing fields are designated as Urban Open Space within the adopted Unitary Development Plan.

Comments from Local Residents

Nearby owners/occupiers were notified of the application and, at the time of writing, no representations were received.

Comments from Consultees

Technical Highways comments were received which highlighted some clarifications that were required in respect of parking provision relating to both this application and application ref. 14/01205. A supplementary parking survey was received on 28th May and forwarded to the Councils Highways Engineers for comments. Full technical Highways comments are available on the file. No objection is raised to the proposed new fencing and gates.

From a Drainage perspective, no objection is raised, subject to conditions.

The Councils Environmental Health Officer has no objections to planning permission being granted.

Thames Water have inspected the application, and with regard to water infrastructure capacity, no objection is raised.

The Councils Crime Prevention Officer inspected the file and could find no reference to specific details of measures that have been incorporated in order to meet Secured by Design standards. It is suggested that a condition requiring details of these measures to be submitted to the Council be attached to any permission that is granted.

Given the designation of the site and the proposed positioning of the new nursery Sport England were consulted. A response was received which stated that Sport England did not wish to comment on the application.

Planning Considerations

The application falls to be determined in accordance with the following policies of the Unitary Development Plan and the London Plan:

- BE1 Design of New Development
- G8 Urban Open Space
- C7 Educational and Pre-School facilities

London Plan

3.18 Education Facilities

The above policies are considered to be consistent with the principles and objectives of the National Planning Policy Framework which is a key consideration in the determination of this application.

The Councils adopted SPG design guidance is also a consideration.

Planning History

The site has an extensive planning history, much of which is not relevant to the determination of this application. Applications that are of note include:

86/01747/LBB - Land off Beck Lane/Churchfields Road, Primary School and nursery accommodation - permitted

96/02310/LBB - single storey extension to provide three classrooms - permitted

Conclusions

The main issues relating to the application are the effect that it would have on the character of the area, the impact on the designated Urban Open Space (UOS), and the impact the proposal would have on the amenities of the occupants of surrounding residential properties.

The application site was visited by the case officer and the aims and objectives of the above policies, national and regional planning guidance, all other material planning considerations including any objections, other representations and relevant planning history on the site were taken into account in the assessment of the proposal.

Policy G8 seeks to restrict development in areas defined as UOS to small scale developments that must be associated with the existing use of the site. Where new built development is proposed, any loss of open space must be weighed against the potential benefits to the wider community arising from the proposal.

Members may consider that the proposal relates to the existing use at the site as a primary school. The proposed structure will be positioned in close proximity to the main school building, when considering the context and size of the whole site. It is therefore considered that the proposed classroom will not impact upon the openness of the Urban Open Space. The main school itself is set back from the road and the proposed additional development will not have a detrimental impact on the street scene, or be overly visible from nearby residential properties.

The design and access statement includes the applicants supporting statement outlining a justification for why the works are required; namely to allow to the school to continue to operate as a 2FE school in the face of significantly rising demand. It is considered that the wider benefits of the proposal outweigh any potential harm to the overall openness of the site.

On balance, given the siting of the nursery and the rationale for the application, Members may feel that, in this instance, the development is acceptable in principle.

The development would result in an additional 30 pupils and two additional members of staff. Initial Highways comments note that the drawings indicate the net loss of one parking space at the site and clarification on this point was sought from the applicants agents. The supplementary parking survey submitted alongside the application (received on 28th May 2014) states that this increase in pupil numbers will result in an additional 4 parent cars arriving and departing during AM drop-off and PM pick-up times, and an additional staff parking demand of 1-2 cars per day.

The assessment concludes that these increases can be easily absorbed by the existing availability of parking, and as such would not be perceptible. Full comments from Highways are available on the file, however, in summary, it is considered likely there will be some impact on Churchfields Road arising from the proposal. The primary cause of congestion is parents wanting to drive as close as possible to the school entrance (during the morning drop off) sometimes double parking and creating congestion, despite available parking within easy walking distance of the school. However, it is considered that the short lived peak time congestion does not impact on the wider highway network.

If Members are minded to approve the application, the Councils Highways Engineer suggests a series of conditions be attached to any planning permission. These are detailed at the end of this report.

On balance, and having had regard to the above it was considered that the siting, size and design of the proposed new nursery space is acceptable in that it would not result in a significant loss of amenity to local residents nor impact detrimentally on the openness of the site to such a degree as to warrant refusal of planning permission. The potential impact on the highway may also be considered acceptable in light of the information provided in this respect.

Background papers referred to during production of this report comprise all correspondence on the file ref(s) set out in the Planning History section above, excluding exempt information.

as amended by documents received on 22.05.2014 28.05.2014

RECOMMENDATION: PERMISSION

Subject to the following conditions:

- 1 ACA01 Commencement of development within 3 yrs
 ACA01R A01 Reason 3 years
- 2 ACC07 Materials as set out in application
 ACC07R Reason C07
- 3 Details of a surface water drainage system (including storage facilities where necessary) shall be submitted to and approved in writing by the Local Planning Authority before any part of the development hereby permitted is

commenced. In order to check that the proposed storm water system meets the Councils requirements, the following information should be provided:

- A clearly labelled drainage layout plan showing pipe networks and any attenuation soakaways
- Where infiltration forms part of the proposed storm water system such as soakaways, soakage test results and test locations are to be submitted in accordance with BRE digest 365
- Calculations should demonstrate how the system operates during the 1 in 30 year critical duration storm event plus climate change

