

LONDON BOROUGH OF ENFIELD

PLANNING COMMITTEE

Date : 31st August 2010

Report of
Assistant Director, Planning &
Environmental Protection

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Ward: Bush Hill
Park

Application Number : LBE/10/0018

Category: Small Scale Major

LOCATION: Firs Farm Primary School, Rayleigh Road, London, N13 5QP

PROPOSAL: Expansion of primary school from 2 form entry to 3 form entry involving erection of single storey and 2-storey extensions, refurbishment of existing buildings, formation of play areas and MUGA, and provision of additional car parking.

Applicant Name & Address:

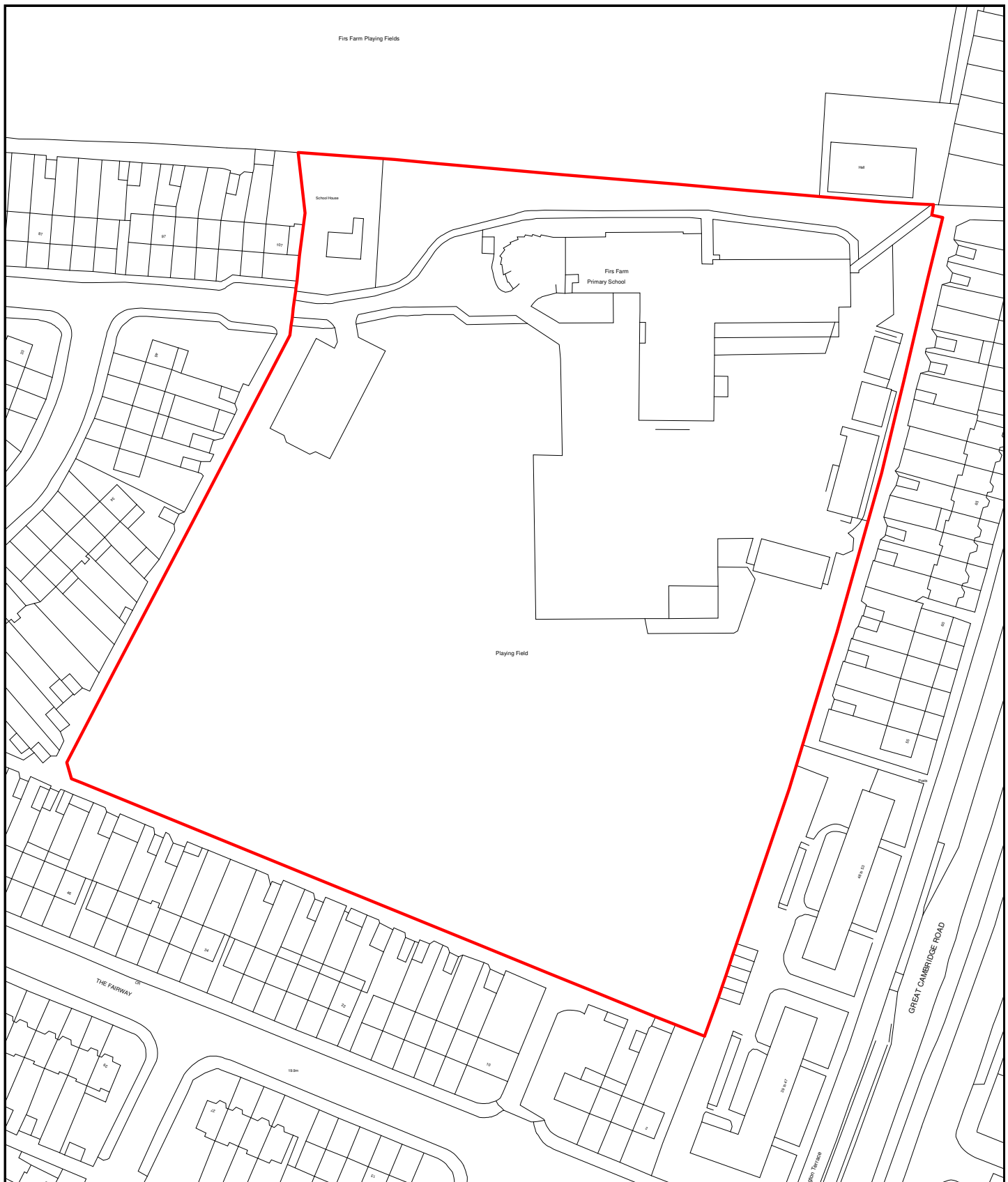
Education Services
London Borough of Enfield
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Silver Street
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Agent Name & Address:

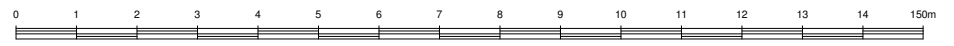
Mrs Helen Mayer
Architectural Services,
London Borough of Enfield,
Civic Centre
Silver Street
Enfield
EN1 3XA

RECOMMENDATION:

That planning permission be deemed to be **GRANTED** in accordance with Regulation 3 of the Town & Country Planning General Regulations 1992, subject to conditions.



Development Control



Scale - 1:1250
Time of plot: 14:17

Date of plot: 13/08/2010

1. Site and Surroundings

- 1.1 The Primary School site covers an area of 2.78Ha and contains a mix of single and two storey building grouped towards the northern boundary. To the south of these buildings is the playground and beyond that, a playing field occupying the southern portion of the site. Along the eastern boundary of the site are 6/7 temporary classrooms. The site is accessed off Rayleigh Road and serves a car park in the north western part of the site. In addition, there is an existing unused Council owned access to the school playing fields between Nos. 8-10 The Fairway. The site has a PTAL rating of 1b-0.
- 1.2 The surrounding area is predominately residential. To the east is the A10 Great Cambridge Road. To the north is Firs Farm Playing Field, which is designated as Metropolitan Open Land (MOL). The boundary between Firs Farm Primary School and Firs Farm Playing Field is populated with a line of mature trees. The boundary of the application site on all sides generally has a screen of mature trees.

