

LONDON BOROUGH OF ENFIELD

PLANNING COMMITTEE

Date : 24th September 2013

Report of
Assistant Director - Planning,
Highways & Transportation

Contact Officer:
Andy Higham Tel: 020 8379 3848
Sharon Davidson Tel: 020 8379 3841
Ms K. Perry Tel: 020 8379 3853

Ward: Highlands

Application Number : P13-02250LBE

Category: Other Development

LOCATION: GRANGE PARK PRIMARY SCHOOL, WORLDS END LANE, LONDON,
N21 1PP

PROPOSAL: Widening of existing footpath and erection of palisade fencing and gates to west boundary.

Applicant Name & Address:
LBE Schools & Childrens Services
PO Box 51,
Civic Centre,
Silver Street,
Enfield,
Middlesex,
EN1 3 XQ

Agent Name & Address:
R Holland,
BHP Architects
Nicholas House
River Front
Enfield
EN1 3TF

RECOMMENDATION:

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

1 Site and Surroundings

- 1.1 The application site is Grange Park Primary School which is a 3 form entry school. The school is located to the east of World's End Lane and has a total site area of approximately 3.7 hectares. The school is obscured from views from the road by a 2-storey house and side/rear garden of number 22 World's End Lane. The longest (main) elevation faces towards the north.
- 1.2 The site slopes from its western boundary with World's End Lane towards the east. The remaining site boundaries comprise Highland's School to the north and Enfield golf course to the south and east.
- 1.3 The main vehicular access is to the north-west end of the site via a shared access with the adjacent Highlands School. Pedestrian access is also from World's End Lane to the west.
- 1.4 The site is located within Metropolitan Open Land (MOL).

2. Proposal

- 2.1 Planning permission is sought for the widening of an existing tarmacadam pathway and the erection of a new extended palisade gate and fence.
 - 2.1.1 The development would involve doubling the width of the existing pathway adjacent to the western boundary to reduce congestion near the school entrance and improve pedestrian access. The development is required due to the recent expansion of the school through the erection of temporary classroom buildings to accommodate additional pupils. The development would result in a pathway which would measure 6.6m in width (existing 3.3m) and would involve the excavation of part of an existing grass bank to accommodate the additional width.
 - 2.1.2 The new gate and palisade fencing would be located at the entrance to the school and measure 1.8m in height and 6.8m in width. It would provide security at the entrance to the school site.

3. Relevant Planning Decisions

- 3.1 P13-01359LBE
Planning permission was granted on the 28th June 2013 for the installation of a single storey modular classroom building.
- 3.2 P12-01298PLA
Planning permission was granted on the 31st July 2012 for the erection of a single storey temporary classroom unit with integral toilets and emergency access stairs with associated fencing.

4. Consultation

4.1 Statutory and non statutory consultees

Traffic and Transportation

- 4.1.2 Traffic and Transportation have confirmed that the proposed widened footway will improve pedestrian access into/from the School. The improved pedestrian access was requested as one of the mitigation measures in order to accommodate additional pupils associated with the school expansion approved under P13-01359LBE. Therefore no objection is raised, subject to a condition requiring details of lighting of the widened footpath, and the development is in line with the principles and strategic objectives of Policy CP24 of the Core Strategy, Policies (II) GD8 and (II) T13 of the Unitary Development Plan and Policy 6.10 of The London Plan.

Biodiversity Officer

- 4.1.2 The Biodiversity Officer has confirmed that there are no perceived ecological constraints to this development.

4.2 Public

- 4.2.1 Consultation letters were sent to 9 neighbouring properties. In addition, 2 notices were displayed at the vehicular and pedestrian entrances to the site.
- 4.2.2 No objections were received.

5 Relevant Planning Policies

- 5.1 The National Planning Policy Framework (NPPF) published in March 2012 allowed local planning authorities a 12 month transition period to prepare for the full implementation of the NPPF. Within this 12 month period local planning authorities could give full weight to the saved UDP policies and the Core Strategy, which was adopted prior to the NPPF. The 12 month period has now elapsed and as from 28th March 2013 the Council's saved UDP and Core Strategy policies will be given due weight in accordance to their degree of consistency with the NPPF.
- 5.2 The Development Management Document (DMD) policies have been prepared under the NPPF regime to be NPPF compliant. The Submission version DMD document was approved by Council on 27th March 2013 for submission to the Secretary of State for examination. Examination and subsequent adoption is expected later this year. The DMD provides detailed criteria and standard based policies by which planning applications will be determined.
- 5.3 The policies listed below are considered to be consistent with the NPPF and therefore it is considered that due weight should be given to them in assessing the development the subject of this application.

