

TO: PLANNING & REGULATORY COMMITTEE **DATE:** 8 June 2016

BY: PLANNING DEVELOPMENT TEAM MANAGER

DISTRICT(S) REIGATE & BANSTEAD BOROUGH **ELECTORAL DIVISION(S):**
COUNCIL
Reigate
Dr Grant-Duff

PURPOSE: FOR DECISION **GRID REF:** 526295 149995

TITLE: SURREY COUNTY COUNCIL PROPOSAL RE16/00484/CON

SUMMARY REPORT

Land at Reigate Parish Church School, Blackborough Road, Reigate, Surrey RH2 7DB

Erection of a single storey building comprising of 2 classrooms and ancillary accommodation for a temporary period and the creation of 14 replacement parking spaces.

Reigate Parish Church School is proposed to be expanded from a 2 FE Infant School to a 2FE primary from September 2016 to address a mismatch between infant and junior places in the Reigate school planning area. A planning application has been made for permanent development at the site, but pending a decision on that application and its implementation if permitted, temporary accommodation is needed for an extra 60 children from September. The application is for a temporary classroom unit to be installed on part of the school's existing car park at the front of the site, and the laying out of replacement parking spaces.

There are no objections from statutory and non-statutory consultees. Six objections have been received from nearby residents, raising issues about the site's ability to accommodate all the facilities required for an expanded school, existing traffic and parking conditions and the impacts of additional traffic and parking on local roads. Several consider that temporary accommodation should not be permitted in advance of a decision on the application for permanent accommodation.

The proposed development temporarily meets a need for additional school places at junior level which is identified in the borough's core strategy. Officers consider that it does not adversely impact the contribution made by Urban Open Land to the character and visual amenity of the locality, or on townscape or residential amenity through its design, size or location. The development will give rise to a small increase in school related traffic and parking by parents in the vicinity of the school. Proportionate mitigation measures are proposed, and the residual cumulative impact is not considered to be severe. An appropriate level of on-site car parking would be provided as a result of the proposal for laying out replacement parking spaces.

The recommendation is to **PERMIT** subject to conditions

APPLICATION DETAILS

Applicant

Surrey County Council and Diocesan Board of Education

Date application valid

17 February 2016

Period for Determination

13 April 2016

Amending Documents

Arboricultural Method Statement AMS03 rev B dated 17/05/16, received 18/05/16

SUMMARY OF PLANNING ISSUES

This section identifies and summarises the main planning issues in the report. The full text should be considered before the meeting.

	Is this aspect of the proposal in accordance with the development plan?	Paragraphs in the report where this has been discussed
Principle of Development	yes	17 - 20
Urban Open Land	yes	21 - 23
Design and Visual Amenity	yes	24 - 26
Amenity of adjoining properties	yes	27 - 28
Traffic and Parking	yes	29 - 37
Impact on Trees	yes	38 - 42

ILLUSTRATIVE MATERIAL

Site Plan

Plan

Aerial Photographs

Aerial

Site Photographs

- Figure 1 School car park as existing, looking east towards proposed location for temporary classroom unit.
- Figure 2 School car park as existing, looking east towards proposed location for temporary classroom unit, with area for proposed new parking spaces in foreground
- Figure 3 Location of proposed temporary classroom unit, looking south towards Blackborough Road frontage