2. Proposal

- 2.1 Consent is being sought for the expansion of the School from two to three forms of entry resulting in the existing pupil numbers of approximately 420 increasing to 630 by 2015. The Applicant indicates that existing staff numbers (full-time equivalent) is 56 and this will increase to 64 at full occupancy.
- 2.2 The proposal involves a two-storey teaching block, a single storey kitchen and hall extension and replacement plant room adjacent to the northern boundary, a single storey early-years extension on the existing hard-surfaced playground, a new hard-surfaced area to the south of the new early-years extension, the refurbishment of existing buildings, some external works and provision of hard-surfaced Multi-use Games Area (MUGA) to part of the playing field to the south
- 2.3 The construction will be carried out in two phases of development. The first phase will include the single storey early years extension, new plant room, new pitch and hard play areas. The second phase will include the two-storey classroom, single storey hall and kitchen extensions and remaining works including removal of all temporary classrooms on site. The existing floor area is 2480sqm. The proposed extensions would add an additional 2485sqm of floor area. 685sqm of floor area (temporary classrooms) would be lost through demolition. Therefore the net proposed floor area would be 4307sqm.
- 2.4 No new permanent vehicular and pedestrian accesses although provision of 22 additional parking spaces are proposed together with a servicing area on the north-western portion of the site.

3. Relevant Planning Decisions

- 3.1 PRE/09/0011: Proposed part single, part 2-storey extensions, siting of 2 temporary classroom units, construction of hard surfaced MUGA to existing playing field and provision of cycle parking and associated car parking. (June 2009).

3.2 LBE/09/0013: Installation of a temporary classroom building with access ramps to north east of site was granted with conditions.

3.3 LBE/09/0014: Installation of temporary classroom building to south east of site was granted with conditions.

4. Consultations

4.1 Statutory and non-statutory consultees

4.1.1 Traffic and Transportation supports the proposal subject to conditions and education funding a package of off-site works.

4.1.2 No objections are raised by either the Arboricultural Officer or the Ecology Officer.

4.1.3 Urban Design supports the principle of the proposal, but recommends alterations to the design of the two-storey extension and the possible loss of a potential pedestrian route.

4.1.4 Place Shaping and Enterprise state that they have no observations to make.

4.1.5 Thames Water raises no objection with regard to sewerage and water infrastructure.

4.1.6 Environment Agency raises no objection subject to conditions regarding the implementation of measures in the Flood Risk Assessment and a surface water drainage scheme.

4.1.7 Sport England raises no objection to the proposal subject to conditions regarding community use of the school's sport facilities, the maintenance and management of the facilities, the accessibility of the facilities and the quality of the pitches.

4.2 Public

4.2.1 Consultation letters were sent to 114 neighbouring properties,. In addition, two notices were displayed at the site and one notice was published in the local press. Two responses have been received which raise the following concerns:

- people walking to and from the proposed MUGA will detrimentally affect convenient access and egress from the alleyway at the back of the houses on Harrington Terrace.
- the noise impact from the use of the proposed MUGA, in particular out of school hours and is also concerned that works have begun on site prior to the planning approval.

5. Relevant Policy

5.1 London Plan

3A.24 Education facilities

3D.10	Metropolitan Open Land
4A1- 4A.11	Sustainability and energy use
4B.8	Respect Local Context and Character
4B.1	Design Principles
4B.2	High-class Architecture
4B.3	Quality of Public Realm

5.2 Unitary Development Plan

(I)GD1	Regard to surroundings
(II)GD1	Appropriate location
(I)GD2	Surroundings and quality of life
(II)GD3	Aesthetics and functional design
(II)GD6	Traffic Generation
(II)GD8	Site access and servicing
(II)GD12	Flooding risk prevention measures
(II)GD13	Downstream flooding
(I)CS1	Community services
(II)CS1	Support a full range of facilities and services appropriate to the needs of the Borough
(II)CS2	Liaise with Service Authorities regarding the siting and design of development
(II)CS3	Community services on Council land
(I)O1	Open space
(I)O2	Open space of strategic importance
(II)O1	Development in MOL
(II)O2	Appropriate uses in MOL
(II)O5	Development in proximity to MOL
(II)O19	Public Playing Fields

5.3 Local Development Framework

The Enfield Plan – Core Strategy has now completed its Examination in Public on the ‘soundness’ of the plan and the Inspectors report is now awaited. In the light of the matters raised, it is considered some weight can now be attributed to the policies contained in the Core Strategy and the following policies from this document are of relevance:

S02	Environmental sustainability
SO5	Education, health and wellbeing
SO8	Transportation and accessibility
SO10	Built Environment
CP20	Sustainable energy use
CP28	Managing Flood Risk
CP30	Quality of built and open environment
CP34	Parks, playing fields and other open spaces
CP36	Biodiversity
CP8	Education

5.4 Other Material Considerations

PPS1	Delivering Sustainable Development
PPS1	Supplement
PPG 2	Green Belt

PPG13	Transport
PPS 22	Renewable Energy
PPS25	Development and Flood Risk
PPG17	Planning for Open Space, Sport and Recreation

6. Analysis

6.1 Principle and Educational Need

6.1.1 The need for additional educational places at this school has been identified by Enfield's Education, Children's Services and Leisure (ECSL). London Plan Policy 3A.21 (Education Facilities), Unitary Development Plan Policies (I)CS1 (Community Services) and (II)CS1 (Facilitate the work of various community services) and emerging Core Strategy Strategic Objective 5 (Education) provide a strong policy basis for the inclusion of educational need as part of the material considerations in the determination of planning applications. As such the LPA recognises this important need and will seek to encourage development to meet this need where it does not unduly conflict with other material planning considerations. Moreover, as an existing school site, the principle of its use to provide additional educational facilities is appropriate and consistent with the existing characteristics of the area

6.2 Impact on the setting and openness of adjacent Metropolitan Open Land

6.2.1 The school playing field together with part of the playground is no longer designated Metropolitan Open Land (MOL) as it was contained in an interim amendments to the UDP which were not "saved". Therefore the land has no specific designation save for that linked to its playing field use. Notwithstanding this, the open space to the south of the school buildings clearly makes an important contribution to the open character and setting of the School and its relationship to remaining MOL to the north.

