

Section '3' - Applications recommended for PERMISSION, APPROVAL or CONSENT

Application No : 14/02730/FULL1

Ward:
Chislehurst

Address : Edgebury Primary School Belmont Lane
Chislehurst BR7 6BL

OS Grid Ref: E: 544161 N: 171654

Applicant : Mr Daniel Margetson

Objections : YES

Description of Development:

Two storey extension to provide additional classrooms to increase school size from 1-form entry to 2-form entry, offices, reception area and break out space with stairs and ramped access. Single storey extension to existing hall with covered walkway. Extension to existing car park, covered play area and new hard surfaced play area and associated plant.

Key designations:

Biggin Hill Safeguarding Birds
Biggin Hill Safeguarding Area
Green Belt
London City Airport Safeguarding
London City Airport Safeguarding Birds

Proposal

Permission is sought for the construction of extensions to this primary school comprising a two storey extension to the north-eastern side of the main school building which would contain 7 classrooms, staff offices, toilet facilities, and a new reception area and lobby with ramped access, along with a single storey extension to the school hall with covered walkway. The proposals would enable the expansion of the school from one form of entry to two forms of entry, effectively doubling the size of the school in due course.

It is also proposed to extend the existing staff car park accessed from Belmont Lane (increasing the number of spaces from 11 to 13) and provide an additional 5 spaces along the access way from Edgebury, giving a total of 7 new spaces. A new covered play area is proposed adjacent to the north-western buildings, along with an additional play area adjacent to the grassed embankment which would be re-shaped. The changing rooms for the existing swimming pool would need to be re-located as a result of the proposed hall extension.

The application is accompanied by a Transport Assessment, Drainage Report, Tree Survey, Soil Survey and Ecological Habitat Survey.

Location

Edgebury Primary School is located within a residential area close to Chislehurst town centre. It lies on the western side of Belmont Lane, and its southern boundary abuts the rear gardens of residential properties in Edgebury. The whole of the site is designated as Green Belt.

The school was originally built in the 1960s, and comprises single storey buildings on the southern level part of the site, with large playing fields at a slightly raised level located to the north.

Pedestrian and vehicular access to the school is from both Belmont Lane and Edgebury, and a small staff car park is accessed from the Belmont Lane entrance.

Comments from Local Residents

Two letters of objection have been received from nearby residents who have raised the following concerns:

- increased traffic congestion during drop-off and pick-up times
- increased pressure for parking in surrounding roads
- construction works should not disrupt the education of pupils
- sense of community may be lost as a result of doubling the size of the school.

Comments from Consultees

The Council's Highway Engineer comments that the existing car parking on site doesn't meet the current demand, and the expansion of the school would mean that more staff are likely to drive. Although the additional spaces proposed could accommodate some of the demand, without knowing the additional numbers of staff, it would be difficult to estimate the increase in vehicles being parked on the street. As staff would generally arrive before pupils, and leave after them, any on-street parking would conflict with parents parking.

The expansion of the school would also result in an increase in the number of cars parking during the drop-off and pick-up periods, but Belmont Lane in particular has on-street parking available with no residential frontages. Therefore, given the location and limited duration of the additional parking, this is not considered to have a seriously detrimental impact on parking and road safety in the close vicinity to warrant a refusal on highway grounds.

The school does not currently have a School Travel Plan, therefore, there is potential for measures to be put in place to reduce the number of car trips, and a standard condition is recommended.

The Council's Education Department supports the proposals for the expansion of Edgebury Primary School which would help to address the pressure for school places at both Key Stage 1 and 2 within the Chislehurst and Mottingham area, and would enhance the facilities available at the school.

No drainage objections are seen to the proposals, and Thames Water have no concerns.

The Crime Prevention Officer has no objections to the proposals subject to the inclusion of measures to reduce the risk of crime, which can be secured by a standard planning condition.

No objections are raised from an Environmental Health point of view.

Any comments from the Council's Tree Officer will be reported verbally at the meeting.

Planning Considerations

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

- BE1 Design of New Development
- NE7 Development and Trees
- G1 The Green Belt
- C1 Community Facilities
- C7 Educational and Pre-School Facilities
- T3 Parking
- T18 Road Safety

Planning History

A number of applications for mobile classrooms were permitted in the 1980s/90s, whilst permission was granted in 1995 (ref. 95/00274) for an extension and additional car parking, and in 2009 (ref. 08/04179) for a music room and covered walkway.

Conclusions

The main issues in this case are; whether the proposals comprise inappropriate development in the Green Belt, and if so, whether very special circumstances exist that clearly outweigh the harm by reason of inappropriateness or any other harm; the impact of the proposals on the open nature and visual amenities of the Green Belt; the impact on the amenities of nearby residents; and the impact on pressure for parking and road safety in surrounding roads.

The proposed extensions would be considered inappropriate development within the Green Belt as educational uses (Class D1) would not fall within the appropriate uses defined by Policy G1 of the UDP. However, the extensions are required as part of the Council's agreed school expansion programme in areas of high demand

for school places, and have been designed so as to minimise the impact on the open nature of the site (eg. the extensions would be kept within the southern built-up part of the site, and the provision of a two storey development would help to minimise the increase in the overall footprint of built development on the site). Members may, therefore, consider that these special circumstances outweigh the harm by reason of inappropriateness caused by the proposals.

The proposals would result in two storey development on the site where there is currently only single storey buildings, but the two storey extension would not appear overly large or bulky within the street scene, and would provide a focal point for the main entrance to the school. It would not encroach onto the main open playing fields to the north, although part of the grassed embankment would need to be re-shaped, and would not, therefore, have a detrimental impact on the open character or visual amenities of the Green Belt. The single storey hall extension would be contained within existing built development on the site, and along with the additional play areas, would not be harmful to the Green Belt.