BACKGROUND

Site Description

- 1 Reigate Parish School is an existing infant school located on the north side of Blackborough Road, to the south east of Reigate town centre. The school is surrounded to the east, south and part of the west side by long established residential development. Immediately to the north is Reigate Grammar School. To the west of the school site is a small mainly overgrown, largely wooded area which does not currently form part of the school and is owned by the County Council. Alongside the wooded area is a footpath leading to the Grammar School.
- 2 The vehicular access into the site is at the west end of the existing school buildings. Immediately to the west of that, there is signal controlled pedestrian crossing of Blackborough Road, and beyond that, junction of Blackborough Road with Crakell Road. To the west of that junction the character of Blackborough Road changes; it becomes narrower, with higher density housing having less off street parking.
- 3 To the east of the school, Blackborough Close is a residential cul de sac. This road, together with Blackborough Road itself as far as its cross roads junction with Ringley Park Avenue about 250m east of the school, is characterised by mainly detached houses with of street parking. Crakell Road, and Blanford Road, which runs parallel to Blackborough between Crakell Road and Ringley Park Avenues, are similar in character. Existing parking restrictions in the immediate vicinity of the school comprise;
 - Double yellow lines to protect visibility at the Blackborough Road / Crakell Road and Blackborough Road / Ringley Park Avenue junctions.
 - A section of "School – Keep clear ' yellow zigzags along the school frontage
 - Single yellow lines preventing all day parking in Ringley Park Avenue and Blackborough Road east of Ringley Park Avenue
- 4 The school was built in the 1990s as a replacement for the former Reigate Parish School in London Road. The buildings are centrally located in the site with car parking at the front behind a belt of mature trees on the Blackborough Road frontage. To the rear of the buildings are a hard play area and, in the north east corner, a play area of approximately 0.12 ha which extends up to the school's boundaries with the Grammar School and the rear boundaries of dwellings in Blackborough Close. This area was formally grassed, but has recently been converted to an artificial surface, under planning permission reference RE15/01766 (see below). There is a level change upwards between Blackborough Road and the school's boundary within the Grammar school. The existing building sits on a platform within the natural landform, with a retaining wall at the rear between it and the play area. There is also a bank down to road level from the school's car park and front boundary.

Planning History

- | | | |
|---|------------|--|
| 5 | RE16/00337 | Erection of 2 storey building comprising 8 classrooms, hall, staff and group rooms, preparations area, WCs and library, associated circulation, play areas and landscaping; alterations to footpath access and car parking layout to facilitate expansion of school from a 2FE infant to a 2FE primary. Application under consideration. |
| | RE15/02471 | Details of surface water drainage submitted pursuant to Condition 8 of planning permission reference RE15/01766/CON dated 16 October 2015 for construction of new artificial grass surfaced multi use games area and ancillary works. Approved 22/12/15. |

RE15/01766	Construction of a new artificial grass surfaced Multi-Use Games Area (MUGA), macadam-paved access route, provision of new perimeter gates and fencing and associated works. Permitted subject to conditions 16/10/15.
RE96/1300	Extension to the front of the existing school to create one Additional classroom. Permitted subject to conditions*
RE93/08124/RM	Submission of landscaping details for new school. Approved*
RE93/08122/RM	Submission of details of finishing materials. Approved*
RE93/08121/RM	The erection of new 150 place grant aided first school as replacement of existing Reigate Parish First School (reserved matters from outline permission. Approved with conditions*
RE93/08120/OUT	Erection of 150 place first school together with caretaker's flat and playgroup. Outline permission granted subject to conditions*
RE90/01920	Erection of 150 place first school comprising single storey school building with nursery/ Playgroup unit and ancillary hard and soft play areas detached two storey caretakers house; Off street car parking and drop off area and new vehicular access. Application withdrawn
RE90/01910	Erection of five detached 3 bedroomed houses with garages & construction of access road from Blackborough Road. Application withdrawn.

*applications determined by the Borough Council.

THE PROPOSAL

- 6 It is intended that Reigate Parish Church School be expanded from an infant to a primary school. This is one of a number of new schools and expansion of existing schools in the Reigate and Redhill area to address a significant increase in demand for school places. There is a particular need to address an imbalance between the numbers of infant places and junior places. The proposed development would enable Reigate Parish to meet the shortfall in junior places by expanding from a 2 form of entry infant school (180 places) to a 2 form of entry primary school (420 places).
- 7 A planning application has recently been made for new permanent buildings at the school which would facilitate this expansion. However, no decision has been made on the application, and even if permission is granted, the development cannot be carried out by September 2016, and some additional accommodation will be needed by that date. The applicant is therefore seeking to provide two additional temporary classrooms at Reigate Parish School as an interim measure. Initially, on the assumption that planning permission is granted for the permanent buildings, the applicants anticipate that the temporary classrooms will be needed for one academic year. This period may be longer if there are delays to the planning decision or, if permission is granted, to the construction of the new permanent accommodation.
- 8 It is proposed to install a demountable classroom unit on part of the school's car park, in the south east corner of the site. The unit would measure approximately 17.5m x 8.7m and contain two classrooms and ancillary facilities. Fifteen existing parking spaces would