6.2.2 There are strict controls relating to development in or adjacent to MOL, with the fundamental aim being to prevent urban sprawl by keeping land permanently open: the most important characteristics being the openness and permanence. Within an established built up area such as Enfield, open space represents a finite resource. Care must therefore be taken when considering options for its future use. Consequently, there exists a strong presumption against allowing developments in or adjacent to such locations. In particular, Policy (II)O5 seeks to resist new development, where it is in proximity to, or visible from, MOL unless the development does not detract from, and where possible makes a positive contribution to improving, the character and setting of MOL.

6.2.3 Furthermore in the preamble to MOL policies contained within the UDP, paragraph 6.3.3 states that MOL 'may thus be regarded in much the same way as Green Belt land. It is important in both structure and function to the urban area which it serves. It is irreplaceable once lost and has experienced pressure for development.' Paragraph 6.3.4 goes on to state that 'Given the important function of open land and its vulnerability to development, it is the Council's policy to designate, defend and to seek to enhance area of MOL in the Borough.'

- 6.2.5 Planning Policy Guidance 2: Green Belts states that development by institutions is subject to the same controls as other development in the Green Belt.' Annex C17 goes on to state that '...redevelopment of HFE [Higher and Further Education] establishments on major sites in the Green Belt, which are not identified in the development plans but otherwise meet the criteria in paragraph C3 and C4 of this Annex, is not inappropriate development.' Therefore this proposal needs to be assessed against the provisions set out in paragraph C3 and C4 of the Annex. Paragraph C3 (Infilling) allows limited infilling at major developed sites in continuing use that may help secure jobs or prosperity without further prejudicing the Green Belt [MOL]. Such infilling should:
- a) have no greater impact on the purposes of including land in the Green Belt [MOL] than the existing development;
 - b) not exceed the height of the existing buildings; and,
 - c) not lead to a major increase in the developed portion of the site.
- 6.2.6 Paragraph C4 (Redevelopment) states that complete or partial redevelopment of the major developed sites may offer the opportunity for environmental improvement without adding to their impact on the openness of the Green Belt [MOL] and the purposes of including land within it. Redevelopment should:
- a) have no greater impact than the existing development on the openness of the Green Belt [MOL] and the purposes of including land in it, and where possible have less;
 - b) contribute to the achievement of the objectives for the use of land in Green Belts [MOL].
 - c) not exceed the height of the existing buildings; and
 - d) not occupy a larger area of the site than the existing buildings (unless this would achieve a reduction in height which would benefit visual amenity).
- 6.2.7 It is the proposed two-storey extension that has the potential to have a significant effect on the character and setting of the adjacent MOL and it is this element of the scheme which is assessed against the above described criteria.
- 6.2.8 Assessed against the provisions of PPG2 Annex C3 (Infilling), outlined above:
- a) It is considered that, whilst the two-storey element is in closer proximity to the MOL and at a greater height, given its design and the proposed screen of trees on the boundary, it would not have a materially greater impact on the open setting and character of the designated MOL than the existing development and therefore would accord with the first requirement outlined in Annex C3.
 - b) The existing 2-storey element of the school is predominately 6.3m high, the proposed 2-storey element is 8.5m high with the wind cowls and sun pipes rising a further 0.6m high (9.1m in total). Therefore the roof of proposed building would exceed the height of the existing building by 2.2m along its 50m frontage and would be in greater proximity to the boundary. Whilst this would appear it not to satisfy the second requirement outlined in Annex C3; given that the higher element of the proposed extension slopes away from the boundary, the sun pipes have translucent domes and along with the wind cowls are set back in the roof and the projecting element is clad in vertical

timber cladding which provides a mature and rustic appearance, it is considered that when viewed across the large expanse of open land and partially obscured by the screen of trees, the increased height would not materially harm the open character of the MOL and therefore would satisfy the objectives of the second criteria.

- c) The third requirement is more applicable to development within rather than adjacent to MOL. The development would significantly increase the developed portion of the site, a majority of this development would occur well away from the adjacent MOL and have no material effect upon it. The potential impact is the two-storey element of the proposal which has been assessed under the previous two criteria. Thus given that the proposal is considered to satisfy the other two criteria, it is considered that the proposal would also satisfy the third requirement contained within Annex C3.

6.2.9 Assessed against the provisions of PPG2 Annex C4 (Redevelopment), outlined above:

- a) For the same reasons as given in para. 6.28 (a), the proposal would accord with the first provision of Annex C4.
- b) The proposal would make no significant contribution to the objectives of the use of MOL in terms of increasing the quality or quantity of play, sport or recreation on the MOL, however it would cause no material harm either. Furthermore it would make a contribution to sport and recreation provision for both the school and community on the school's playing fields, which as previously stated makes an important contribution to open character of the locality. Given this analysis it is not considered that the proposal would be contrary to the objectives of second provision contained within Annex C4.
- c) For the same reasons as given in para.6.28 (b), the proposal would satisfy the objectives of the third provision outlined in Annex C4.
- d) For the same reasons outlined in para. 6.28 (c), the proposal would not have a significant impact on the visual amenity of the area and open setting of the MOL and therefore would accord with the objectives of the fourth provision of Annex C4.

6.2.9 Given the above assessment, the proposal is not considered to harm the setting and character of the adjacent MOL, in accordance with UDP Policy (II)O5, London Plan Policy 3D.10 and PPG2.

6.3 Design and screening

6.3.1 The two-storey extension's north elevation has a protruding element with vertical wood-effect cladding. Above this protruding element is a sloping roof with vertically emphasised glazing. The roof contains wind cowls and translucent-domed sun-pipes set back along the roof. On either wing of the main element of the extension are two book-end blocks of lower height with contrasting facing-bricks. It is considered that the design and materials for the protruding element is such that it would have a mature and rustic appearance, complimentary to the character of the MOL. The design of the roof and the number and siting of the sun pipes and wind cowls is not considered to result

in an unduly cluttered or busy appearance as perceived from Fir Farm Playing Field. At ground floor the multi-coloured elevations are considered to be appropriate for a school site and due to their height would not be perceived from the MOL. In summary, given the relationship between the wide expanse of space of Firs Farm Playing Field and the relatively modest height and design of the extension it is considered that this element of the proposal would maintain the views across, to and from the MOL and not harm the setting of the MOL.