With regard to the impact on neighbouring residential properties, the nearest dwellings are located in Edgebury which back onto the site, and the two storey development would be set some distance away from them. The hall extension would be modest in size, and would not impact on residential amenity, and the re-located changing rooms would still be set back 16m from the boundary with Edgebury properties. The proposals are not, therefore, considered to have a detrimental impact on the privacy and amenities of adjoining residents.

The Council's Highway Engineer has confirmed that the proposals for the expansion of the school from one form entry to two form entry is considered acceptable from a highway point of view, subject to safeguarding conditions and the submission of a School Travel Plan.

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.

RECOMMENDATION: PERMISSION

Subject to the following conditions:

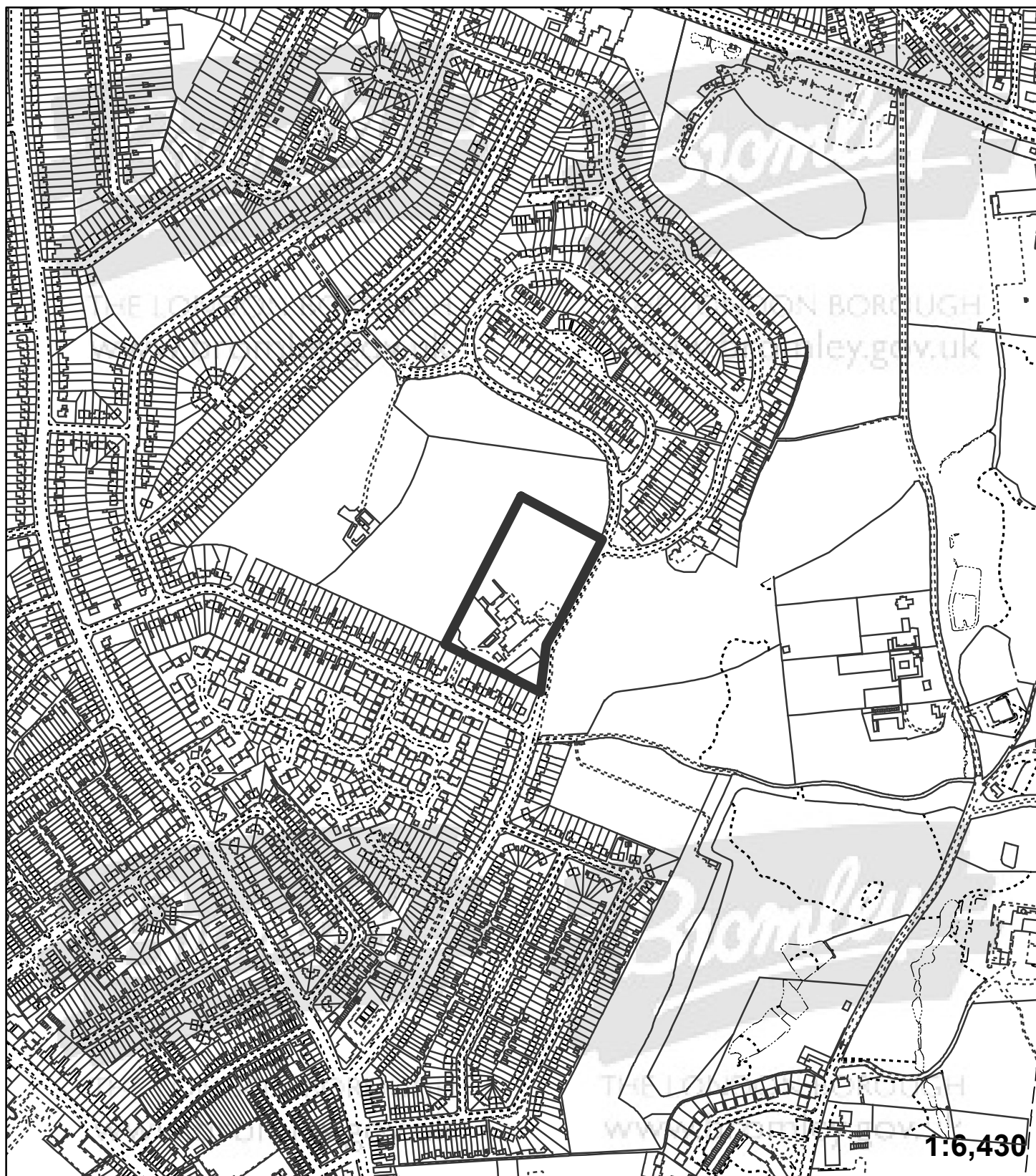
- | | | |
|---|--------|--|
| 1 | ACA01 | Commencement of development within 3 yrs |
| | ACA01R | A01 Reason 3 years |
| 2 | ACA04 | Landscaping Scheme - full app no details |
| | ACA04R | Reason A04 |
| 3 | ACC07 | Materials as set out in application |
| | ACC07R | Reason C07 |
| 4 | ACD02 | Surface water drainage - no det. submitt |
| | AED02R | Reason D02 |
| 5 | ACH03 | Satisfactory parking - full application |
| | ACH03R | Reason H03 |
| 6 | ACH29 | Construction Management Plan |
| | ACH29R | Reason H29 |

7	ACH30	Travel Plan
	ACH30R	Reason H30
8	ACI21	Secured By Design
	ACI21R	I21 reason
9	ACK01	Compliance with submitted plan
	ACK05R	K05 reason
10	ACK06	Slab levels - compliance
	ACK06R	K06 reason

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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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