

SECTION '1' – Applications submitted by the London Borough of Bromley

Application No : 14/01999/FULL1

Ward:
Crystal Palace

Address : James Dixon Primary School William
Booth Road Penge London SE20 8BW

OS Grid Ref: E: 534377 N: 169760

Applicant : Mrs K Reynolds

Objections : NO

Description of Development:

Erection of single storey classroom block to provide two additional classrooms for a 2 year period, plus associated temporary external works

Key designations:

Biggin Hill Safeguarding Birds
Biggin Hill Safeguarding Area
London City Airport Safeguarding
Metropolitan Open Land

Proposal

The proposal is to expand the school to accept two additional classrooms (one for a reception bulge class and one decant classroom), which would result in an additional 30 pupils a year and two additional staff. Planning permission is sought for a two year period.

The two classrooms would be located within the existing car park, with the building proposed to be 3.5m high and 18.2m wide. Other works including minor adjustments to the fencing and gate location to allow the school to use the existing play area securely are also proposed. A temporary hard surface and free standing canopy are proposed to provide sheltered outside space for reception class children.

Revised plans were received on 17th June 2014 which made slight adjustments to the proposed fencing, and an updated Transport Assessment was received on 7th July 2014 following discussions with the Councils Highways Engineer.

Location

James Dixon primary School is located off William Booth Road, in an area with a PTAL rating of 4. The proposals would increase total pupil number to 429 (from 399) and staff numbers to 76 (from the current staff number of 74).

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 requested some clarifications that were required in respect of parking provision relating to this. No objection was raised in respect of the anticipated increase in vehicular movements. One final clarification was requested in respect of the assessment using relevant to LBB refuse vehicles size data. At the time of writing no further comments had been received; any comments will be reported verbally to Members at the meeting.

From a Drainage perspective, no objection is raised.

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.

Planning Considerations

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

- BE1 Design of New Development
- G2 Metropolitan Open Land
- C7 Educational and Pre-School facilities

London Plan policy 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

In terms of relevant planning history at the site:

99/01214/DEEM3 extension to playground PERMISSION

04/01497/DEEM3 Single storey extension to provide storage for childrens nursery, extension of playground for nursery with detached canopy over part and metal storage container, single storey extension to school entrance and hard and soft landscaping to school grounds PERMISSION

06/01682/DEEM3 Single storey building for use as childrens activity/training centre and extension to existing playground PERMISSION

08/00927/FULL1 New buggy storage shed adjacent to the Family and Children's Centre PERMISSION

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 Metropolitan Open Land (MOL), and the impact the proposal would have on the amenities of the occupants of surrounding residential properties, as well as the surrounding highway network.

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.

Members will note that there is positive policy support at a national level in the NPPF which gives great weight to the need to create, expand or alter schools, and both regional policy (The London Plan) and the draft emerging Local Plan require that proposals for new schools should only be refused where there are demonstrable negative local impacts which substantially outweigh need for the provision, and which cannot be addressed through the appropriate use of planning conditions or obligations.

However, neither the NPPF nor the London Plan enable school development on MOL, where it is by definition "inappropriate" development, unless "very special circumstances" (VSC) can be demonstrated.

The applicants have submitted that VSC exist in this instance due to the pressing need to ensure sufficient school and in line with the Council's "Building a Better Bromley" strategy.

Members will be aware that the local authority has a statutory responsibility to provide sufficient school places in the borough, and failure to provide sufficient places will have a significant reputational impact on the local authority and damage the Council's ability to deliver its programme of school expansion. The applicants submit that development of new classrooms by way of additional forms of entry and ancillary facilities is required to meet the continued demand for school places in Bromley.

It is considered that the additional classroom at James Dixon will be integral to this strategy, and will be required in order to meet and assist in :

1. Meeting the demand in 2015/16 for primary places
2. Assist in providing additional temporary accommodation at the school whilst a feasibility study and master-plan is developed to expand the School from 2FE Primary School to a 3FE Primary School

As such, Members may consider that there is a very strong policy case to argue that the impacts of this development do not significantly outweigh the need for provision of school places. Members will also note the temporary nature of the proposal (a two year period), which could also be considered to alleviate the overall impact on the openness and visual amenity of the site, given the existing development at the site.

Assuming Members agree that VSC exist in this case, it is also considered that the proposed structure - set within the existing car park of the school - will not impact detrimentally on the surrounding highway network or nearby residential amenities.

The development would result in an additional 30 pupils and two additional members of staff. The supplementary Transport Assessment submitted alongside the application (received on 7th July 2014) states that this increase in pupil numbers will result in an additional 6 vehicle movements per day. No objection is raised by the Councils Highways Engineer.

On balance, and having had regard to the above it was considered that the siting, size and design of the proposed temporary classroom 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 17.06.2014 07.07.2014

RECOMMENDATION: PERMISSION

Subject to the following conditions:

- 1 This permission shall be for a limited period only, expiring two years from the date of this decision notice, and the temporary classrooms shall be removed from the site on or before that date, unless otherwise agreed in writing by the Local Planning Authority

Reason: In order to comply with Policy BE1 of the Unitary Development Plan, and in the interest of the openness and visual amenities of the site.

