

<b>Reference:</b> 16/00173/TBC	<b>Site:</b> Somers Heath Primary School Foyle Drive South Ockendon Essex RM15 5LX
<b>Ward:</b> Belhus	<b>Proposal:</b> Expansion of Somers Heath school to a two form entry school by the re-establishment of Knightsmead school building, extension to connect both schools and internal alterations

<b>Plan Number(s):</b>		
Reference	Name	Received
13750.JV.1	Existing Site Layout	9th February 2016
5498.04.T1	Existing and Proposed Elevations	9th February 2016
5498.01.T2	Existing Ground Floor Layout	7th March 2016
5498.02.T2	Proposed Ground Floor Layout	7th March 2016
5498.03.T1	Existing and Proposed First Floor Layout	9th February 2016
5498.09.T1	Sections	9th February 2016
HBF.KSH.01	Tree Constraints Plan	9th February 2016
HBF.KSH.02	Proposed Soft Landscaping Plan	9th February 2016
AS-UMB-8-001	Proposed Umbrella	9th February 2016

- The application is also accompanied by:
- Design and Access Statement
  - Control of Dust Method Statement
  - Site Waste Management Plan
  - Construction Management Plan
  - Highway Management Plan
  - Arboricultural Report
  - Arboricultural Method Statement
  - School Travel Plan
  - Traffic Impact Assessment
  - Flood Risk Assessment
  - Ground Investigation Report

<b>Applicant:</b> Thurrock Council	<b>Validated:</b> 12 February 2016 <b>Date of expiry:</b> 8 April 2016
<b>Recommendation:</b> Deemed to be granted, subject to conditions.	

This application is scheduled as a committee item as the application has been submitted by the Council, who is acting as agent for the application and is the landowner, in accordance with Part 3 (b) Section 2 2.1 (b) of the Council's constitution.

## 1.0 DESCRIPTION OF PROPOSAL

- 1.1 This application seeks planning permission to combine Somers Heath Primary School and Knightsmead School into a single two form entry school by the construction of a single storey link block.
- 1.2 The link block would join the south elevation of Knightsmead with the north elevation of Somers Heath and continue across the front (west elevation) of Somers Heath to form a new main reception. The link would provide 400 sqm of additional space.
- 1.3 Two minor extensions would also be carried out creating a short stretch of linking corridor within Knightsmead enclosing an area of courtyard and creating a new changing area comprising of 15sqm near the current entrance to Somers Heath.
- 1.4 The proposal also entails the installation of an 8m x 8m sail cloth umbrella sited within a play area.
- 1.5 Car parking is to be improved with an additional 24 spaces provided to the northeast of Knightsmead at the existing circle drive.

## 2.0 SITE DESCRIPTION

- 2.1 The school site is located within a residential area at the southern end of Foyle Drive, bounded by Fortin Close, Fortin Drive and Stifford Road.

## 3.0 RELEVANT HISTORY

Reference	Description	Decision
74/00111/FUL	Re-Cladding of existing 5' Fencing and erection of new 12' high Chain Link Fencing.	Approved
86/00207/CC	Recladding Works	Deemed Approved
93/00715/CC	Relocatable classroom	No objection
95/00014/CC	Continued use of one relocatable	No objection

	classroom	
96/00001/CC	Temporary classroom	No objection
97/00527/CC	Retention of one relocatable classroom (County ref: CC/THU/17/97)	No objection
02/00625/FUL	Erection of a 2 m high vertical bar fence and gates	Approved
04/01508/FUL	Ground floor rear extensions	Approved
06/00184/FUL	Entrance canopy.	Approved
09/00296/TBC	Alterations and extensions to existing car park.	Approved
13/00675/FUL	Proposed front extension and internal alterations.	Approved
14/00316/FUL	Two storey front extension and internal alterations.	Approved
15/00940/TBC	The provision of 1 no. double relocatable modular class base to provide additional teaching facilities for a temporary period of 18 months, and a single modular nursery to provide pre-school education also for a period of 18 months.	Approved (Temporary permission expiring 8 <sup>th</sup> April 2017)

