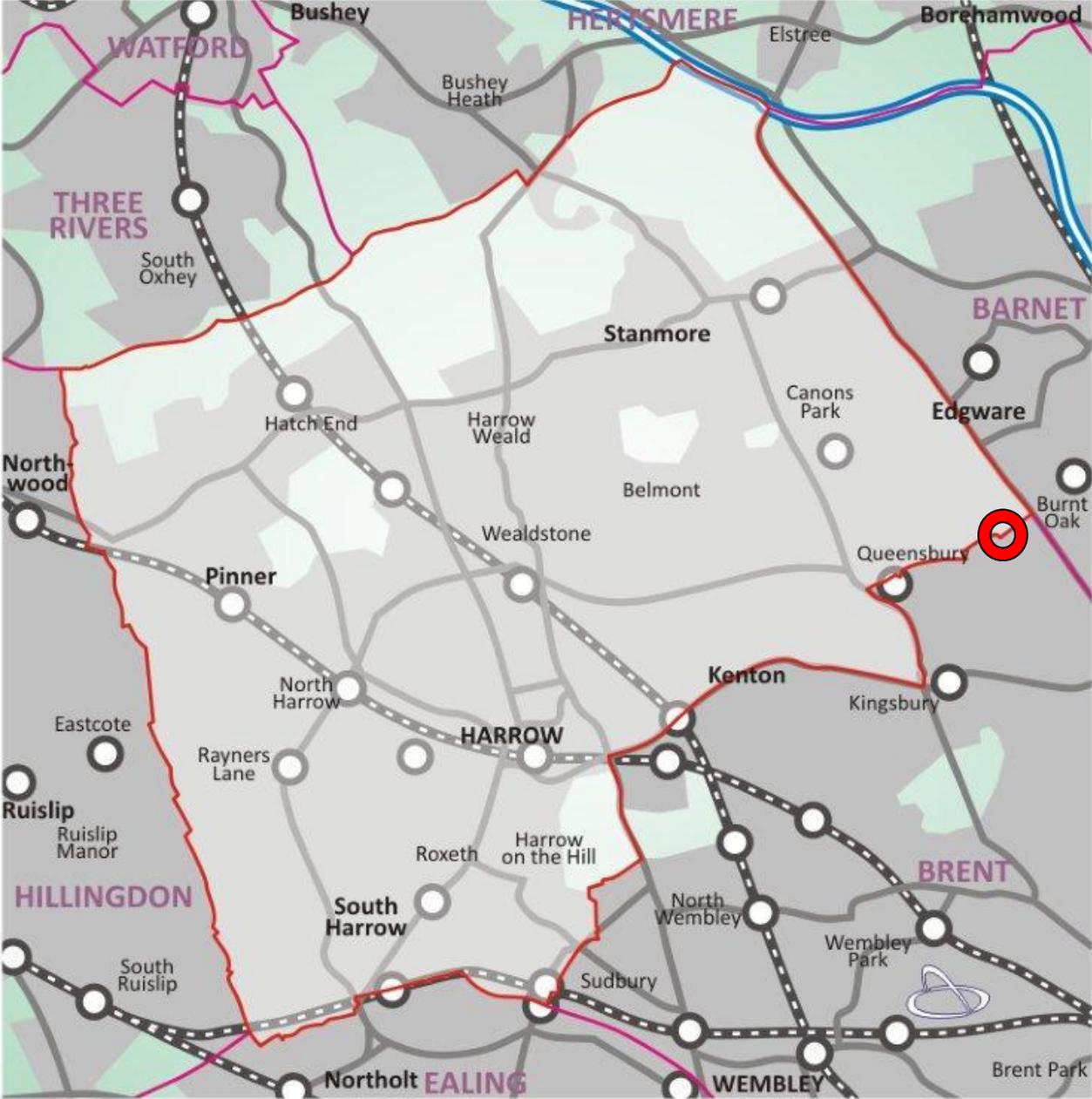
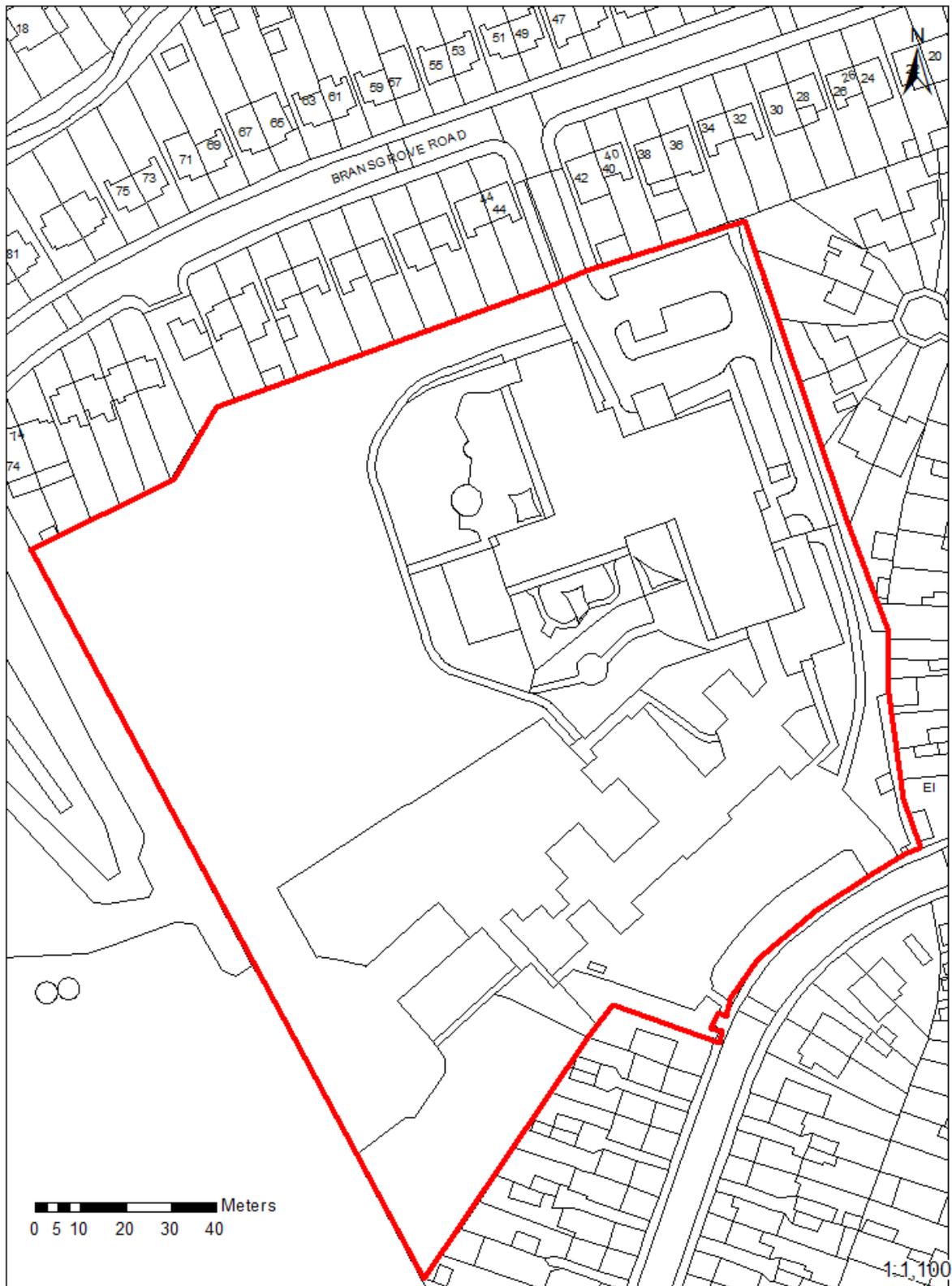