- 6.3.3 The proposal would result in the loss of over twenty trees near or on the boundary with the MOL. This could potentially raise concerns over the impact of the proposed development on the open character and setting of the MOL. However numerous mature trees would still be retained along this boundary and an extensive landscaping scheme is proposed which would further reinforce this screen, which would include mature and semi-mature trees. On balance, therefore, it is considered that the proposal does not harm the visual setting of the MOL.
- 6.3.4 In relation to other elements of the scheme, the single storey early-years extension is sited in the centre of the site, 6m high at its ridge and 18m from the nearest boundary. Its design is such that it complements the existing school buildings and is screened from the MOL by the existing buildings. The replacement hard-play area to the south of the early-years extension is also in the centre of the site, is broadly the same size as the existing hard-play area and well screened from the MOL. The single storey extension (extended kitchen, hall and replacement plant room) to the north of the site is 4.2m high, matching the existing buildings. It would though be closer to the MOL but given its height and design as well as the screen of trees it would be mostly imperceptible from the MOL and is not considered to harm visual amenity.
- 6.3.5 The new twenty-space parking area and servicing yard would be sited along the northern boundary, to the west of the school's kitchen and would replace an area of trees and shrubs. It is considered that given the proposed landscaping would obscure this area from the MOL and that it would be partially obscured from Rayleigh Road by the caretaker's house, it would not have a harmful effect on the setting of the MOL or the character and appearance of the street scene.

6.4 Temporary classroom units

- 6.4.1 There are a number of single-storey temporary classroom units sited along the eastern boundary adjacent to Harrington Terrace. The proposal would involve the removal of these units at the end of phase 2 of the development. This would provide an opportunity for more extensive screening along this boundary, which the LPA would seek to pursue via condition.

6.5 Impact on neighbouring resident's amenities

- 6.5.1 The two-storey element would be 10m from the rear boundary of closest garden and 25m from the closest house and present a 22m long flank elevation to the houses on Harrington Terrace. It would appear 7.5m high, with the wind cowls a further 1.5m high. The two-storey extension would be to the west of these properties on Harrington Terrace. The permanent single storey elements would be substantial distances from residential dwellings, the closest being 18m away. The new parking area would be 25m from the

closest dwelling, No.107 Rayleigh Road, and would be screened by the Caretaker's property. Given the relationships, described above, between the proposed development and surrounding residential properties it is not considered that the proposal would unduly harm the amenities of neighbouring residential occupiers.

6.6 Access, parking and traffic, cycling, refuse & re-cycling

- 6.6.1 Firs Farm Primary School has vehicular access to Rayleigh Road. The site itself has very low public transport accessibility (PTAL 1b-0) and there are no parking controls in the vicinity of the site. Currently high levels of parking demand are experienced during school drop-off and pick up periods.
- 6.6.2 There is a main entrance off Rayleigh Rd & separate Infants & Junior pedestrian entrances off Harrington Terrace/ Great Cambridge Rd. The proposal does not involve providing any additional accesses. Staff numbers are to increase to 64 FTE and pupil numbers are to increase from 420 to 630. The proposed number of parking spaces is 45 including 2 disabled spaces, and increase of 22 spaces and 16 cycle parking spaces are proposed, currently there are no cycle parking spaces.
- 6.6.3 The proposal envisages that vehicle access including deliveries will remain as existing. A new and increased service yard will be provided near the northern boundary adjacent to the extended kitchen. The fire access will be diverted from the main access to continue around the building extension. There will be 2 phases of construction. For both phases, a temporary route will be created for construction traffic from The Fairway to the School via the playing field to the south of the School. This temporary road will be fenced, ensuring that access is only possible for construction workers
- 6.6.4 The Transport Statement confirms that the situation currently gives rise to the typical school difficulties around the site access, e.g. obstruction of turning head, double parking/stopping despite the existing School Travel Plan.
- 6.6.5 The Transport Statement (extract below) further confirms that there will be a substantial increase in car trips to the site:

Table 6.17 Increase in Two-Way Pupil and Staff Trips by Mode

	Time Period	Number of Person Trips by Mode								
		Car	Bus	Walk	Rail	Car Share	Cycle	Taxi	Other	Total
Pupils	Total Daily Arrivals	107	3	91	0	0	2	2	0	205
	Total Daily Departures	107	3	91	0	0	2	2	0	205
	Total Daily Pupil Movements	+214	+6	+182	0	0	+4	+4	0	+410
Staff	Total Daily Arrivals	14	0	0	0	2	0	0	10	26
	Total Daily Departures	14	0	0	0	2	0	0	10	26
	Total Daily Staff Movements	+28	0	0	0	+4	0	0	+20	+52
All	All Movements Total	+242	+6	+182	0	+4	+4	+4	+20	+462

Note: Arithmetic errors due to rounding.

6.6.6 Poor Public Transport and limited use of cycling or car sharing at present, suggests that these new trips will be predominantly by car. This will only exacerbate current problems on the highway.

6.6.7 Therefore the Transport Statement puts forward a number of possible mitigation measures to address the highway problems. However these will not 'cure' these, but perhaps make conditions safer and less problematic for adjoining residents. Education should thus be requested to fund a more robust STP; a package of works – e.g. formalised 1-way working along Rayleigh Rd and Harlow Rd, maintain two-way working on Rayleigh Rd from junction with Harlow Rd up to main school entrance, narrowing of Rayleigh Rd immediately outside the Rayleigh Rd main School entrance to discourage vehicles parking or turning, minor footway works; and CCTV installation to monitor/enforce against dangerous or inappropriate stopping/parking in Rayleigh Rd and Harlow Rd. It is considered that these off-site works along with conditions would sufficiently mitigate the impact of the increased school numbers so as to make the scheme acceptable in its impact on on-street parking, highway safety and neighbouring residential amenity.

6.6.8 Traffic and Transportation raise no objections regarding access, refuse or on-site parking subject to conditions.

6.7 Phased development/construction access and compound

6.7.1 The development is proposed to go ahead to two phases. Access to the site would be provided via an 8-10m access between Nos. 8 & 10 The Fairway and across the school playing field. Access from this point is considered to have less of an impact on neighbouring resident's amenities than the current pupil/staff access from Rayleigh Road. Whilst the Fairway option would involve the temporary loss of part of the school playing field and delineated pitch, this is considered to be the least worst arrangement. Conditions would be attached to ensure that any damage to the playing field is made good and for the provision of new pitch areas. Other options considered included using the current access off Rayleigh Road or along the southern boundary of Firs

Farm Playing Field, both of these are considered to have more of an impact on local traffic, parking and residential amenity, pupil safety and the road network generally and the Firs Farm option would result in the further loss of vegetation along this boundary.