#### 4.0 CONSULTATIONS AND REPRESENTATIONS

4.1 Detailed below is a summary of the consultation responses received. The full version of each consultation response can be viewed on the Council's website via public access at the following link:

[www.thurrock.gov.uk/planning/16/00173/TBC](http://www.thurrock.gov.uk/planning/16/00173/TBC)

##### PUBLICITY:

4.2 This application has been advertised by the display of a public site notice, an advertisement in the local press and individual neighbour letters. No responses have been received. Members will be updated should any letters of representation be received.

##### ENVIRONMENTAL HEALTH:

4.3 No objections, subject to a condition.

##### HIGHWAYS:

4.4 No objections, subject to condition.

##### LANDSCAPE AND ECOLOGY ADVISOR:

4.5 No objections.

## 5.0 POLICY CONTEXT

### National Planning Policy Framework

- 5.1 The NPPF was published on 27th March 2012. Paragraph 13 of the Framework sets out a presumption in favour of sustainable development. Paragraph 196 of the Framework confirms the tests in s.38 (6) of the Planning and Compulsory Purchase Act 2004 and s.70 of the Town and Country Planning Act 1990 and that the Framework is a material consideration in planning decisions. Paragraph 197 states that in assessing and determining development proposals, local planning authorities should apply the presumption in favour of sustainable development.
- 5.2 The following headings and content of the NPPF are relevant to the consideration of the current proposals.
1. Promoting Healthy Communities
  4. Promoting sustainable transport
  7. Requiring good design Planning Practice Guidance (PPG)
- 5.3 In March 2014 the Department for Communities and Local Government (DCLG) launched its planning practice guidance web-based resource. This was accompanied by a Written Ministerial Statement which includes a list of the previous planning policy guidance documents cancelled when the NPPF was launched. PPG contains 42 subject areas, with each area containing several sub-topics. Those of particular relevance to the determination of this planning application comprise:
- Design; and
  - The use of planning conditions.

### **Local Planning Policy**

#### Thurrock Local Development Framework

- 5.4 The Council adopted the “Core Strategy and Policies for the Management of Development Plan Document” in December 2011. The following Core Strategy policies apply to the proposals:

Thematic Policies:

CSTP12 – (Education and Learning)  
CSTP22 – (Thurrock Design)<sup>1</sup>

Policies for the Management of Development:

PMD1 (Minimising Pollution and Impacts on Amenity)<sup>1</sup>  
PMD2 (Design and Layout)<sup>1</sup>  
PMD8 Parking Standards  
PMD9 Road Network Hierarchy

1: Wording of LDF-CS Policy and forward amended either in part or in full by the Focused Review of the LDF Core Strategy.

5.5 The Core Strategy has been subject to a focused review for consistency with the (NPPF). The focused review document was submitted to the Secretary of State for independent examination on 1 August 2013, and examination hearings took place on 8 April 2014. The Inspector's report was received in October 2014 and was approved by Council on 28th January 2015. Minor changes have been made to some policies within the Core Strategy; the policies affected by the changes are indicated above.

## **6.0 ASSESSMENT**

6.1 The principle issues for consideration of this application are:

- i. Development plan designation and principle of development
- ii. Design and relationship of development with surroundings
- iii. Residential impacts
- iv. Access and parking
- v. Landscaping and ecology
- vi. Contaminated land

### **I. DEVELOPMENT PLAN DESIGNATION AND PRINCIPLE OF DEVELOPMENT**

6.2 The land to which the application relates has no designation within the Core Strategy Interim Proposals Map and in such cases it is expected that the land will continue within the existing use(s). The proposal involves the provision of additional pupil accommodation associated with the existing use of the site as a school and as such there are no land use objections to the proposal.