 = application site



Woodlands School, Bransgrove Road, Edgware	P/3785/18
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Woodlands School, Bransgrove Road



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LONDON BOROUGH OF HARROW

PLANNING COMMITTEE

12th December 2018

APPLICATION NUMBER: P/3785/18
VALIDATE DATE: 05/10/2018
LOCATION: WOODLANDS SCHOOL, BRANSGROVE ROAD,
EDGWARE
WARD: EDGWARE
POSTCODE: HA8 6JP
APPLICANT: LB HARROW
AGENT: PORTAKABIN LTD
CASE OFFICER: NABEEL KASMANI
EXTENDED EXPIRY DATE: 18/12/2018

PROPOSAL

Single storey temporary portakabin to provide two classrooms for a period of 156 weeks (retrospective)

RECOMMENDATION

The Planning Committee is asked to:

- 1) agree the reasons for approval as set out in this report, and
- 2) grant planning permission subject to the conditions listed in Appendix 1 of this report:

REASON FOR THE RECOMMENDATIONS

The temporary portakabin (which provide mobile classrooms) allow for a continuation of the SEN provision for pupils at Woodlands School while a permanent solution for the increasing demand of SEN provision within the borough is being advanced. The portakabin does not have an unduly harmful impact on character of the area or the adjoining residential amenity and accords with the development plan policies. The proposal is therefore recommended for grant.

