

Meeting:	Development Management Committee
Date:	Thursday 25 January 2007
Subject:	Peterborough and St. Margaret's School, Common Road, Stanmore
Key Decision: (Executive-side only)	No
Responsible Officer:	Andy Parsons, Head of Planning
Portfolio Holder:	Councillor Marilyn Ashton, Planning, Development and Enterprise
Exempt:	No
Enclosures:	Site Plan, Travel Plan

SECTION 1 – SUMMARY AND RECOMMENDATIONS

This report relates to a Travel Plan which is required by S106 legal agreement to accompany the future grant of planning permission in relation to application P/1049/06/CFU for a single storey nursery unit.

A Travel Plan has been submitted which the Senior Road Safety Officer considers to be acceptable.

RECOMMENDATIONS:

The Committee is recommended to:

- a) approve the attached Travel Plan
- b) extend the period for completion of the section 106 Agreement by two months from 25th January 2007 or two months from the date of the planning committee's approval of the Travel Plan which ever is the later
- c) approve the amendment of the head of term of the section 106 Agreement as follows:

“The developer shall implement the provisions of the Travel Plan in the

manner and at the times provided for therein.”

d) agree that variation of the original section 52 Agreement is not necessary

REASON:

To comply with the Committee’s decision that it wishes to approve the Travel Plan.

SECTION 2 – REPORT

2.1 Brief Background

2.2 The Committee on 26 July 2006 considered planning application P/1049/06/CFU which proposed the following development at Peterborough and St. Margaret’s School, Common Road, Stanmore (Site Plan at Appendix A):

Single storey nursery unit.

2.3 The Committee resolved to grant planning permission subject to the prior completion of a S106 legal agreement relating to prior approval by the Committee and implementation by the occupier of the development of a Travel Plan (to include an annual review) prior to commencement of the use.

2.4 The Committee confirmed, for the avoidance of doubt, that the submission and approval of the Travel Plan must precede the completion of the legal agreement.

2.5 Issue to be determined

2.6 Travel Plan has been received (at Appendix B).

2.7 The Senior Road Safety Officer in the Transportation Section considers the document to be acceptable as it meets the requirements issued by the Department for Education and Skills and Transport for London. The Senior Road Safety Officer’s assessment of the Travel Plan can be summarised as follows:

- i. Objectives have been agreed to develop the notions of sustainable transport to staff, pupils and their parents.
- ii. Because of the siting of the school the main initiatives will be to expand the use of the school minibus service and car sharing by staff and parents.
- iii. There is to be a promotion by the school to encourage more use of the school minibus service and to extend coverage to the areas that have been identified in the survey of pupils home addresses. They will also promote informal car sharing to parents and staff members using the same postcode information.

- iv. Links have been made with the Council's Road Safety Officers to assist with the promotion and training of pedestrian and cycling initiatives and also to use the school curriculum to promote sustainable transport and what that can do to improve the local environment.
 - v. The school has agreed, in the Plan, to carry out annual monitoring of travel modes (staff and pupils) and to provide an annual report setting out the success or failure of actions and targets that has been made in the year. They will also set out new targets and actions to promote sustainable transport in the next year. This report will be sent to the Council's School Travel Advisor and the information used in annual returns of travel modes sent to Transport for London and the Department for Education and Skills.
 - vi. Further the school has agreed to a complete revision of the school Travel Plan every three years.
- 2.8 A review of the provisions of the Travel Plan show that although most of the target dates come into effect prior to use of the nursery unit approved, a number of the provisions will come into effect after use of the unit commences. This will, technically, be at variance with the resolution of the Development Control Committee of 26th July 2006 (the DCC Resolution) requiring the Travel Plan to be implemented prior to use of the nursery unit.
- 2.9 Furthermore, the Travel Plan provides for a complete review of the plan every three years (with an annual monitoring report to be submitted to the Council's Highway's Department), whilst the DCC Resolution refers to an annual review of the Travel Plan.
- 2.10 In light of the above facts, it is necessary to amend the DCC Resolution to reconcile the original section 106 head of term with the provisions of the Travel Plan.
- 2.11 The Development Control Authority to complete the section 106 Agreement lapsed on 26th October 2006. An extension of time is accordingly sought to complete the agreement.
- 2.12 The DCC Resolution further required variation of the section 52 Agreement dated 25th June 1990 (the Principal Agreement) to allow erection of the nursery unit. The Principal Agreement contained a clause restricting further development on the land. That clause was modified in 2005 (the 2005 Variation) such that the restriction against further development on the land no longer exists.
- 2.13 As the land falls within the Green Belt, the school has to apply to the Council for planning permission for any further development on the land because of the strict controls on development in the Green Belt. In light of Green Belt policies and the 2005 Variation, it is the opinion of legal officers that the variation required by the DCC Resolution is not necessary.

