

LONDON BOROUGH OF HARROW

Agenda item:

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Meeting:	Development Control Committee
Date:	18 th May 2004
Subject:	The John Lyon School, Harrow on the Hill
Key Decision:	No
Responsible Chief Officer:	Graham Jones, Chief Planning Officer
Relevant Portfolio Holder:	Planning, Development and Housing
Status:	Part I
Ward:	Harrow on the Hill
Enclosures:	Letter from John Lyon School dated 10 th October 2003

1. **Summary / Reason for Urgency (if applicable)**

- 1.1 To enable a response to be provided for John Lyon School to inform their plans for the next academic year.

2. **Recommendation (for decision by the Development Control Committee)**

- 2.1 That the Committee consider whether to vary the legal agreement relating to planning application ref: WEST/695/94/FUL to allow the school roll to be increased from 525 to 600, and if they are so minded to agree that a Travel Plan should be in place prior to any additional pupils being accommodated.

3. **Consultation with Ward Councillors**

- 3.1 None.

4. **Policy Context (including Relevant Previous Decisions)**

- 4.1 It is the Council's policy both to seek measures to reduce traffic generation generally and to introduce Travel plans in Schools. The School's objectives meet both requirements. However, the Council would want to be satisfied that the measures introduced achieve the desired objectives and meet specific targets. Unlike other School Travel Plans, this proposal has a clear sanction in that if

reductions are not achieved, the numbers would revert back to those previously approved.

- 4.2 If Members are minded to allow the increase in numbers on this basis, it should be subject to a requirement that an agreed Travel Plan should be in place, with baseline data, annual targets and monitoring and reporting arrangements, to be undertaken at the Schools' expense. These would form an obligation in the Deed of Variation.

5. **Relevance to Corporate Priorities**

- 5.1 This report addresses the Council's priority of enhancing the environment.

6. **Background Information**

Permission was granted in June 1995 for the provision of a Sports Hall, Swimming Pool, Library and Ancillary Areas at John Lyon School (WEST/695/94/FUL). The permission was subject to the requirements of a legal agreement which contained the following obligations:-

- 1) The developer agrees that no development (whether requiring express planning permission or permitted by virtue of a development order or any statutory successor) shall take place outside the building envelope hereby agreed and show edged red on drawing No.977/31/B save that future development may be granted planning permission in the areas edged blue on the drawing upon application being made to the Council.
- 2) That the numbers of pupils enrolled for full-time education at the school shall not exceed 525 or such increase as shall be first approved in writing by the Council.

A letter has been received from the School (copy attached) requesting the figure of 525 in (2) above be increased to 600.

7. **Consideration**

Members will see from the letter that the School's request is driven by two issues, the traffic generated by the School and the extension of the school curriculum, particularly at sixth form level.

The School's concerns about the level of traffic generation has led them to undertake a number of initiatives, including requests to parents to drop-off pupils remotely and to car-share, and more recently the introduction of organised school bus services.

The bus services are reported to have had some impact with a reduction of in the order of 25 cars per day from the base figure of 200 (12½%) reduction. The school would now wish to extend the service but is unable to do so with the level of subsidy required and the income available from current pupil numbers. Members will note that the figures set out in the letter from the school are provided by the school and have not been checked by officers.

The school is requesting an increase in pupil numbers from 525 to 600, for a five-year period. If the level of traffic generation is not significantly reduced over the period, the School would agree to a phased reduction, over a further 3 years, back to the agreed level of 525. This will be a requirement of the Deed of Variation. There would be an incremental increase to 600 over a three-year period.

8. Finance Observations

8.1 None.

9 Legal Observations

9.1 Contained in the body of the report and conclusion.

10. Conclusion

10.1 The restriction on pupil numbers was set in 1995 to ensure that traffic generation was restricted to reasonable levels. Should the measures to be put in place through a School Travel Plan, succeed in reducing the traffic generation, there would be no reason not to allow the numbers to be increased. There would be real sanctions available to the Council to revert the numbers back to the current level if the Travel Plan measures are not successful, although this would take a number of years. The School has no plans to increase the school accommodation; the numbers can be accommodated within the existing buildings. In any event, any further building would need planning permission and be controlled by Clause (1) of the legal agreement.

11. Background Papers

11.1 Planning application ref: WEST/695/94/FUL

12. Author

13.1 Graham Jones, Chief Planning Officer
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