6.3 The development would result in the significant improvement of facilities for the provision of the education provision, which is part of the Council's responsibility to meet its strategic vision for the Borough to improve the education and skills of local people. In this regard the development would also accord with the aims of Policy CSTP12 which aims to enhance educational achievement and skills in the Borough and ensure that facilities meet the current and future needs.

### **II. DESIGN AND RELATIONSHIP OF DEVELOPMENT WITH SURROUNDINGS**

6.3 The extensions would be of a simple modular form which integrate with the existing building. The proposal would see much of the front elevation clad in blue and green panels (the school badge colours) which would update the school and provide visual stimulation. Policy PMD2 of the Core Strategy encourages high quality design and it is considered that this proposal would improve the overall appearance of the school. The proposal would comply with Policies PMD1 and PMD2 with regard to scale, mass, appearance and design.

### **III. RESIDENTIAL IMPACTS**

6.4 The link extension would be 33m from the rear boundaries of the nearest houses. The other two minor extensions would not be closer to any residential properties than the existing footprint. Being single storey in nature and at a significant distance, the extensions would have limited impact upon the privacy or outlook of adjacent occupiers. The proposal would comply with Policy PMD2 with respect to the impact upon neighbour amenity.

#### IV. ACCESS AND PARKING

- 6.5 The proposal would see an additional 180 students, the same number accommodated when Knightsmead was open. The number of staff would increase by 26 which would be 9 fewer than when both schools were operational. An additional 24 parking spaces are proposed which satisfies parking standards required under Policy PMD8.
- 6.6 Access would be via Foyle Drive as existing and the reinstated circular drive off Fortin Close. The Council's Highway Officer has highlighted the need to effectively manage pupil set-down and pick-up and has requested a condition to agree details of management of the two accesses. An appropriate condition has been included.
- 6.7 Online Travel Plans would be required from all schools and, although there are no objections to the details in the submitted plan, a condition is requested that details be entered into the STAR system online. The Travel Plan must be updated regularly as long as the school is in use.

#### V. LANDSCAPING AND ECOLOGY

- 6.8 The Council's Landscape and Tree Advisor raises no objections, subject to conditions. Twelve trees must be removed to increase car parking. These trees are not particularly high quality specimens and it is proposed to replace with eleven trees which will have greater amenity value. Additional planting around the car park is proposed which will result in improved landscaping across the site.

#### VI. CONTAMINATED LAND

- 6.9 The site is a former landfill site. The applicant has submitted a Ground Investigation Report with the application which reveals that slightly elevated levels of Polycyclic Aromatic Hydrocarbons were found in an isolated area; the Report recommends that the site should be remediated either by paving over or replacing an amount of soil. The Council's Environmental Health Officer is in agreement with the findings of this Report and has recommended that details should be agreed by condition and appropriate steps taken prior to reopening of Knightsmead.

#### 7.0 CONCLUSIONS AND REASON(S) FOR APPROVAL

- 7.1 The proposed development is considered acceptable in terms of policies CSTP12, CSTP22, PMD1, PMD2 and PMD8 of the Core Strategy and would not, subject to conditions, result in significant harm to the surrounding area in terms of residential amenity, visual amenity or highway safety.

#### 8.0 RECOMMENDATION

It is recommended expressly for the purpose of Regulation 3(4) of the Town and Country Planning General Regulations 1992, permission be deemed to be granted for the above development, subject to compliance with the following:

#### **Condition(s):**

**TIME LIMIT**

- 1 The development hereby permitted must be begun not later than the expiration of 3 years from the date of this permission.

REASON: In order to comply with Section 51 of the Planning and Compulsory Purchase Act 2004.

**ACCORDANCE WITH PLANS**

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans:

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

**MATERIALS**

- 3 Notwithstanding the information on the approved plans, no development above ground level shall take place until samples of the materials to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the local planning authority. Development shall be carried out in strict accordance with the approved details unless otherwise agreed in writing by the local planning authority.

REASON: In the interests of visual amenity and to ensure that the proposed development is satisfactorily integrated with its surroundings in accordance with Policy PMD2 of the adopted Thurrock LDF Core Strategy and Policies for the Management of Development DPD [2011].