be temporarily lost, but fourteen new spaces would be laid out immediately to the west. There would therefore be a temporary loss of one space.

CONSULTATIONS AND PUBLICITY

District Council

- 9 Reigate and Banstead Borough Council: No objection, subject to the building being present for no more than 2 years, and full consideration being given to potential traffic and amenity impacts.

Consultees (Statutory and Non-Statutory)

- 10 County Highway Authority (Transportation Development Planning): No objection subject to conditions to limit construction related traffic impacts and implementation of submitted Travel Plan.
- 11 County Arboriculturalist: No comments received.

Parish/Town Council and Amenity Groups

- 12 Reigate Society: No comments received.

Summary of publicity undertaken and key issues raised by public

- 13 The application was publicised by the posting of 2 site notices. A total of 105 occupiers of nearby property were directly notified by letter. Six representations have been received, raising objection on the following grounds;
- Temporary accommodation should not be permitted in advance of proposal for permanent new buildings
 - Overdevelopment of site. Original proposed use of site was two houses; insufficient amenity space; compliance with BB103 guidance should be demonstrated
 - No corresponding infrastructure (halls, play areas etc) for children using temporary classrooms
 - Proposed location is in front of existing building line and out of keeping with area; should not be retained permanently
 - Need for temporary accommodation highlights lack of forward planning
 - Traffic related concerns at permanent development will begin to have effect as soon as temporary classrooms are brought into use
 - Existing traffic conditions on Blackborough Road; proposal will lead to increased traffic; proposed parking restrictions will displace rather than solve parking problems
 - Assurances about traffic management made when school first opened have not been met.
 - Speed cameras and 20 mph limit in vicinity are required; additional signal controlled crossings at Ringley Park Road junction are necessary
 - Poor parking by Grammar School students; parking on footways; use of local roads for parking by police station staff; parking which obstructs drives or footways is an offence and should be enforced against

- Application does not address traffic impacts
- Development has taken place locally without adequate off road parking; off road parking for parents is essential; residents only parking should be provided;
- Transport assessment is flawed and underestimates existing traffic levels; does not accurately record existing levels of school related parking in Crakell Road; surveys were carried out when parking is lighter due to sixth formers being absent from site for sports activities; surveys should have been undertaken in mornings
- Travel plan does not address issues
- Construction related traffic impacts have not been considered or mitigated against
- Insufficient playing fields at the site

PLANNING CONSIDERATIONS

Introduction

- 14 The guidance on the determination of planning applications contained in the Preamble/Agenda frontsheet is expressly incorporated into this report and must be read in conjunction with the following paragraphs.
- 15 In this case the statutory development plan for consideration of the application consists of the Reigate and Banstead Core Strategy 2014 and saved policies of the Reigate and Banstead Borough Local Plan 2005. In considering this application the acceptability of the proposed development will be assessed against relevant development plan policies and material considerations.
- 16 In assessing the application against development plan policy it will be necessary to determine whether the proposed measures for mitigating any environmental impact of the development are satisfactory. In this case the main planning considerations are: whether the development is in principle in accordance with the spatial strategy contained within the Core Strategy; whether it adversely impacts upon Urban Open Land or the character and visual amenity of the area; whether the design of the building is appropriate; whether there are any adverse impacts on residential amenity either through the form and location of the proposed building or as a result of traffic generation; whether there are unacceptable impacts on highway safety as a result of traffic generation or parking; whether there would be sufficient on site parking; and whether there would be an unacceptable impact on trees.