INFORMATION

This application is reported to Planning Committee as the Council is the landowner and applicant and the proposed floor area is greater than 100m². The proposal therefore falls outside Schedule 1 of the Scheme of Delegation

Statutory Return Type: E(18) Minor Development
Council Interest: n/a
GLA Community: n/a
Infrastructure Levy (CIL)

Contribution:
Local CIL requirement: n/a

LEGAL COMMENTS

Regulation 3 of the Town and Country Planning General Regulations 1992 [Statutory Instrument 1992/1492] provides that applications for planning permission by an interested planning authority to develop any land of that authority shall be determined by the authority concerned, unless the application is called in by the Secretary of State under Section 77 of the Town and Country Planning Act 1990 for determination by him.

The application is made by LB Harrow who intends to carry out the development on the land at Woodlands School, Bransgrove Road, Edgware, HA8 6JP

The grant of planning permission for this development falling within Regulation 3 shall enure only for the benefit of LB Harrow.

HUMAN RIGHTS ACT

The provisions of the Human Rights Act 1998 have been taken into account in the processing of the application and the preparation of this report.

EQUALITIES

In determining this application the Council has regard to its equalities obligations including its obligations under section 149 of the Equality Act 2010.

For the purposes of this application there are no adverse equalities issues.

S17 Crime & Disorder Act

Policies 7.3.B and 7.13.B of The London Plan and Policy DM1 of the Development Management Policies Local Plan require all new developments to have regard to safety and the measures to reduce crime in the design of development proposal. It is considered that the proposed access does not adversely affect crime risk.

LOCAL GOVERNMENT (ACCESS TO INFORMATION) ACT 1985 **BACKGROUND PAPERS USED IN PREPARING THIS REPORT:**

- Planning Application
- Statutory Register of Planning Decisions
- Correspondence with Adjoining Occupiers
- Correspondence with Statutory Bodies
- Correspondence with other Council Departments
- Nation Planning Policy Framework
- London Plan
- Local Plan - Core Strategy, Development Management Policies, SPGs
- Other relevant guidance

LIST OF ENCLOSURES / APPENDICES:

Officer Report:

Officer Assessment

Appendix 1 – Conditions and Informatives

Appendix 2 – Site Plan

Appendix 3 – Site Photographs

Appendix 4 – Plans and Elevations

OFFICER REPORT

1.0 SITE DESCRIPTION

- 1.1 The application relates to Woodlands SEN (Special Educational Needs) school which is accessed via Bransgrove Road. The school is landlocked on the east and north boundaries by residential properties along Bromsgrove Road and Merlin Crescent respectively.
- 1.2 The school's south boundary runs along Camrose Primary school who at present share facilities which are accessed via the physical link between both schools to the east. To the west the school is bounded by playing fields which form designated open space as identified by the Harrow Local Area Map (2013) as does a small section of existing hard surfacing to woodlands school
- 1.3 The school only has street frontage access on Bransgrove Road which is primarily a residential road.
- 1.4 Woodlands school is of a modern design and is predominantly one storey with a two storey area to the south which physically connects to Camrose Primary School as they share kitchen facilities.
- 1.5 A small section of the northern part of the site lies within flood zone 2 as identified by the Harrow Strategic Flood Risk Assessment.

2.0 PROPOSAL

- 2.1 The retrospective application is for portakabin which has been erected at the north-western part of the site. The portakabin provides two additional classrooms with a combined area of 160m² and provides teaching accommodation for a total of 12 children.
- 2.2 The portakabin has a flat roof with a maximum height of 3.5m and benefits from step-free access

3.0 RELEVANT PLANNING HISTORY

- 3.1 P/1960/14: Construction of a single storey extension to woodlands primary school to west of existing school building; associated works to include new hard play areas; hard and soft landscaping; external alterations; new car parking spaces (in association with the expansion of the school from 96 pupils to 120 pupils by 2017)
Granted: 18-07-2014

4.0 CONSULTATION

Statutory Consultation

4.1 LBH Drainage Engineer:

No objections subject to details of drainage connections.

