

SECTION '2' – Applications meriting special consideration

Application No : 16/00459/FULL1

Ward:
Hayes And Coney Hall

Address : Hayes Primary School, George Lane,
Hayes, Bromley BR2 7LQ

OS Grid Ref: E: 540917 N: 166336

Applicant : Mrs Karen Partridge

Objections : YES

Description of Development:

Erection of timber shed

Key designations:

Biggin Hill Safeguarding Area
Green Belt
London City Airport Safeguarding
Smoke Control SCA 51

Proposal

The school is located to the south side of George Lane, leading off Hayes Lane, with residential properties to the north and west of the site. Extensive car parking is located to the east and north of the school site. The school buildings are located on the edge but within the Green Belt boundary.

This application proposes the erection of a timber shed, 5.95m x 2.95m x 1.94m to the eaves and 2.545 m to ridge height. The supporting statement advises that the shed is required for the storage of wet weather clothing and resources in relation to forest school. It is to be located beside a small fenced garden area which was created to mark the millennium.

There will be no increase in staff or pupil numbers as a result of the proposal.

Consultations

The application has been advertised by way of press advertisement, site notice and letters of notification of the application to nearby owners/occupiers. No representations have been received to date.

Planning Considerations

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

BE1 Design of New Development
G1 Green Belt
C7 Educational and Pre School Facilities

London Plan
Policy 3.1
Policy 3.18 Education facilities
Policy 5.3 Sustainable Design and Construction.
Policy 7.2 An Inclusive Environment.
Policy 7.4 Local Character
Policy 7.6 Architecture
Policy 7.21 Trees and woodlands

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.

There is an extensive planning history in relation to this school site the most recent of which was permission reference 14/04198 for the construction of a single storey early years/reception block extension comprising three classrooms with enclosed play areas and external canopy to the west side of the existing school buildings, landscaping and associated external works.

Conclusions

The main issues relating to the application are whether the proposal constitutes inappropriate development in the Green Belt, and if so, whether very special circumstances exist that clearly outweigh the harm by reason of inappropriateness, its effect on the openness of the Green Belt and on the character and appearance of the area and the impact that it would have on the amenities of the occupants of surrounding residential properties.

With regard to the Green Belt Para 89 of the NPPF advises that the construction of new buildings is inappropriate in the Green Belt; exceptions to this include the replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces. Policy G1 states that the construction of new buildings on land falling within the Green Belt is inappropriate; a number of exceptions apply.

Given that the proposed new building is not considered to fall within any of the exceptions listed it is considered that the proposal constitutes inappropriate development in the Green Belt and consideration must be given as to whether very special circumstances can be demonstrated that clearly outweigh the harm by reason of inappropriateness or any other harm.

Forest school forms an integral part of the wider curriculum. The school web site advises that:

'Forest School are usually developed within a primary school's own grounds/gardens/playing fields and allows the children to become comfortable with an outdoor approach to education and play whilst in familiar surroundings. Allowing relationships based around trust and self-exploration to develop with the Forest School Leaders who start to facilitate a more child led outdoor curriculum when the group are ready they familiarise themselves with the route to the wood either on foot or by bus. The group then have their introductory sessions in the woodland exploring the site establishing physical and behavioural boundaries. Safety procedures, hygiene and routines.

Children and young people are stimulated by the outdoors and typically experience, over time, an increase in their self belief, confidence, learning capacity, enthusiasm, communication and problem-solving skills and emotional well-being'.

The shed is required to store wet weather clothing in relation to this outdoor curriculum enhancing activity and the building will be sited to the west of the existing building complex and adjacent to a millennium fenced garden area. Given the wider use of the site and the specific educational/special needs that are met within the site and by this facility, it may be considered that the proposal would, by reason of its scale, siting and size, not unduly impair the open nature of the site and it may be considered that such special circumstances can be demonstrated in this specific instance that clearly outweigh the harm. In the event of a planning permission a planning condition to limit the use of the building may be considered appropriate given the specific requirement for the building within the Green Belt location.

Policy BE1 requires that new development is of a high standard of design and layout which complements the surrounding area and respects the amenities of the occupants of nearby buildings. It also requires that development should respect the amenity of occupiers of neighbouring buildings and those of future occupants and ensure their environments are not harmed by noise and disturbance. The proposed shed is unlikely to result in any significant detrimental impact on nearby residential amenity. It is noted that no objections have been received at the time of writing the report.

Policy C7 is concerned with educational and pre-school facilities and states that applications for new or extensions to existing establishments will be permitted provided they are located so as to maximise access by means of transport other than the car.

The addition of and use of the new extension buildings to enhance the existing teaching facilities at the school is therefore in line with policy. The use should also be located in an appropriate place that both contributes to sustainability objectives and provides easy access for users.

Supporting information advises that there will be no increase in staff or pupil numbers as a result of the proposal. Therefore there will be no additional impacts in respect of highway matters.

On balance, it is considered that special circumstances can be demonstrated that clearly outweigh the harm by reason of inappropriateness or any other harm, and given the educational requirement for this type of facility on the site and the location of the proposed building, the separation to the nearby residential properties and the specific design and materials for the proposed development, Members may consider the scheme to be acceptable.

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 The development to which this permission relates must be begun not later than the expiration of 3 years, beginning with the date of this decision notice.**

Reason: Section 91, Town and Country Planning Act 1990.

- 2 The development hereby permitted shall not be carried out otherwise than in complete accordance with the plans approved under this planning permission unless previously 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 appearance of the building and the visual amenities of the area

- 3 The materials to be used for the external surfaces of the building shall be as set out in the planning application forms and / or drawings 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 appearance of the building and the visual amenities of the area.

- 4 - The development hereby permitted shall be used only for the storage of children's wet weather clothing and resources in relation to forest school. In the event forest school ceases to take place the development shall be demolished and the site cleared within three months of the cessation of forest school.**

In order to comply with Policy G1 of the Unitary Development Plan and in the interest of visual amenity of the Green Belt