- 6.7.2 In phase 2 the contractor's compound would extend into Firs Farm playing field to the north. Given that this is necessary for the construction of the two-storey element of the proposal, would be temporary and a condition would be attached to ensure that the land is reinstated to its previous condition, this is considered, on balance, to be acceptable in terms of the impact on the openness of the MOL.

6.8 MUGA

- 6.8.1 The provision of a hard-surfaced MUGA results in the loss of part of the playing field. However a large area of grassed playing field would remain and the MUGA would provide the benefit of being more conducive for certain uses (e.g. basketball) than a grassed area. Furthermore the hard-surfaced MUGA would also be less affected by adverse weather than the grassed playing field. The combination of the MUGA and remaining, substantial grassed playing field including delineated pitches would provide a better and more efficient use of the open space for both the school itself and for the community.
- 6.8.2 Sport England have not objected to the proposed loss of part of the playing field as it accords with exception 5 of its playing fields policy subject to conditions regarding community use, maintenance and management, accessibility and pitch quality of the school's sports facilities.

6.9 Ecology and Trees

- 6.9.1 The applicant has submitted an Ecological Survey as part of the application. This has been assessed by the Council's Ecology Officer, who raises no objections to the proposal on the basis that the new buildings will be constructed on grassland and hardstanding of low ecological value.
- 6.9.2 The applicant has submitted an Arboricultural Report. This has been assessed by the Council's Tree Officer, who raises no objections to the proposal on condition that a suitable replacement planting scheme is instated. Therefore a condition has been attached requiring submission of details of a replacement landscaping scheme to be submitted to the LPA for approval.

6.10 Flood Risk and SUDS

- 6.10.1 The Environment Agency have raised no objections to the proposal subject to conditions requiring full implementation of the submitted Flood Risk Assessment and details and implementation of a surface water drainage scheme and a Sustainable Drainage System (SUDS). Given the Environment Agency's assessment of the proposal, it is not considered to result in significant increased flood risk or severity for the school or surrounding residential dwellings.

7.0 **Sustainability**

- 7.1 The submitted Design-Stage BREAAAM Assessment indicate that the proposal will achieve a score of less than 55% and would, therefore, only achieve a 'good' rating. However the applicant's have indicated that they will achieve a 'very good' rating in accordance with Council policy for Council buildings being exemplars of sustainable design. Therefore a condition has been attached requiring the school to achieve a 'very good' rating.
- 7.2 Policies 4A.1 to 4A.11 of the London Plan (2008), seek to support sustainable development, in particular Policy 4A.7 state that for this type of project a minimum reduction of 20% of carbon dioxide equivalent emissions for the gross new floor space of the development by on-site renewable energy is required. This, for the avoidance of doubt, applies solely to the additional permanent floorspace and not to the temporary classroom units or the existing and refurbished buildings and is 20% reduction after energy efficiency measures are made. The submitted energy report with clarifying letters indicates that the proposal will achieve a 22% reduction by virtue of 90sqm of south facing mono-crystalline photo-voltaic panels sited on the single-storey early-years extension.

7. Conclusion

- 7.1. The proposal would cater to meet demand for identified additional primary school places in the Borough. Furthermore the development, in particular the two-storey extension, would not detract from the character and setting of the adjacent Metropolitan Open Land, is considered to mitigate the impact of the proposal on highway safety and the free flow of traffic and will not result in a loss of residential amenity to the occupiers of nearby residential properties.
- 7.2. It is therefore recommended that planning permission is approved for the following reasons:
- 1 The proposal meets an established need for extra school place provision within the locality and Borough. This accords with policy (I) CS1, (II) CS1, (II) CS3 and (I)O1 of the Unitary Development Plan and Policy 3A.24 of the London Plan and Strategic Objective 5 of the emerging Core Strategy.
 - 2 The proposal due to its size, siting, mass, design and bulk does not detract from the character and setting of the adjacent Metropolitan Open Land having regard to Policies (I)GD1, (I)GD2, (II)GD3, (I)O1 and (II)O5 of the Unitary Development Plan, Policy 3D.10 of the London Plan and national guidance: PPG2.
 - 3 The proposal and associated intensification of use is not considered to give rise unacceptable on-street parking pressure, nor harm the free flow of traffic or pedestrian or vehicular safety, in accordance with Policies (II) GD6 and (II) GD8 of the Unitary Development Plan.
 - 4 The provision of a Multi-Use Games Area is considered to benefit the provision for sport for the school's pupils as well as the local community, having regard to Policies (I)CS1, (II)CS1 and (II)O19 of

the Unitary Development Plan as well as PPG17 and Sport England's policy statement a sporting future for playing fields.

- 5 The proposal due to its size and siting does not significantly affect the outlook or privacy of adjoining or nearby residential properties having regard to Policies (I)GD1, (I)GD2, (II)GD1 and (II)GD3 of the Unitary Development Plan.

8 Recommendation

8.1 That planning permission be deemed to be **GRANTED** in accordance with Regulation 3 of the Town & Country Planning General Regulations 1992, subject to conditions

1. The works to be undertaken shall be in accordance with the submitted 'Tree Survey, Arboricultural Implications Assessment and Method Statement' dated May 2009, good arboricultural practice and British Standards 3998 and 5837. In particular protective vertical barriers a minimum of 1.2 metres in height shall be erected around the trees and shrubs shown as being retained on the approved plans at distances beyond the edge of their Root Protection Areas prior to construction/demolition machinery entering the site, and shall be maintained throughout the duration of construction. No building activity or storage shall take place within the protected area. Any tree or shrub which dies or is damaged during the construction period shall be replaced with a specimen of similar quality and maturity and the replacement specimen and details shall be submitted to and approved in writing by the Local Planning Authority.

Reason: In order to maintain the retained trees amenity value and health throughout the construction period.