5.4 London Plan

Policy 3.18	Education Facilities
Policy 7.1	Building London's neighbourhoods and communities
Policy 7.2	An inclusive environment
Policy 7.4	Local character

5.5 Core Strategy

- CP8 Education
- CP9 Supporting community cohesion
- CP30 Maintaining and improving the quality of the built and open Environment
- CP34 Parks, playing fields and other open spaces

5.6 Saved UDP Policies

- (II) GD3 Aesthetics and functional design
- (II) GD8 Site Access and Servicing
- (I) CS1 Community Services
- (II) CS1 Provision of community services
- (II) CS2 To ensure development for community services complies with the Council's environmental policies
- (II) CS3 Optimum use of land

5.7 Submission Version Development Management Document (DMD)

- DMD 16 Community Facilities
- DMD 37 Achieving High Quality and Design-Led Development

5.8 Other Relevant Considerations

National Planning Policy Framework

6. Analysis

6.1 Principle

- 6.1.1 The proposed development would be acceptable in principle. It would not result in an increase in pupil numbers but would serve to provide improved pedestrian access to and from the school site. The development would provide improved facilities for additional pupils already accepted as part of planning permissions P12-01298PLA and P13-01359LBE which were granted in 2012 and 2013 respectively.

6.2 Impact on the character of the surrounding area

- 6.2.1 The extended footway, due to its siting and the nature of the development proposed, would not have an undue impact on the character of the wider area. The palisade fencing and gate would replace an existing narrower gate in this location and due to the slatted design would not appear enclosing in the street scene.

6.3 Impact on Neighbouring Properties

- 6.3.1 The siting and nature of the proposed development is such that it would have no impact upon residential amenity.

6.4 Traffic and Highway Issues

- 6.4.1 The Council's Traffic and Transportation Section have no objections to the proposed development. The development will improve pedestrian access to the site and will not result in an increase in transport movements to and from

the school. The improved pedestrian access was requested as one of the mitigation measures in order to accommodate additional pupils associated with the school expansion approved under P13-01359LBE. Therefore no objection is raised and the development is in line with the principles and strategic objectives of Policy CP24 of the Core Strategy, Policies (II) GD8 and (II) T13 of the Unitary Development Plan and Policy 6.10 of The London Plan.

6.5 Biodiversity

- 6.5.1 The development will involve the partial excavation of an existing grass bank. The Council's Biodiversity Officer has inspected the scheme and has raised no objections to the development.

6.6 Metropolitan Open Land

- 6.6.1 The nature and siting of this development is such that it will have no impact on the surrounding MOL.

6.7 Impact on trees

- 6.7.1 The proposed development will not result in the removal of any trees on the site and nor is it in close proximity to any significant trees.

7. Conclusion

- 7.1 The proposal would serve to enhance the facilities offered by the school to the benefit of the children that utilise the site. Moreover, in relation to the built form, the design, size and siting of the development would integrate into the existing environment and would not impact upon residential amenity.

- 7.2 It is considered therefore, that the proposals are acceptable for the following reasons:

- 1 The proposed extended pathway and new palisade fencing and gates would not detract from the character and appearance of the surrounding area and would not serve to undermine residential amenity to neighbouring properties having regard to Policy CP30 of the Core Strategy, (II)GD3 of the Unitary Development Plan and Submission Version Development Management Document Policy 37.
- 2 The proposed development will not result in any increase in pupil numbers at the school and therefore will not give rise to conditions prejudicial to the free flow and safety of traffic on the adjoining highways or prejudice the availability of existing parking, having regard to Policies (II)GD6 and (II)GD8 of the Unitary Development Plan, Policy 45 of the Submission Version Development Management Document and Policy 6.13 of The London Plan.

8. Recommendation

- 8.1 That in accordance with regulation 3 of the Town and Country Planning (General) Regulations 1992, planning permission be deemed to be GRANTED subject to the following conditions:

- 1 The development hereby permitted shall be carried out in accordance with

the approved plans, as set out in the attached schedule which forms part of this notice.

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

- 2 The development hereby approved shall not commence until details of lighting provision along the new pedestrian pathway have been submitted to and approved in writing by the Local Planning Authority. The facilities shall be provided in accordance with the approved details before the development is occupied or use commences.

Reason: In the interests of pedestrian safety

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

Reason: To comply with the provisions of S.51 of the Planning & Compulsory Purchase Act 2004.