Neighbour Consultation

4.2 A total of 55 consultation letters were sent to neighbouring properties regarding this application. There were no responses received to the consultation.

4.3 The public consultation period expired on 26th October 2018.

5.0 POLICIES

5.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that:

‘If regard is to be had to the Development Plan for the purpose of any determination to be made under the Planning Acts, the determination must be made in accordance with the Plan unless material considerations indicate otherwise.’

5.2 The National Planning Policy Framework (NPPF) sets out the Government’s planning policies for England and how these should be applied; it is a material consideration in the determination of this application. The current NPPF was published in July 2018 and replaces the first NPPF (March 2012).

5.3 In this instance, the Development Plan comprises The London Plan 2016 [LP] and the Local Development Framework [LDF]. The LDF comprises The Harrow Core Strategy 2012 [CS], Harrow and Wealdstone Area Action Plan 2013 [AAP], the Development Management Policies Local Plan 2013 [DMP], the Site Allocations Local Plan [SALP] 2013 and Harrow Local Area Map 2013 [LAP].

5.4 While this application has been principally considered against the adopted London Plan (2016) policies, some regard has also been given to relevant policies in the Draft London Plan (2017), as this will eventually replace the current London Plan (2016) when adopted and forms part of the development plan for the Borough. Given that that the draft London Plan is still in the initial stages of the formal process it holds very limited weight in the determination of planning applications. Notwithstanding the above, the draft London Plan (2017) remains a material planning consideration, with relevant policies referenced within the report below and a summary within Informative 1.

5.5 A full list of all the policies used in the consideration of this application is provided as Informative 1 in Appendix 1 of this report.

6.0 ASSESSMENT

6.1 The main issues are;

Principle of Development
Character and Appearance
Residential Amenity
Drainage and Flood Risk

6.2 Principle of Development

6.2.1 The National Planning Policy Framework (2018) outlines at paragraph 94 that: ‘is important that a sufficient choice of school places is available to meet the needs of existing and new communities. Local planning authorities should take a proactive, positive and collaborative approach to meeting this requirement, and to development that will widen choice in education’.

6.2.2 Policy 3.18B of The London Plan (2016) states that ‘Development proposals which enhance education and skills provision will be supported, including new build, expansion of existing facilities or change of use to educational purposes. Those which address the current projected shortage of primary school places will be particularly encouraged. Proposals which result in the net loss of education facilities should be resisted, unless it can be demonstrated that there is no ongoing or future demand.’

6.2.3 Core policy CS1 of the Harrow Core Strategy (2012) states that: “The development or expansion of physical or social infrastructure will be permitted where it is needed to serve existing and proposed development, or required to meet projected future requirements.”

6.2.4 Policy DM 46 of the Harrow Development Management Policies Local Plan supports proposals for the provision of new education facilities provided that they are (a) located in the community which they are intended to serve; (b) subject to them being located in an area of good public transport accessibility and would not result in any adverse impacts on residential amenity or highway safety

6.2.5 There has been an increasing demand within the borough for SEN school places. As a specialised SEN school, Woodlands School has absorbed some of the additional pupil placement demands. However, the resulting degree of care and space required for certain pupils has increased and additional teaching space is therefore required. The mobile classrooms would provide important classroom space which otherwise cannot be provided on site. The mobile classrooms are a temporary arrangement while a more permanent solution is being developed by the Local Authority through the SEN Capital Program. The temporary nature of the portakabin/classrooms would not conflict with the open space reprovision required under condition 14 of the previously approved single storey extensions (planning reference P/1960/14). On this basis, the principle of development would accord with the relevant policies of the development plan.