- 2.14 Option recommended and reasons for recommendation
- 2.15 The Committee is requested to agree the recommendations set out above.
- 2.16 Implementation of the Travel Plan will reduce reliance on the private motor vehicle to visit the site.
- 2.17 Completion of the S106 legal agreement and the issue of planning permission would be delayed if the recommendation is rejected.
- 2.18 Resources, costs and risks associated with recommendation
- 2.19 There are no costs to the Council or risks associated.
- 2.20 Legal and Financial Comments
- 2.21 Comments incorporated in the report above.
- 2.22 Equalities Impact consideration
- 2.21 No implications.
- 2.22 Community Safety (s17 Crime & Disorder Act 1998)
- 2.23 No implications.

SECTION 3 - STATUTORY OFFICER CLEARANCE

Chief Finance Officer	<input checked="" type="checkbox"/>	Name: ...Anil Nagpal.....
		Date:10/01/07.....
Monitoring Officer	<input checked="" type="checkbox"/>	Name: Adekunle Amisu
		Date: 09/01/07

SECTION 4 - CONTACT DETAILS AND BACKGROUND PAPERS

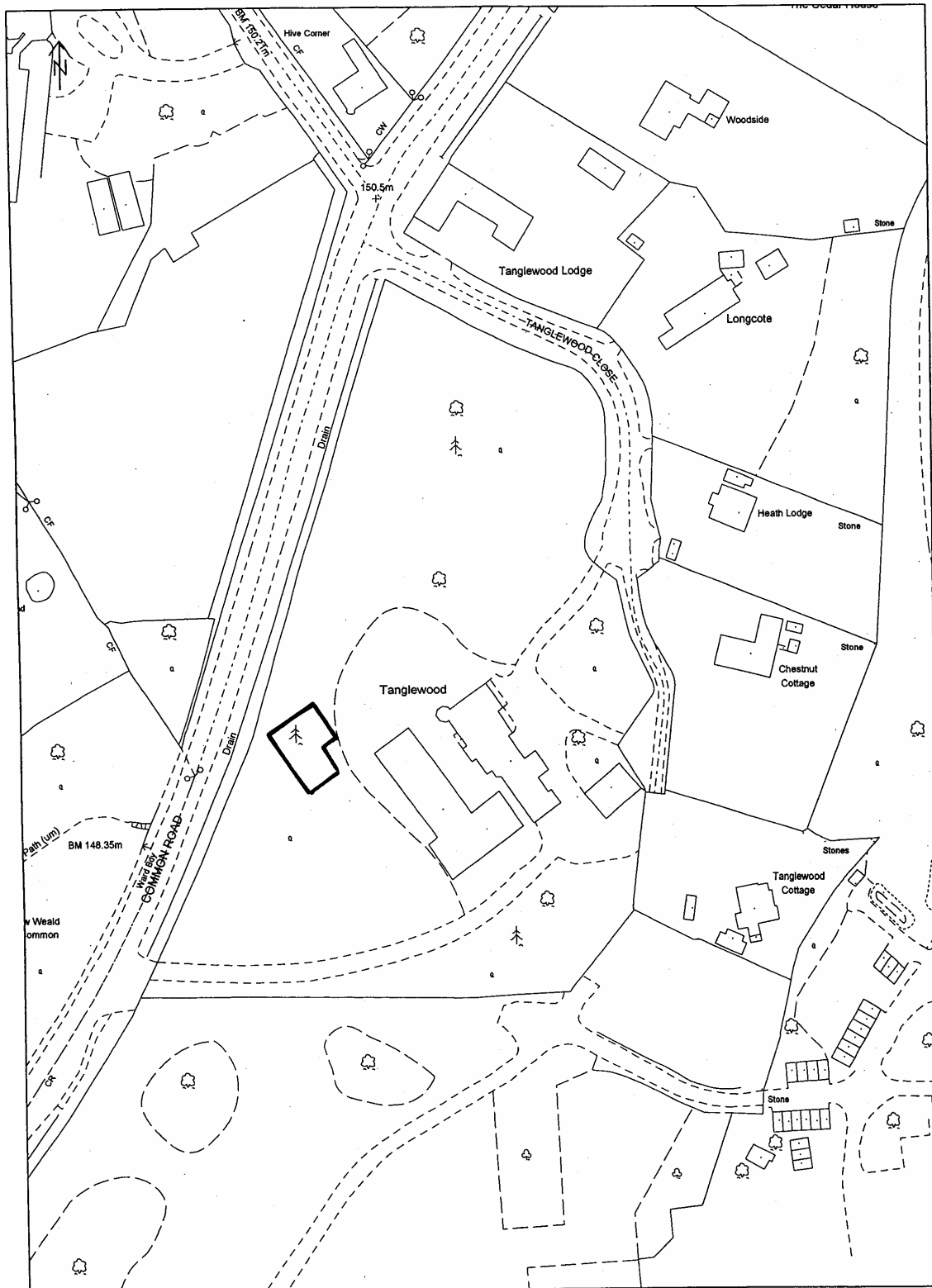
Contact: Matthew Lawton, Assistant Planner, 0208 736 6153

Background Papers: Planning application P/1049/06/CFU

IF APPROPRIATE, does the report include the following considerations?

1.	Consultation	YES
2.	Corporate Priorities	NO
3.	Manifesto Pledge Reference Number	

Appendix A – Site Plan



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London Borough of Harrow 100019206 Date: 04/01/2007 Scale: 1:1250

Appendix B – Travel Plan