Principle of Development

Reigate and Banstead Core Strategy 2014

Policy CS8 Area 2b(Reigate and the remainder of Area 2, excluding Redhill)

- 17 Core Strategy Policy CS8 identifies development needs in area 2b, including infrastructure priorities, which include expansion of existing primary schools by at least one form of entry. Para 72 of the NPPF highlights that the Government attaches great importance to ensuring that a sufficient choice of school places is available to meet the needs of existing and new communities. It continues by stating that local planning authorities should take a proactive, positive and collaborative approach to meeting this requirement, and to development that will widen choice in education. It states that Local Planning authorities should *inter alia* give great weight to the need to create, expand or alter schools.
- 18 Core Strategy policy CS8 reflects the assessments of need for places made by the County Council, which has a statutory duty to ensure the availability of a suitable number of school places. Currently there are 330 places available at reception level in the four

Infant and Primary Schools in the Reigate school places planning area (Reigate Parish Holmesdale and Dovers Green Infant schools, and Sandcross Primary) while there are only 270 junior level places at Reigate Priory Junior and Sandcross. There is a mismatch between infant and junior places which cannot be met from September 2016. The demand for reception places is expected to remain at current levels until at least 2024/25, and the need for an equivalent number of junior places will also continue.

- 19 There is therefore a need for 60 additional places in the area from September 2016. That need cannot be met by the proposed permanent expansion proposals, which do not yet have planning permission and cannot, if permission is granted, be delivered by the required date. The need for the development arises from the fact that permission has not yet been granted for the permanent proposal and deferring a decision until permission has been granted for the latter would defeat the object of the application.
- 20 The proposed temporary classroom is therefore considered to be consistent in principle with Core strategy CS8 and NPPF para 72.

URBAN OPEN LAND

Reigate and Banstead Local Plan: Core Strategy 2014

Policy CS2 – Valued Landscapes and the Natural Environment

Reigate and Banstead Borough Local Plan 2005

Policy Pc6 – Urban Open Land

Policy Cf2 – Design and Layout of Community Facilities

- 21 Core Strategy policy CS2 states that urban green spaces which make a positive contribution to the green fabric and/or a coherent green infrastructure network will, as far as practicable, be retained and enhanced. Policy Pc6 states that the loss of Urban Open Land as shown on the proposals map will normally be resisted. It states that proposals for ancillary buildings or replacements or extension of existing buildings within Urban Open Land will be considered against the appropriate design and layout policy, the contribution that the area of Urban Open Land makes to the character and visual amenity of the locality and to the functioning of any essential social, community or educational use. Policy Cf2 contains design and layout criteria for community facilities including schools. Criterion i.) requires that the best use is made of the physical characteristics of the site, views in and out and that trees and other interesting features should be retained; criterion ii.) requires that development is of a scale and form which respects the general pattern of development in the area
- 22 The whole of the Parish Church School site is designated as Urban Open Land, as part of a wider designated area which also includes Reigate Grammar School and its grounds to the north and St Mary's Church and churchyard to the north west. Within this wider area, the buildings and associated hard surfaced areas of the two schools form relatively compact groups of built development. On a more localised assessment, the Blackborough Road side of the designated area is characterised by buildings and a car park behind a belt of mature trees on the frontage.
- 23 The belt of trees is unaffected by this proposal. The location of a temporary classroom building on part of the school's existing car park is within the existing envelope of built development. Officers therefore consider that it would not adversely affect the character and visual amenity of this part of the site, nor of the larger area of Urban Open Land as a whole.