2. Within two months of the date of this decision a Construction Management Plan for all phases of the development shall be formally submitted in writing to the Local Planning Authority for its approval. The Plan will address the following issues:
 - (i) Noise
 - (ii) Control of site drainage and run off
 - (iii) Storage and removal of excavation/ demolition materials
 - (iv) Storage of construction materials
 - (v) The siting of work compounds together with loading and unloading
 - (vi) Contractors parking
 - (vii) Wheel washing facilities and methodology
 - (viii) Construction access and arrangements for vehicle servicing and turning areas
 - (viiii) Construction traffic routing
 - (vv) Control of dust and air quality during demolition and construction
 - (vvi) Hours of work

The works shall be carried out in accordance with the approved details.

Reason: In the interests of neighbouring resident's amenities, highway safety and minimising the environmental effects of the development.

3. On completion of each phase of the development evidence will be submitted to the Local Planning Authority demonstrating that the particular phase of

development achieves a BREEAM Education rating of no less than 'Very Good' for its approval. The required evidence shall take the form of a post construction assessment supported by relevant BRE accreditation certificate(s).

Reason: In the interests of addressing climate change and securing sustainable development in accordance with the strategic objectives of the Council and Policies 4A.1, 4A.2, 4A.3 and 4A.9 of the London Plan as well as PPS1 and PPS1: Supplement.

4. Prior to substantial completion of Phase 1 of the development a Community Use Scheme shall in writing be submitted to and approved by the Local Planning Authority. The Scheme shall include details of pricing policy, hours of use, access by non-school users/non-members, management responsibilities and include a mechanism for review. The approved scheme shall be implemented upon substantial completion of Phase 1 of the development.

Reason: To secure a well managed safe community access to the sports facility, to ensure sufficient benefit to the development of sport and to accord with UDP Policy.

5. Prior to the substantial completion of phase 1 of the development a Management and Maintenance Scheme for a period of 25 years to include measures to ensure the replacement of all artificial surface/s within the next 10 years and, management responsibilities, a maintenance schedule and a mechanism for review shall, in writing, be submitted to and approved by the Local Planning Authority after consultation with Sport England. The measures set out in the approved scheme shall be complied with in full on approval of all relevant details.

Reason: To ensure that new facilities are capable of being managed and maintained to an acceptable standard which is fit for purpose, sustainable and to ensure sufficient benefit of the development to sport.

6. Within two months of the date of this decision details of the design and layout of the sport/games and associated facilities, which shall comply with Sport England Design Guidance Notes and include consideration of 'Access for Disabled People 2002', shall, in writing, be submitted to the Local Planning Authority for its approval after consultation with Sport England. The proposed facilities (external and internal) shall be constructed in accordance with the approved details, made available on substantial completion of phase 1 of the development and maintained thereafter.

Reason: To ensure the development is fully accessible for people of all physical capabilities.

7. The playing fields and pitches shall be constructed and laid out in accordance with the submitted drawing no: P/001 P1 and the standards and methodologies set out in the guidance note 'Natural Turf for Sport' (Sport England, March 2000), and made available for use on substantial completion of phase 1 of the development.

Reason: To ensure that new pitches constructed and designed so that they

are fit for purpose, sustainable and to ensure sufficient benefit of the development to sport.

8. The development, hereby permitted, shall only be carried out in accordance with the approved Flood Risk Assessment (FRA), May 2010, Ref: FRA/2010/087 and the following mitigation measures detailed within the FRA:
1) Limiting the surface water run-off, from new areas of hardstanding, generated by all storm events up to and including the 1 in 100 year critical storm, taking the effects of climate change into account, to greenfield rates so that it will not increase the risk of flooding off-site.
2) Provision of flood storage on site to attenuate all storm events up to and including the 1 in 100 year critical storm, taking the effects of climate change into account.

Reason: To prevent flooding by ensuring the satisfactory storage and disposal of surface water from the site.

9. Within two months of the date of this decision a surface water drainage scheme for the site, based on sustainable drainage principles and an assessment of the hydrological and hydrogeological context of the development, shall in writing be submitted to the Local Planning Authority for its approval. The scheme shall be implemented in accordance with the approved details prior to completion of the development.

The scheme shall also include details of how Sustainable Drainage Systems (SUDS) will be maximised within the drainage design.

Reason: To prevent the increased risk of flooding and to improve and protect water quality.

10. Within three months of the date of this decision details shall be submitted for approval in writing by the Local Planning Authority which shall include a package of off-site works including formalising 1-way working along Rayleigh Road and Harlow Road up to the main school entrance; narrowing of Rayleigh Road immediately outside the Rayleigh Road main School entrance to discourage vehicles parking or turning; and, minor footway works as well as installation of CCTV system to monitor / enforce against dangerous or inappropriate stopping / parking in Rayleigh Road and Harlow Road. The approved details shall be *secured and implemented to the satisfaction of the Local Planning Authority*.

Reason: To mitigate the impact, in terms of vehicular and pedestrian safety and the free flow of traffic, of the increased car journeys resultant from the increase in pupil and staff numbers.

11. Within six months of the development, hereby approved, a Travel Plan produced in accordance with the TfL publication 'What a School Travel Plan should contain' shall be submitted in writing to the local planning authority for its approval. The travel plan shall thereafter be implemented and adhered to.

Reasons: In the interests of promoting reduced dependency on car related journey and to ensure traffic generated by the development is minimised.

12. Notwithstanding the submitted details, within two months of the date of this decision details of the external finishing materials to be used shall be

submitted in writing to the Local Planning Authority for its approval. The development shall be constructed in accordance with the approved details.

Reason: To ensure a satisfactory external appearance.

13. Within two months of the date of this decision details of the surfacing materials to be used within the development including footpaths, access roads and parking areas and road markings shall in writing be submitted to the Local planning Authority for its approval. The surfacing shall be carried out in accordance with the approved detail before the development is occupied or use commences.

Reason: To ensure that the development does not prejudice highway safety and a satisfactory appearance.

14. Within two months of the date of this decision detailing the existing and proposed ground levels including the levels of any proposed buildings, roads and/or hard surfaced areas shall be submitted in writing to the Local Planning Authority for its approval. The development shall be constructed in accordance with the approved details.

Reason: To ensure that levels have regard to the level of surrounding development, gradients and surface water drainage.

15. Within six months of the date of this decision details of how the site is to be enclosed shall be submitted in writing to the Local Planning Authority for its approval. The means of enclosure shall be erected in accordance with the approved detail before phase 2 of the development is substantially completed.