6.3. Character and Appearance

- 6.3.1 The NPPF makes it very clear that the Government attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people (paragraph 56). It goes on to state that 'it is important to plan positively for the achievement of high quality and inclusive design for all development, including individual buildings, public and private spaces and wider area development schemes'.
- 6.3.2 The temporary mobile building structure has an acceptable appearance within the context of the surrounding school buildings and does not appear unduly bulky or dominant. In the interests of the character and appearance of the locality, a condition is recommended to ensure the mobile unit is removed by 23rd November 2021. Accordingly, it is considered that the proposal complies with policies 7.4B and 7.6B of The London Plan (2016), Core Policy CS1B of the Harrow Core Strategy (2012) and Policy DM1 of the Harrow DMP (2013)

6.4 Residential Amenity

- 6.4.1 Policy 7.6B, subsection D, of The London Plan (2016), states that new buildings and structures should not cause unacceptable harm to the amenity of surrounding land and buildings, particularly residential buildings, in relation to privacy, overshadowing, wind and microclimate. Following on from this, Policy DM1 of the Development Management Policies Local Plan states that 'all development and change of use proposals must achieve a high standard of privacy and amenity. Proposals that would be detrimental to the privacy and amenity of neighbouring occupiers, or that would fail to achieve satisfactory privacy and amenity for future occupiers of development, will be resisted.
- 6.4.2 The mobile classroom has a maximum height of 3.5m from the adjacent ground level and is sited 13.5m to the south of the buildings of the adjoining residential properties fronting Bransgrove Road. Having regard to these factors, the mobile classroom would not result in any undue impacts on the residential amenities of the occupiers in terms of loss of light, overshadowing or loss of outlook
- 6.4.3 In view of the above, it is considered that the proposal would accord with Policy 7.6B of The London Plan (2016), Policy DM1 of the DMP Local Plan (2013).

6.5 Drainage and Flood Risk

- 6.5.1 The application site is located within a critical drainage area and part of the northern area of the school site is located within Flood Zone 2. The portakabin is located outside the Flood Zone and has finished floor level of 400mm. The application was referred to the Councils Drainage team who have raised no objection to the proposal, subject to details of foul water connections. An informative for sustainable drainage has been included.

7.0 CONCLUSION AND REASONS FOR APPROVAL

- 7.1 The temporary portakabin (which provide mobile classrooms) allow for a continuation of the SEN provision for pupils at Woodlands School while a permanent solution for the increasing demand of SEN provision within the borough is being advanced. The portakabin does not have an unduly harmful impact on character of the area or the adjoining residential amenity and accords with the development plan policies. The proposal is therefore recommended for grant.

APPENDIX 1: Conditions and Informatives

Conditions

1. Temporary Time Restriction

The single-storey portakabin hereby approved shall be removed by 21st November 2021 and the land restored to its former state, unless otherwise agreed and approved in writing by the local planning authority.

REASON: To safeguard the character and appearance of the area and to permit reconsideration in the light of the circumstances then prevailing, pursuant to policies 7.4 and 7.6 of The London Plan (2016) and policy DM1 of the Harrow Development Management Policies Local Plan (2013).

2. Approved Plans and documents

The development hereby permitted shall be retained in accordance with the following approved plans and documents:
TSLP220155712 EX, TSLP220155712 LP, TSLP220155712 (Proposed Block Plan), HD/CRS/06 Rev D, Design and Access Statement

REASON: For the avoidance of doubt and in the interests of proper planning.

Informatives

1. Planning Policies

The following policies are relevant to this decision:

National Planning Policy Framework (2018)

The London Plan (2016)

3.16, 3.18, 7.4, 7.6B

Harrow Core Strategy (2012)

CS1.B

Harrow Development Management Policies Local Plan (2013)