DESIGN AND VISUAL AMENITY

National Planning Policy Framework (NPPF) 2012

Paragraph 17 - Core Planning Principles

Chapter 7 – Requiring Good Design

Reigate and Banstead Local Plan: Core Strategy 2014

Policy CS4 – Valued townscapes and the historic environment

Reigate and Banstead Borough Local Plan 2005

Policy Cf2 – Design and Layout of Community Facilities

- 24 The NPPF states that planning should always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings. Chapter 7, paragraph 56 states that good design is a key aspect of sustainable development. Paragraph 64 goes on to say that permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions.
- 25 Policy CS4 of the Core Strategy states that development should respect, maintain and protect the character of valued townscapes and be of a high quality design which takes direction from the existing character of the area and reflects local distinctiveness. Local Plan Policy Cf2 requires proposals for community facilities to be of a scale and form which respect the local pattern of development and to be designed to a high standard complementing local character.
- 26 The proposal is for a simple, utilitarian design which has nothing in common with the form and external finishes of the existing school buildings. This is consistent with its temporary nature. However, it is comparatively small in scale, and would not dominate, or significantly intrude upon views of, the existing building. Although the proposed location is towards the front of the site, and in front of the front facade of the main building, the nature of the frontage means that, in the opinion of officers, it would not have any significant impact on the visual amenity of the locality or local townscape or amount to overdevelopment. It is therefore considered to satisfy policy tests relating to design quality.

IMPACT ON RESIDENTIAL AMENITY

Reigate and Banstead Local Plan: Core Strategy 2014

Policy CS4 - Valued townscapes and the historic environment

Reigate and Banstead Borough Local Plan 2005

Policy Cf2 – Design and Layout of Community Facilities

- 27 Policy CS4 of the Core Strategy states that development should be laid out and designed to make the best use of the site and its physical characteristics, whilst minimising the impact on surrounding properties and the environment. Saved Local Plan Policy Cf2 requires that to maintain and enhance the natural and built environment, development of community facilities meets a number of design and layout criteria. Criterion iv.) is that it does not adversely affect the amenities of adjoining properties and where necessary includes noise attenuation measures.
- 28 The proposed classroom would be single storey and a minimum of 9m from the existing boundary. The adjoining dwelling (93 Blackborough Road) is set well back from the frontage, and the end elevation of the classroom building would be facing the front garden of that dwelling. There would be an emergency exit door, but no windows, on that elevation. That part of the school site is currently occupied by car parking and the nursery play area. Taking these factors into account, officers do not consider there to be any adverse impact on residential amenity as a result of loss of privacy, overlooking, the physical impact of the building or noise. Possible amenity impacts arising from traffic and parking are considered below.

TRAFFIC AND PARKING

National Planning Policy Framework (NPPF) 2012

Chapter 4 – Promoting Sustainable Transport

Reigate and Banstead Local Plan: Core Strategy 2014

Policy CS17 – Travel options and accessibility

Reigate and Banstead Borough Local Plan 2005

Policy Cf2 – Design and Layout of Community Facilities

Policy Mo5 – Design of Roads within New Development

Policy Mo7 – Car Parking Strategy and Standards

- 29 Paragraph 32 of the NPPF states that all developments that generate significant amounts of movement should be supported by a Transport Statement or Transport Assessment; safe and suitable access to the site can be achieved for all people. Development should only be prevented or refused on transport grounds where the residual cumulative impacts of the development are severe. Paragraph 35 states that development should be located and designed where practical to create safe and secure layouts which minimise conflicts between traffic and pedestrians. Paragraph 36 states that a key tool to facilitate sustainable transport modes will be a Travel Plan and all development which generate significant amounts of movement should be required to provide a Travel Plan.
- 30 Policy CS17 states that sustainable transport choices should be facilitated by promoting walking and cycling as the preferred travel option for short journeys. Promote non-car travel and require the provision of travel plans and transport assessments for proposal which are likely to generate significant amounts of movement.
- 31 Local Plan Policy Cf2 states that the development of community facilities will normally be required to comply with the current standards for highway design, parking and service provision. Policy Mo5 requires that arrangements for access and circulation are appropriate to the type of development proposed and the area in which it is located and do not aggravate traffic congestion, accident potential or create environmental disturbance in the vicinity. Policy Mo7 states that the submission and approval of a Travel Plan may be secured through a planning condition.
- 32 The application provides accommodation for an additional school 60 places on a temporary basis. It is accompanied by a short transport statement, addressing the impact on on-site parking for staff and visitors, to which the Transport Assessment carried out for the proposed permanent accommodation is appended.
- 33 The school currently has a very local catchment, with 88% of children living within 1 km of the school. As a result, the non-car mode share is relatively high, at 79%. As a result of the expansion, children will stay at the school from age 4 to age 11, where currently they leave at age 7. As the number of forms of entry will remain the same, it is reasonable to assume that the catchment, and thus the modal share will remain similar to existing.
- 34 Notwithstanding the relatively low proportion of car borne trips to the school, it does give rise to significant demand for parking by parents on adjoining roads for relatively short periods around school start and finish times. The main areas of pressure on parking are on Blackborough Road itself and Crakell Road. There are yellow zigzag 'keep clear' markings on the north side of Blackborough Road and double yellow lines on the junction of Blackborough Road and Crakell Road. While there is a good supply of on street parking available within a reasonable walking distance of the school as identified in the main TS, a significant amount is taken up by all day parking, thought to be attributable mainly to Grammar School students and other centres of employment in the locality. This