Reason: To ensure satisfactory appearance and safeguard the privacy, amenity and safety of adjoining occupiers and the public and in the interests of highway safety.

16. The parking area(s) forming part of the development shall only be used for the parking of private motor vehicles and shall not be used for any other purpose.

Reason: To ensure that the development complies with Unitary Development Plan Policies and to prevent the introduction of activity which would be detrimental to amenity.

17. Within six months of the date of this decision details of trees, shrubs and grass to be planted on the site shall be submitted in writing to the Local Planning Authority for its approval. The planting scheme shall be carried out in accordance with the approved details in the first planting season after completion or occupation of the development whichever is the sooner. Any planting which dies, becomes severely damaged or diseased within five years of planting shall be replaced with new planting in accordance with the approved details.

Reason: To provide a satisfactory appearance and ensure that the development does not prejudice highway safety.

18. Within six months of the date of this decision details of refuse storage facilities including facilities for the recycling of waste to be provided within the development, in accordance with the London Borough of Enfield – Waste and Recycling Planning Storage Guidance ENV 08/162, shall be submitted in writing to the Local Planning Authority for its approval.. The facilities shall be provided in accordance with the approved details before phase 2 of the development is completed.

Reason: In the interests of amenity and the recycling of waste materials in support of the Boroughs waste reduction targets.

19. Details of the specification and appearance of any fume extraction and/or ventilation plant required in connection with the use shall be submitted to and approved in writing by the Local Planning Authority. The plant shall be installed in accordance with the approved details before the plant is used.

Reason: To ensure a satisfactory appearance and safeguard amenity.

20. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995, or any amending Order, no balustrades or other means of enclosure shall be erected on the roof of the extension(s). No roof of any part of the extension(s) shall be used for any recreational purpose and access shall only be for the purposes of the maintenance of the property or means of emergency escape.

Reason: To safeguard the privacy of the occupiers of adjoining properties.

21. Deliveries and collections to and from the premises shall only take place between the hours of 0700 - 1900 Monday to Saturday and None on Sundays or Bank Holidays.

Reason: To safeguard the amenities of the occupiers of nearby residential properties.

22. The premises shall only be open for business and working between the hours of 0700 - 1900 Monday to Friday and 1000 – 1900 on Saturdays, Sundays and Bank Holidays.

Reason: To safeguard the amenities of the occupiers of nearby residential properties.

23. Within six months of the date of this decision details of the siting, number and design of secure/covered cycle parking spaces shall be submitted in writing to the Local Planning Authority for its approval. The approved details shall thereafter be installed and permanently retained for cycle parking.

Reason: To ensure the provision of cycle parking spaces in line with the Council's adopted standards.

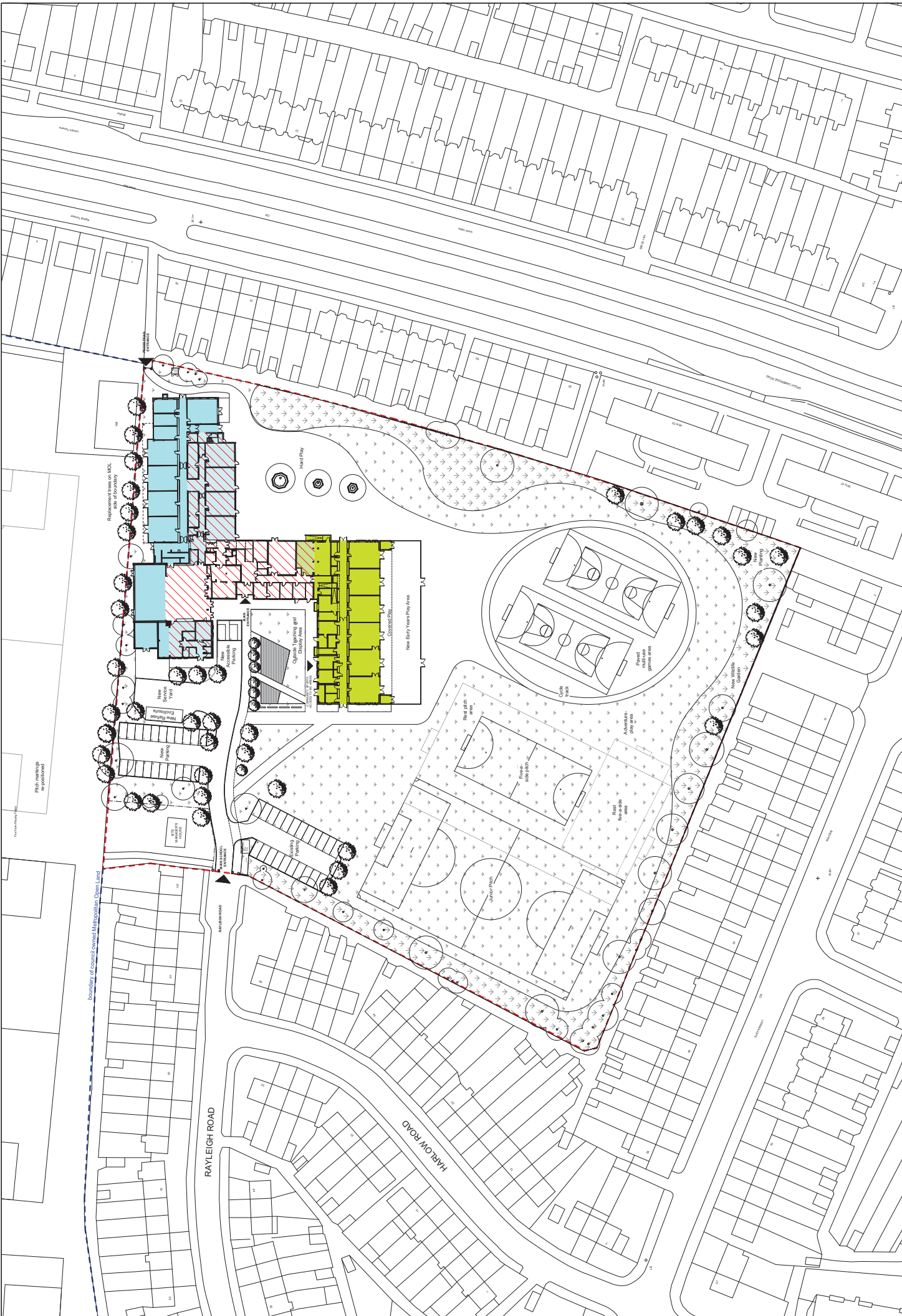
24. Within three months of substantial completion of phase 2 of the development all temporary classrooms will be permanently removed from the site and the land shall be re-instated to its previous condition.