DM1, DM18, DM46

2. Pre-application engagement

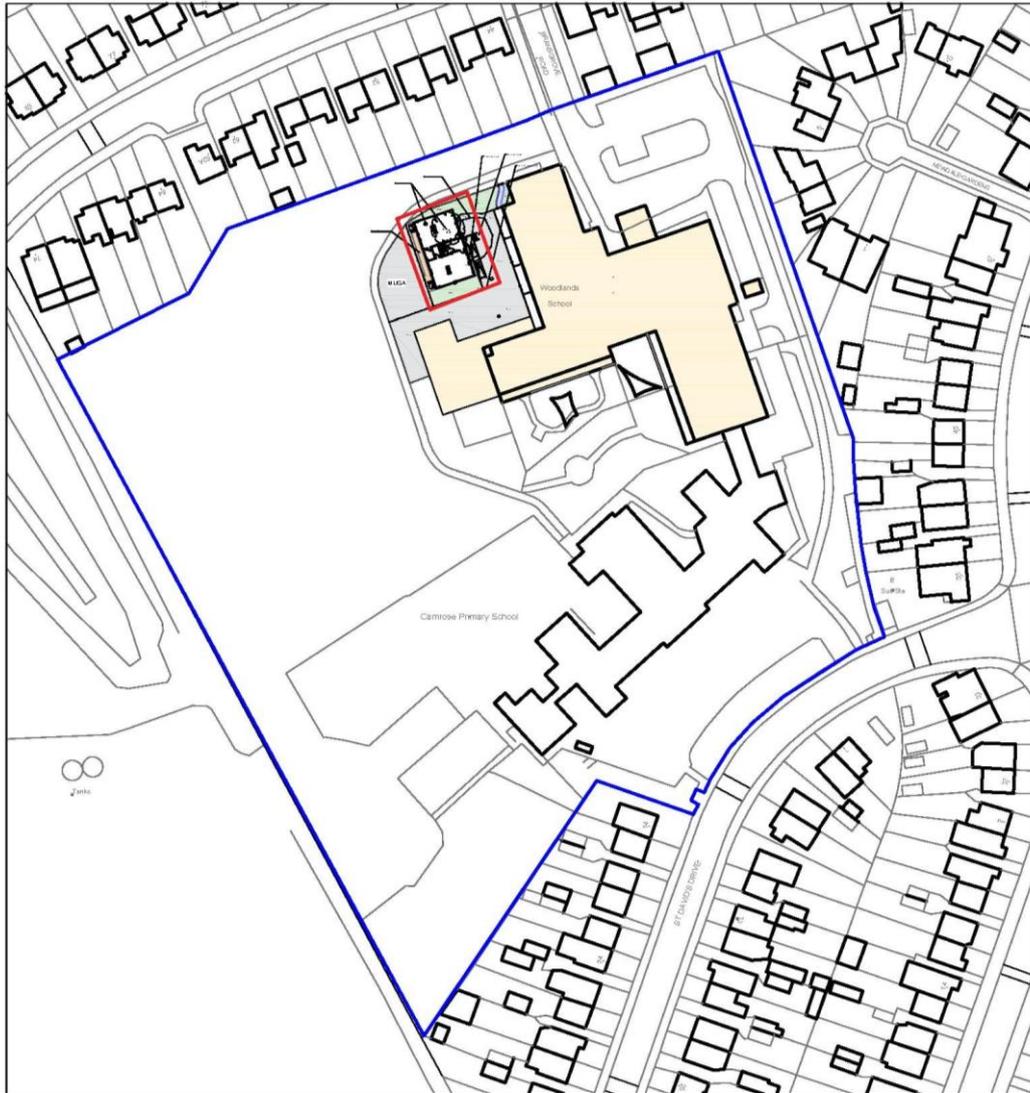
Statement under Article 35(2) of The Town and Country Planning (Development Management Procedures) (England) Order 2015

This decision has been taken in accordance with paragraphs 187-189 of The National Planning Policy Framework. Harrow Council has a pre-application advice service and actively encourages applicants to use this service. Please note this for future reference prior to submitting any future planning applications.

3. Sustainable Urban Drainage

The applicant is advised that surface water run-off should be controlled as near to its source as possible through a sustainable drainage approach to surface water management (SUDS). SUDS are an approach to managing surface water run-off which seeks to mimic natural drainage systems and retain water on or near the site as opposed to traditional drainage approaches which involve piping water off site as quickly as possible. SUDS involve a range of techniques including soakaways, infiltration trenches, permeable pavements, grassed swales, ponds and wetlands. SUDS offer significant advantages over conventional piped drainage systems in reducing flood risk by attenuating the rate and quantity of surface water run-off from a site, promoting groundwater recharge, and improving water quality and amenity. Where the intention is to use soak ways they should be shown to work through an appropriate assessment carried out under Building Research Establishment (BRE) Digest 365. Support for the SUDS approach to managing surface water run-off is set out in the National Planning Policy Framework (NPPF) and its accompanying technical guidance, as well as the London Plan. Specifically, the NPPF (2018) gives priority to the use of sustainable drainage systems in the management of residual flood risk and the technical guidance confirms that the use of such systems is a policy aim in all flood zones. Policy 5.13 of the London Plan (2012) requires development to utilise sustainable drainage systems unless there are practical reasons for not doing so. Sustainable drainage systems cover the whole range of sustainable approaches to surface drainage management. They are designed to control surface water run-off close to where it falls and mimic natural drainage as closely as possible. Therefore, almost any development should be able to include a sustainable drainage scheme based on these principles. The applicant can contact Harrow Drainage Section for further information