is especially true of the south side of Blackborough Road outside the school and the lower part of Crakell Road nearest to the junction with Blackborough Road, where many vehicles are parked partly on the footway

- 35 For the permanent scheme, involving an increase of 240 school places, the TS concludes that sufficient space exists within the locality for the existing and projected additional parking pressures placed upon it. A mitigation package comprising new parking restrictions on Blackborough Road and Crakell Road, a School Travel Plan and small scale improvements to the footway around the existing signal controlled pedestrian crossing is proposed. Officers are satisfied that the traffic surveys are accurate.
- 36 Highways and planning officers own observations of existing conditions around the school were broadly in line with the data and assumptions contained in the TS. On that basis, two additional classes are likely to generate an additional 12 children travelling to school by car. This is not considered to constitute a substantial impact, and officers consider it would not justify implementation of the same level of mitigation as the permanent development proposals. In this instance, highways officers recommend that a proportionate response would be implementation of the submitted travel plan. This can be secured by condition.
- 37 The proposed temporary classrooms are to be placed on part of the existing car park which would result in the loss of 15 spaces. However, 14 new spaces are proposed, (with a net provision of 27 spaces) which will mean that the temporary loss of parking will be restricted to 1 space. The car park is used by staff, visitors and 6 parents that have been issued with passes as a result of their children's particular needs. Currently on a typical school day there are around 6 parking spaces unused in the existing car park. Given this spare capacity, the temporary loss of 1 space is not expected to generate any parking demand that cannot be accommodated within the site.

IMPACT ON TREES

Reigate and Banstead Core Strategy 2014

Policy CS2 - Valued landscapes and the natural environment

Reigate and Banstead Borough Local Plan 2005

Policy Pc4 – Tree Protection

Policy Cf2 – Design and Layout of Community Facilities

- 38 Core Strategy policy CS2 requires that, as far practicable, specific features which make a positive contribution to the green fabric will be retained and enhanced. Local Plan Policy Pc4 seeks to protect, conserve and enhance tree cover through the use of development control powers. Policy Cf2 sets design and layout criteria for new community facilities, including schools, including that existing trees and other interesting features should normally be retained.
- 39 The replacement car parking is to be achieved by removing an existing island within the current car park layout. The island contains a single existing tree, a small to medium sized cedar. The tree is classified in the Arboricultural Impact Assessment (AIA) submitted with the application as being class B, i.e. with moderate arboricultural and landscape value and has the potential to grow into a much larger specimen. However, it is relatively isolated specimen and its contribution to the wider townscape is limited by its location behind the established belt of trees on the site frontage
- 40 The car park extension also forms part of the main scheme, and landscape proposals, including replacement planting, are included in that overall scheme. There are no specific provisions for replacement for the temporary classroom scheme as a stand alone proposal. Conditions can be constructed which would secure an appropriate

replacement for the loss of this single tree in the event that the main scheme did not go ahead.