**PICK-UP AND SETDOWN FACILITIES**

- 4 Details shall be submitted to and approved in writing by the Local Planning Authority showing the layout and dimensions of the proposed Pickup and Set-down facility accessed from Fortin Close. Such details shall be

implemented on site before occupation of the development hereby permitted. This facility shall also be provided concurrently for the entire time the site is put to the permitted use and for the purposes of pick-up and set-down for School Transport and accessible by users of the nursery use and School use for that purpose.

REASON: To ensure adequate facilities are provided for the purposes of pick-up and drop-off and school transport; In the interests of highway safety and efficiency.

### **ELECTRONIC TRAVEL PLAN**

- 5 Prior to occupation of the development hereby approved, a School Travel Plan shall be submitted to and approved in writing by the Local Planning Authority via the Mode Shift STARS Travel Plan process and retained and updated annually for the entire time the development is in use. The travel plan shall include a commitment for the investigation and implementation of highway safety improvements within the locality of the development to occur within 6 months of occupation.

REASON: To promote sustainable travel choices for both staff and pupils, in the interests of highway safety, efficiency and amenity.

### **UPDATABLE PARKING MANAGEMENT STRATEGY**

- 6 Prior to the commencement of the development hereby approved, a Parking Management Strategy for the internal management of the site shall be submitted to and approved in writing by the Local Planning Authority. Details shall include a timetable for periodic review and a programme for implementation of changes to the Strategy. The approved plan shall be provided for the entire time the site is put to the permitted use.

REASON: In the interests of effective management of the site.

### **CEMP**

- 7 Prior to commencement of the development hereby approved, an amended Construction Environment Management Plan shall be submitted to and approved in writing by the Local Highways Authority. This plan shall be adhered to during the construction phases of the development. The CEMP shall include (but not be limited to)
- i. Road condition before and after surveys being undertaken, from Stifford Road to the construction vehicle access. Any defects found to be caused by construction traffic will be maintained by the developer.
  - ii. Vehicle routing to and from the Strategic Road Network via the Aveley ByPass and prohibited in those areas where there are weight limits; particularly Stifford Hill, South Road and Ship Lane.
  - iii. Details of construction access and how this interacts with the school when it is open.

REASON: To ensure that the construction phases of the development do not material impact on the highway, in the interests of highways safety and efficiency



## LANDSCAPING SCHEME

- 8 The landscaping scheme shall be completed as submitted during the first planting season after the date on which any part of the development is completed for occupation or in accordance with a programme of planting agreed in writing by the local planning authority. Any newly planted tree, including the 11 new trees proposed, shrub or hedgerow dying, uprooted, severely damaged or seriously diseased or existing tree, shrub or hedgerow to be retained, dying, severely damaged or seriously diseased, shall be replaced within the next planting season with others of the same species and of a similar size, unless the local planning authority gives prior written consent to any variation.

REASON: To ensure that the proposed development is satisfactorily integrated with its immediate surroundings and provides for the adequate protection of trees as required by policies CSTP18 and PMD2 of the adopted Thurrock LDF Core Strategy and Policies for the Management of Development DPD [2011].

## REMEDICATION

- 9 Before any part of the development hereby permitted is brought into use, details of the proposed remediation and validation of potential ground contamination shall be submitted to and approved in writing by the local planning authority. Development shall be implemented in accordance with the agreed remediation and validation details.

REASON: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with policy PMD1 of the Thurrock Core Strategy and Policies for the Management of Development DPD [2011].

### Documents:

All background documents including application forms, drawings and other supporting documentation relating to this application can be viewed online:

[www.thurrock.gov.uk/planning/16/00173/TBC](http://www.thurrock.gov.uk/planning/16/00173/TBC)

Alternatively, hard copies are also available to view at Planning, Thurrock Council, Civic Offices, New Road, Grays, Essex, RM17 6SL.