Reason: In the interests of visual amenity.

25. The land used as constructor access and compounds shall, at the end of the phase 2 construction period, be reinstated to its previous condition and laid out in accordance with submitted plan P/003 or where relevant approved details.

Reason: In the interests of visual amenity and ensuring the playing fields and areas are of an acceptable quality.

8.2 The reasons for supporting the planning application are:



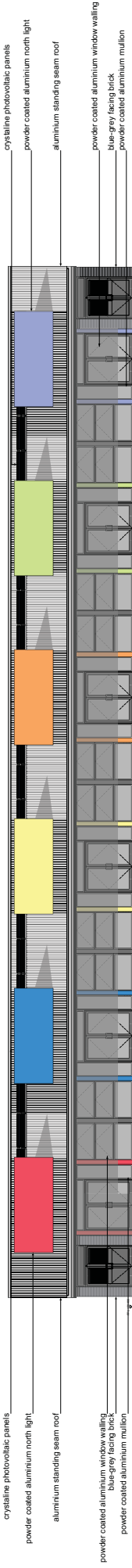
ENFIELD Council
 17.10.2019 - Meeting 4-5-min (Public) (Public) (Public)
 C:\Users\A\OneDrive\Desktop\PROJECT - SITE PLAN\Fire Farm\15 - School Expansion\03 - Stage 01\4 - Drawings\Arch Working Drawings

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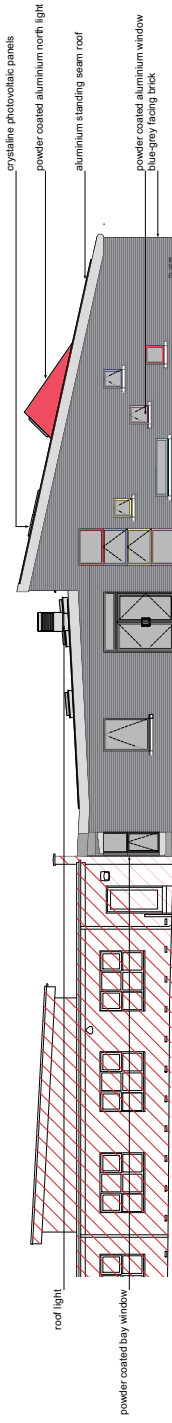
phase one new build
 phase one refurbishment
 phase two new build
 phase two refurbishment
 existing building

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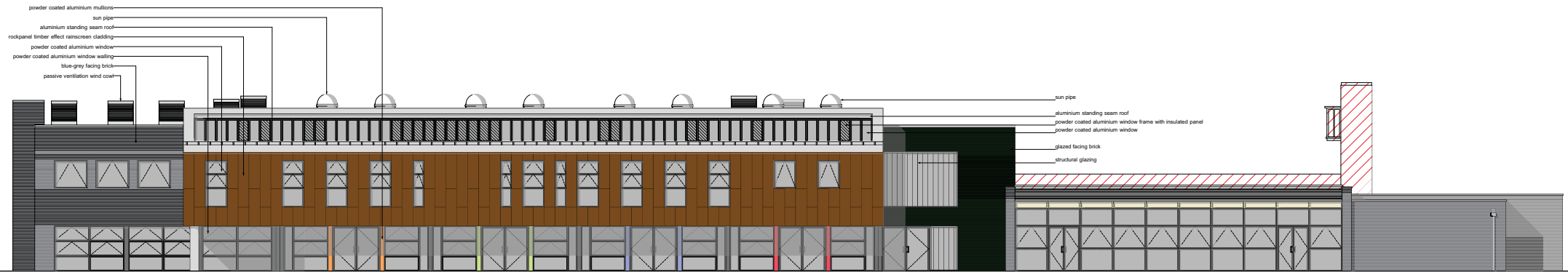
Fire Farm Primary School
 15110 @ A1
 15.10.2019
 Proposed Site Plan
 P1
 FIRS D/E/230/001261-P/003



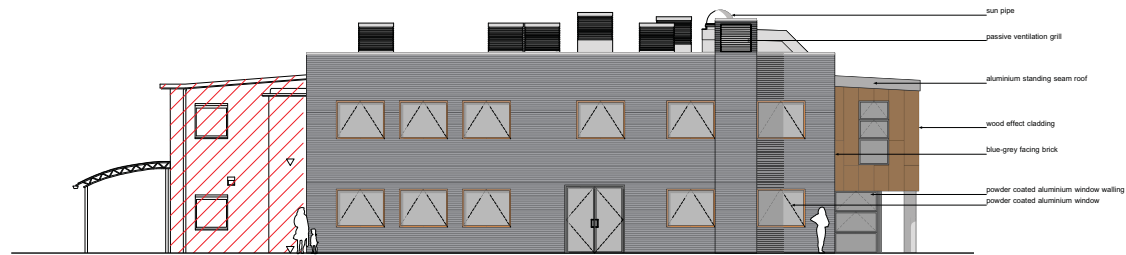
SOUTH ELEVATION



WEST ELEVATION



NORTH ELEVATION



EAST ELEVATION

Rev: 0200 Notes: Drawing colours amended
 P1 14/05/10



existing building



CAD File No: G:\design\0 PROJECT_SITES\Fa Farm\CD_E230_001261-2_School Expansion to 3FE - Stage D14 - Drawings\Arch Working Drawings

architectural
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Approved (S.O.):
 HM
 Scale:
 1:100 @ A1
 Date:
 29/04/10
 Drawn:
 JR
 Checked:
 P1

Project:
Firs Farm Primary School
1FE Expansion & Replacement of Temporaries

Drawing Title:
Proposed Elevations Two Storey Block
Sheet 2 of 2

Reference:
FIRS D/E230/001261-0/P022