- 41 The AIA identifies incursions by the car park extension into the root protection areas (RPA) of some of the mature trees on the site frontage. The Arboricultural Method Statement (AMS) proposes a mix of measures specific to this part of the site to minimise impact on the trees, comprising erection of tree protection fencing, and specifying that new construction either be above existing surfaced areas or, where new excavation is proposed, it is no lower than the sub-base level of existing surfacing.
- 42 Subject to conditions securing the measures proposed by the AMS, officers do not consider the proposal will have a significant adverse impact on the contribution made by trees to the visual amenity of the site and surrounding area.

HUMAN RIGHTS IMPLICATIONS

- 43 The Human Rights Act Guidance for Interpretation, contained in the Preamble to the Agenda is expressly incorporated into this report and must be read in conjunction with the following paragraph.
- 44 In this case, the Officer’s view is that while potential impacts on amenity caused by traffic and parking are acknowledged, the scale of such impacts is not considered sufficient to engage Article 8 or Article 1 of Protocol 1. Their impact can be mitigated by conditions. As such, this proposal is not considered to interfere with any Convention right.

CONCLUSION

- 45 The proposed development temporarily meets a need for additional school places at junior level which is identified in the borough’s core strategy. Officers consider that it does not adversely impact the contribution made by Urban Open Land to the character and visual amenity of the locality, or on townscape or residential amenity through its design, size or location. The development will give rise to a small increase in school related traffic and parking by parents in the vicinity of the school. Proportionate mitigation measures are proposed, and the residual cumulative impact is not considered to be severe. An appropriate level of on site car parking would be provided as a result of the proposal for laying out replacement parking spaces.
- 46 All relevant planning policy considerations have been satisfied and the development can be permitted for a temporary period.

RECOMMENDATION

That, pursuant to Regulation 3 of the Town and Country Planning General Regulations 1992, application no. RE2016/00484 be **PERMITTED** subject to the following conditions;

Conditions:

1. The use of the classroom building hereby permitted shall be for a temporary period expiring on 1 August 2018, or on the first occupation of any permanent classroom building erected on the school site (including any which may be granted under application no RE2016/00337/CON), whichever is the sooner. Within 1 month of the cessation of their use the temporary buildings shall be permanently removed from the site and the land restored to its former use as a car park.
2. The development hereby approved shall be carried out in all respects strictly in accordance with the following plans/drawings:

160003 (PA) L 100 rev A	Location Plan dated 15/02/16
L 101 rev A	Proposed Location Plan dated 15/02/16
L 102 rev A	Existing Site Plan dated 15/02/16
L 103 rev A	Proposed Site Plan dated 15/02/16
I 104 rev A	New Car Park Layout dated 15/02/16
E 001 rev A	Elevations 1 dated 15/02/16
E 002 rev A	Elevations 2 dated 15/02/16
L 001 rev A	Ground Floor Plan dated 15/02/16
L 002 rev A	Roof Plan dated 15/02/16
3. Subject to the provisions of condition 4 below, the development hereby permitted shall be carried out in all respects fully in accordance with the Construction Traffic Management Plan submitted with the application.
4. In carrying out the development hereby permitted, no HGV movements to or from the site shall take place during school term times between the hours of 08.30 and 09.15 and 14.50 and 15.30, nor shall the contractor permit any HGVs associated with the development at the site to be laid up, waiting, in Blackborough Road, Crakell Road or Blackborough Close during these times.
5. The School Travel Plan shall be implemented, maintained, monitored and updated in accordance with the details submitted with the application and dated 27.02.15.
6. Before any equipment, machinery or materials are brought on to the site for the purposes of carrying out the development hereby permitted, tree protective fencing shall be installed in accordance with the details shown on drawing TPP03 rev B, 'Tree Protection Plan' contained in Appendix 6 of the Arboricultural Method Statement AMS 03 Rev B dated 17/05/16 submitted with the application. The protective fencing shall thereafter be maintained until all equipment, machinery and surplus materials have been removed from the site. For the duration of works on the site no materials, plant or equipment shall be placed or stored within the protected areas.
7. The development hereby permitted shall be carried out in full accordance with the specifications for construction of the extension to the school car park set out in sections 8 and 11 and Table 8 of the Arboricultural Method Statement AMS 03 Rev B dated 17/05/16 submitted with the application.
8. No later than twelve months from the date on which the development hereby permitted is commenced, details of a replacement for the tree to be removed shall be submitted to and approved by the County Planning Authority. The approved scheme shall be implemented in full no later than in the first planting season after that approval. The

