

**PLANNING AND REGULATORY COMMITTEE
30 JULY 2014
UPDATE TO AGENDA ITEM 9**

**SURREY COUNTY COUNCIL REGULATION 3 APPLICATION: EP14/00362
LAND AT THE VALE PRIMARY SCHOOL, BEACONSFIELD ROAD, LANGLEY
VALE, EPSOM, SURREY KT18 6HP**

**INSTALLATION OF DEMOUNTABLE CLASSROOM UNIT COMPRISING ONE
CLASSROOM AND ANCILLARY FACILITIES FOR A TEMPORARY PERIOD OF 7
YEARS.**

FURTHER INFORMATION FROM THE APPLICANT

The applicant has provided the following additional information relating to the proposed development. The comment of Officers follows each point.

- The site is restricted and the loss of 2 parking spaces is regrettable but unavoidable. Officer comment: It is agreed that the constraints of the site make this loss unavoidable. It is considered that the loss will not make the on-street parking situation significantly worse and that the impact on residential amenity can be mitigated satisfactorily by applying planning conditions (see paragraph 39 of the officer's report).
- The school has a capacity of 210 pupils. The enrolment is currently less than this number and this capacity will not be reached even with the increase by up to 30 pupils as a result of the current 'bulge'. It is expected that 11 rather than 30 additional pupils will be admitted to the school in September 2014. Officer comment: The potential physical capacity is for 30 additional pupils.
- The development is expected to result in an increase in staff numbers from 41 to 42 or 43, comprising a full time teacher and potentially a part time teaching assistant. Officer comment: It is considered that as with the decrease in 2 parking spaces noted above, the increased staffing level will have a small but manageable effect.
- The County Council's Environmental Sustainability Community Engagement Team has recently been commissioned to review and update the School Travel Plan (STP) at this school, to enable a new STP to be prepared and implemented in the autumn of this year. Officer comment: It is the understanding of Officers that there is no current STP. The County Highway Authority, endorsed by planning officers, recommends that a new STP be prepared and submitted to the County Planning Authority for written approval, followed by the implementation, monitoring and updating of the STP (see paragraphs 38 to 40 of the officers' report). Condition 4 requires the STP to be submitted within 6 months of the occupation of the demountable unit. Implementation of the STP will be an ongoing process.
- The development will not result in a loss of external play space. Officer comment: The footprint of the new building is mostly occupied currently by the 2 parking spaces, a bin store and a shelter. It is therefore unlikely that the area is not used as play space.

FURTHER REPRESENTATIONS

Four additional representations have been received since the officers' report was completed. The points raised are outlined below, followed by the comment of Officers:

- The development will exacerbate existing traffic congestion and parking issues, especially for access by emergency vehicles, refuse lorries and race horses. Residents' drives will continue to be obstructed. Officer comment: Paragraphs 37 to 40 in the officers' report deal with the transportation impacts of the proposal, paragraph 39 noting the particular importance of the School Travel Plan (STP) in keeping the impacts of traffic and parking on local residential amenity to an acceptable level. Condition 4 requires the submission of a School Travel Plan to the County Planning Authority (CPA) for its approval (by means of a subsequent planning application), followed by the implementation, maintenance, monitoring and updating of the STP, to the satisfaction of the CPA. The advice of the County Highway Authority (CHA) will be sought on the details contained in the STP and any planning conditions needed to ensure its effectiveness.
- Suggestions that the School Travel Plan (STP) should also cover the operation of a minibus service from September 2014 (possibility from the village hall to and from the school), staff members using this service, car sharing, a 'walking bus', parents living in the village walking their children to and from school, the school managing and enforcing traffic and parking at evening and weekend events. Officer comment: see above.
- The County Council should monitor the measures in the STP each term and have the results placed on the Council's web site. Officer comment: The CPA together with the CHA will decide on how the STP can best be monitored and whether any planning conditions are needed.
- Inequitable enforcement of parking restrictions on local roads [residents sometimes receiving fines when parents do not]. Officer comment: This enforcement is not within the remit of the County Planning Authority but is the responsibility of the Borough Council and the Police.
- The loss of on-site car parking including 2 'unofficial' spaces has made the parking situation worse. Officer comment: Paragraph 39 in the officers' report concludes that the potential adverse effect on residential amenity due to transportation implications (including on-street parking) can be mitigated satisfactorily by the imposition of planning conditions. Officers recommend an additional condition requiring the removal of the new building after the 7 year period has expired, followed by the reinstatement of the hardstanding on which the building is being erected. This will enable resumption of the parking use of this area.
- A number of requirements in Conditions 8, 9 and 10 of the planning permission for the original school have not been complied with (including the monitoring of on-street parking, and the operation of a 'park and ride' minibus service. Officer comment: The aspect of the original planning conditions is considered in paragraphs 46 and 47 of the officers' report.
- The school should spread open evenings over a greater number of days. Officer comment: An Informative is recommended encouraging this to be done (see below).
- The continuing deterioration of local roads will be made worse. Officer comment: Paragraph 38 in the officers' report concludes that the relatively small number of additional vehicles generated by the proposed development will not unduly worsen the existing condition of the local roads.

- Residents having their human rights ignored by only being advised of the proposed development in June and not having an opportunity to have an input into the project. Officer comment: The aspects of consultation with and notification of neighbours is considered in paragraph 50 of the officers' report. Paragraphs 52 and 53 consider the human rights implications of the proposal.
- The erection of the new building occurring prior to planning permission being granted. Officer comment: See paragraph 51 in the officers' report.
- The suggestion that the Committee refuse the application on grounds of lack of control by the school over traffic generation and because there is no existing STP as required by the planning permission for the original school. Officer comment: The officers' report recommends the proposed development for permission based on educational need, parental preferences and an analysis of potential alternative sites, and the officers' view that planning conditions will satisfactorily ameliorate the adverse impacts on residential amenity of increased traffic congestion and pressure for on-street parking.
- The assumption that if planning permission is refused, the building will be removed. Officer comment: See the Officer comment immediately above.
- A follow-up to a previous Freedom of Information (FOI) request has been made, asking for details to be provided of all monitoring information relating to the STP submitted with the original planning application. Officer comment: The FOI process is separate from the planning process.

CONDITION 1 AND REASON – Temporary Permission

Condition 1 needs amending to relate to the temporary modular building and to require the hardstanding on which the building is being erected to be restored to enable the parking of cars. The reason requires re-wording appropriately. The revised wording recommended by officers is as follows:

Condition 1 The classroom building hereby permitted is for a temporary period of seven years from the date of this decision, on or before which date the building shall be removed and the land restored to hardstanding.

Reason To reflect the terms of the application and in the interests of the amenities and environment of the local area pursuant to Policies CF1 and CF4 of the Epsom and Ewell District-wide Local Plan 2000.

INFORMATIVE

In response to a suggestion made by a local resident in a recently received representation (see above) it is recommended that an additional Informative be added in response to a suggestion from a local resident as noted above.

Informative 4. It is suggested that the school seek to increase the number evenings when open evenings and similar events held after normal school hours, in order to reduce traffic congestion and pressure for parking on local roads.

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