APPENDIX 2: SITE PLAN

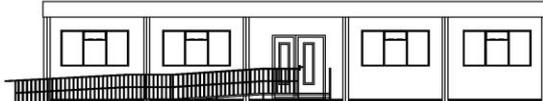


APPENDIX 3: SITE PHOTOGRAPHS





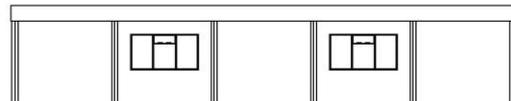
APPENDIX 4: PLANS AND ELEVATIONS



Front Elevation



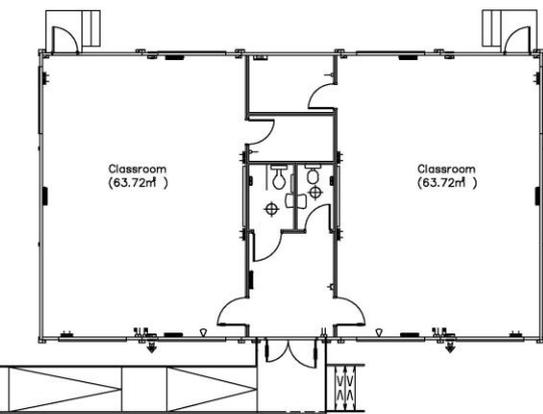
Left Elevation



Rear Elevation



Right Elevation



SCALE BAR 1:100 @A3

Notes:

1. Windows - white UPVC double glazed 2250 x 1250
2 Nr side opening and 1 Nr top opening. All to be fitted with locks and restrictors.
2. Steel External double doors with standard lock, fitted with white UPVC vision panels 2 Nr and finger guards.
3. 2mm Frit grey polyfibre vinyl with polarisation coating.
4. Internal doors to be American White Oak with finger guards. Classroom doors 925mm for disabled access, 3 Nr vision panels and kickplates fitted.
5. Each classroom to have whiteboards (2000mm x 1200mm)
6. Classroom lighting to be operated by PIR detectors, with manual override available. Issue 2 or external ballasted lights also PIR controlled.
7. 4 Nr double sockets to each classroom.
1 Nr single socket to classroom.
8. 2 Nr 6" extractor fans in each classroom.
9. Coat hooks fitted in cloakroom.
10. All partitioning supplied to be half hour fire resistant.
11. Painted skirting board
12. 2Nr wall mounted fan assisted heaters to each classroom, with time clock control.
13. The lighting provided is designed to Category 3 level. This ensures a good general level of lighting is available to the teaching area.
14. To ensure minimum running costs lights in the teaching area, controlled by PIR's, will automatically be turned off 30 minutes after the last person has left the room - please note however that the PIR's can be over-ridden by the teacher and the lights turned off should there be a requirement; eg if the class is watching TV etc.
15. The two extractor fans supplied in each classroom to provide mechanical extract ventilation if required are operated via a wall switch in the classroom.

External Colour Scheme:

Walls	- Honesty	nearest BS ref 10C31
All Columns	- Honesty	nearest BS ref 10C31
All Trims	- Honesty	nearest BS ref 10C31
External Skirt	- Honesty	nearest BS ref 10C31
Roof	- White	nearest BS ref 00E55
Windows	- White	nearest BS ref 00E55
Vision Panels	- White	nearest BS ref 00E55
Doors	- Honesty	nearest BS ref 10C31

D	13-02-08	UPDATED REVISIONS	MAT
C	25-03-08	UPDATED REVISIONS	AM
B	11-01-08	MOVED SOCKETS ROOMS FROM CORNERS	LA
A	10-01-05	DIG LOCK OMITTED TO ENTRANCE DOOR	AC



Project Classroom Solution

Client Woodlands School

Title Plan & Elevations

Date 25.09.18 Drawn HDLAP

Scale 1:100 @ A3

Drg. No. HD/CRS/06 Rev. D

Portakabin Limited Huntington York YO32 9PT
Telephone 01904 611655 Fax 01904 611644

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