scheme shall comprise planting plans; written specifications for operations associated with tree or shrub planting, a schedule of trees noting species, sizes, positions and proposed numbers / densities to be planted and an implementation programme.

9. Any replacement planting carried out pursuant to Condition 8 above shall be maintained for a period of five years beginning with the date on which the details are approved. Such maintenance shall include the replacement of any tree or shrub which is removed, uprooted or destroyed or dies or becomes in the opinion of the County Planning Authority seriously damaged or defective. The replacement shall be of the same species and size and in the same location as that originally planted.

Reasons:

1. To reflect the terms of the application.
2. For the avoidance of doubt and in the interests of proper planning.
3. In order that the development should not prejudice highway safety nor cause inconvenience to other highway users, and to protect the amenities of surrounding residents pursuant to Policies Mo 5 and Cf2 of the Reigate and Banstead Borough Local Plan 2005
4. In order that the development should not prejudice highway safety nor cause inconvenience to other highway users, and to protect the amenities of surrounding residents pursuant to Policies Mo 5 and Cf2 of the Reigate and Banstead Borough Local Plan 2005.
5. In order that the development should not prejudice highway safety nor cause inconvenience to other highway users, to protect the amenities of surrounding residents and to promote non-car modes of transport pursuant to Policy CS17 of the Reigate and Banstead Core Strategy 2014 and Policies Mo 5 and Cf2 of the Reigate and Banstead Borough Local Plan 2005.
6. To minimise potential impacts on retained trees during construction of the development hereby permitted, pursuant to Policies Pc4 and Cf2 of the Reigate and Banstead Borough Local Plan 2005.
7. To minimise potential impacts on retained trees of the development hereby permitted, pursuant to Policies Pc4 and Cf2 of the Reigate and Banstead Borough Local Plan 2005.
8. In the interests of the amenities of the site and area pursuant to Policy Cf2 of the Reigate and Banstead Borough Local Plan 2005.
9. In the interests of the amenities of the site and area pursuant to Policy Cf2 of the Reigate and Banstead Borough Local Plan 2005.

Informatives:

1. The attention of the applicant is drawn to the requirements of Sections 7 and 8 of the Chronically Sick and Disabled Persons Act 1970 and to Building Bulletin 102 'Designing for disabled children and children with Special Educational Needs' published in 2008 on behalf of the Secretary of State for Children, Schools and Families, or any prescribed document replacing that note.
2. This approval relates only to the provisions of the Town and Country Planning Act 1990 and must not be taken to imply or be construed as an approval under the Building Regulations 2000 or for the purposes of any other statutory provision whatsoever.

3. The County Planning Authority confirms that in assessing this planning application it has worked with the applicant in a positive and proactive way, in line with the requirements of paragraph 186-187 of the National Planning Policy Framework 2012.

CONTACT

Mr C Northwood

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020 8541 9438

BACKGROUND PAPERS

The deposited application documents and plans, including those amending or clarifying the proposal, responses to consultations and representations received as referred to in the report and included in the application file and the following:

Government Guidance

[National Planning Policy Framework 2012](#)

[Planning Practice Guidance](#)

The Development Plan

Reigate and Banstead Core Strategy 2014

Saved policies of the Reigate and Banstead Borough Local Plan 2005

Other Documents: None