- 2 ACC07 Materials as set out in application
ACC07R Reason C07
- 3 ACD02 Surface water drainage - no det. submitt
AED02R Reason D02
- 4 ACD04 Foul water drainage - no details submitt
ADD04R Reason D04
- 5 ACK01 Compliance with submitted plan
ACK05R K05 reason

INFORMATIVE(S)

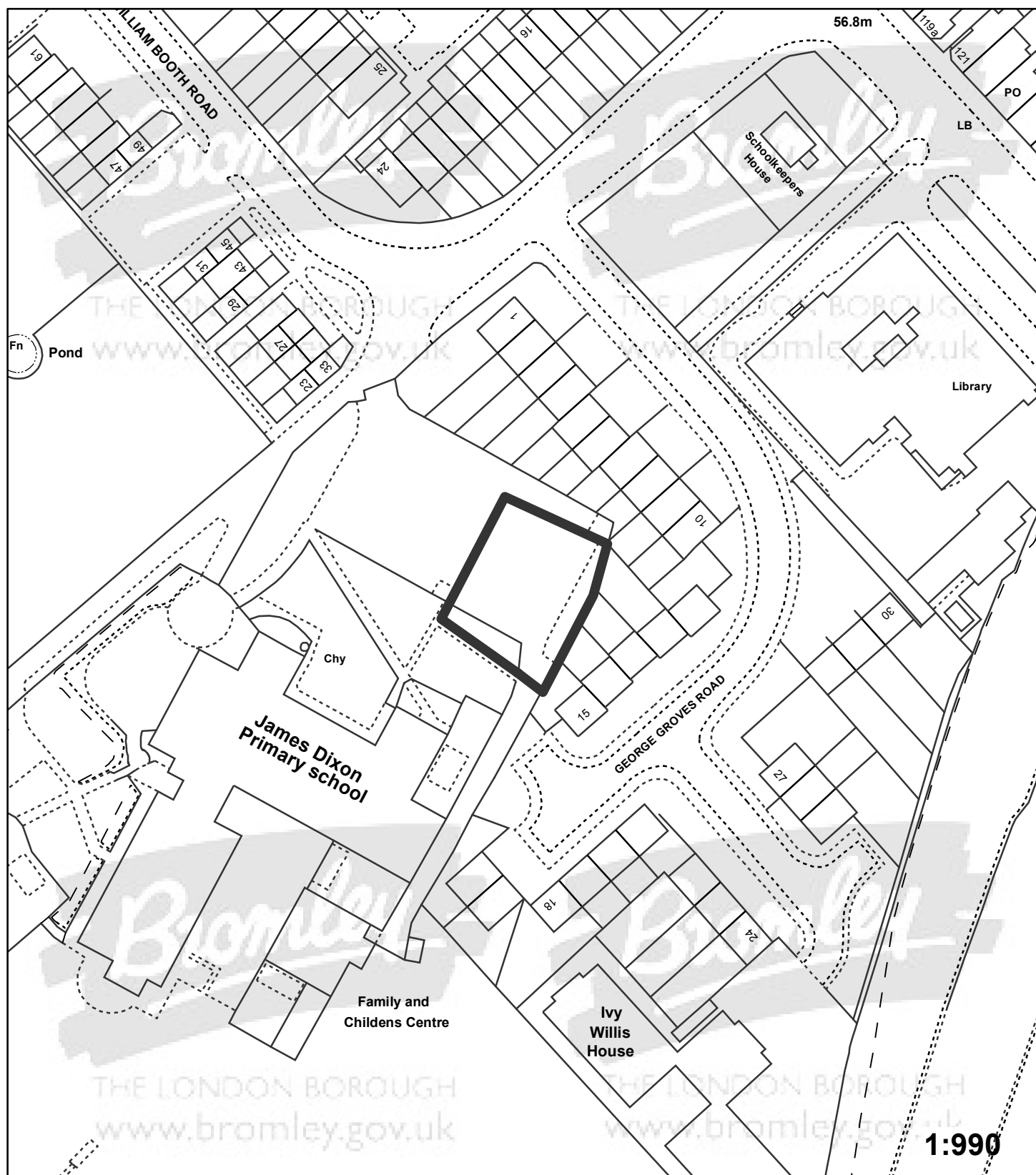
- 1 Before the works commence, the Applicant is advised to contact the Pollution Team of Environmental Health & Trading Standards regarding compliance with the Control of Pollution Act 1974 and/or the Environmental Protection Act 1990. The Applicant should also ensure compliance with the Control of Pollution and Noise from Demolition and Construction Sites Code of Practice 2008 which is available on the Bromley web site.

- 2 If during the works on site any suspected contamination is encountered, Environmental Health should be contacted immediately. The contamination shall be fully assessed and an appropriate remediation scheme submitted to the Local Authority for approval in writing.

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"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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