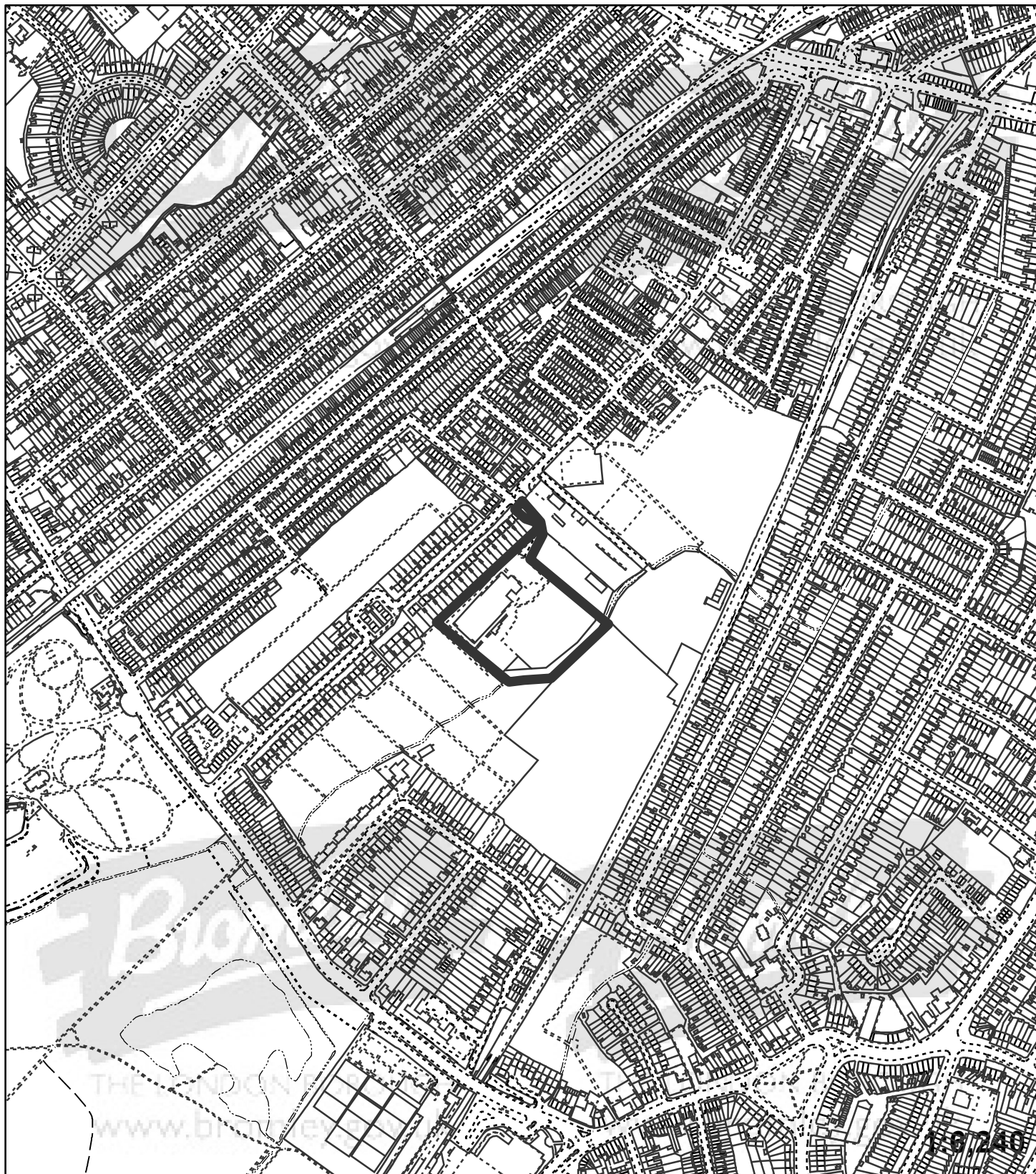
The approved system shall be completed before any part of the development hereby permitted is first occupied, and permanently retained thereafter

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| | AED02R | Reason D02 |
| 4 | ACH03 | Satisfactory parking - full application |
| | ACH03R | Reason H03 |
| 5 | ACH16 | Hardstanding for wash-down facilities |
| | ACH16R | Reason H16 |
| 6 | ACH22 | Bicycle Parking |
| | ACH22R | Reason H22 |
| 7 | ACH28 | Car park management |
| | ACH28R | Reason H28 |
| 8 | ACH29 | Construction Management Plan |
| | ACH29R | Reason H29 |
| 9 | ACH30 | Travel Plan |
| | ACH30R | Reason H30 |
| 10 | ACH32 | Highway Drainage |
| | ADH32R | Reason H32 |
| 11 | ACI21 | Secured By Design |
| | ACI21R | I21 reason BE1 |
| 12 | The premises shall be used for a nursery in connection with Churchfields Primary School and for no other purpose (including any other purpose in Class D1 of the Schedule to the Town and Country Planning (Use Classes) Order 1987, or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification). | |
| | Reason: In the interest of the residential amenities of nearby residents. | |
| 13 | The use of the premises for the purpose permitted shall be limited to Mondays to Fridays inclusive between the hours of 08.00 and 17.00. | |
| | Reason: In order to comply with Policy BE1 and in the interest of the amenities of nearby properties. | |
| 14 | ACK01 | Compliance with submitted plan |
| | ACK05R | K05 reason |

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AMENDED DOCUMENTS RECEIVED



"This plan is provided to identify the location of the site and
should not be used to identify the extent of the application site"

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