

Reference:	21/00217/BC3M	
Ward:	Chalkwell	
Proposal:	Demolish two existing portacabins and erect a single storey classbase building comprising of 3 classrooms with ancillary space	
Address:	Chalkwell Hall Infants School, London Road, Leigh-on-Sea Essex SS9 3NL	
Applicant:	Ms Sarah Clements	
Agent:	Southend Borough Council	
Consultation Expiry:	25 th March 2021	
Expiry Date:	28 th May 2021	
Case Officer:	Abbie Greenwood	
Plan Nos:	P01, P02, P03B, P04, P05B, P06, P07 E01, E02, E03, E04, E05 Design and Access Statement dated Jan 2021 Chalkwell Hall Infants School Arboricultural Survey dated 27/1/21 Construction Management Plan dated 4.3.21 Structural and Drainage Plan drawings Email from Agent dated 10.3.21 setting out boundary treatment and renewables	
Recommendation:	Members are recommended to GRANT PLANNING PERMISSION	



1 Site and Surroundings

- 1.1 The application relates to Chalkwell Hall Infants School which is located at the junction of London Road and Leigh Road and has secondary frontages to Sunningdale Avenue and Rockleigh Avenue. The proposal relates to the 3 demountable classrooms that front onto Sunningdale Avenue only. These are single storey temporary buildings which were installed nearly 40 years ago and are now reaching the end of their useful life. The school currently has a pedestrian gate and pedestrian access into the site to the side of the existing classrooms in this location.
- 1.2 Sunningdale Avenue is characterised by Victorian and Edwardian terraces and semi-detached houses. Most are two storey with a gabled roof and feature bays to the street. They are set on a consistent building with small front gardens. The school site is in the centre of the road on the north side.
- 1.3 The application site has no specific allocation on the Development Management Document's Proposals Map.

2 The Proposal

- 2.1 Planning permission is sought to demolish the existing demountable classrooms and replace them with a new building providing 3 new classrooms and ancillary facilities. The building will be single storey and is flat roofed with a parapet height of 3.8m to the front elevation facing Sunningdale Avenue reducing to 3.3m to the rear. The building is a maximum of 10.7m wide and 31.1m deep. There are 2 small ancillary stores attached to the rear.
- 2.2 The building is a modular build which will be clad with shadow gap larch cladding and render with accent coloured timber frames around the windows.

- 2.3 The proposal includes closing off the pedestrian access into the school site from Sunningdale Avenue. A new fence and soft landscaping is proposed to enclose this frontage to secure the site. The zig zag school road markings in front of the site in this location are proposed to be removed.

3 Relevant Planning History

- 3.1 21/00153/CLP - Install temporary locatable classbase in playground (certificate of lawful development - proposed) – Lawful
- 3.2 19/00420/BC4M - Demolish portacabins, erect part single/ part two storey building for classrooms – granted
- 3.3 12/00799/BC4M – erect single storey side extension, convert store to nurture room and replace existing windows to front – granted
- 3.4 91/0329 – dismantle existing portable buildings and replace with 2 relocatable classrooms – No objection raised (to Essex County Council proposal)
- 3.5 89/0541 – site one relocatable classroom - No objection raised (to Essex County Council proposal)

4 Representation Summary

Public Consultation

- 4.1 101 neighbouring properties were consulted and a site and press notice displayed. At the time of writing 1 letter of representation had been received raising the following summarised issues:
- Concern over the low height of the boundary fence
 - The boundaries to the neighbouring gardens need to be maintained at the existing height
 - Overlooking concerns.

Officer Comment: These concerns are noted and those that represent material planning considerations have been taken into account in the assessment of the application. However, they are not found to represent a reasonable basis to refuse planning permission in the circumstances of this case

Parks

- 4.2
- No objection to the removal of the oak to the rear which is in poor condition.
 - The street tree to the front will need to be adequately protected during construction.

Environmental Health

- 4.3
- No objections subject to a condition relating to construction hours.

Highways

- 4.4
- It is not considered that the proposal will have a detrimental impact upon the public highway.
 - If the proposal is to be constructed from Sunningdale Avenue a construction management plan will be required.
 - A highways licence may be required during construction.

Essex Fire Service

- 4.5 No objections

National Grid

- 4.6 Searches have identified apparatus in the vicinity of the site and the contractor should contact Plant Protection prior to commencement of the works.

SuDs Engineer

- 4.7 No objections subject to a condition requiring full drainage details to be agreed.

London Southend Airport

- 4.8 No objections. Our calculations show that, at the given position and height, the following planning applications will have no effect upon our operations.

5 Planning Policy Summary

- 5.1 The National Planning Policy Framework (2019) and National Design Guide (2019)
- 5.2 Core Strategy (2007) Policies KP1 (Spatial Strategy), KP2 (Development Principles), CP3 (Transport and Accessibility), CP4 (The Environment and Urban Renaissance), CP6 (Community Infrastructure)
- 5.3 Development Management Document (2015) Policies DM1 (Design Quality), DM2 (Low Carbon Development and Efficient Use of Resources), DM3 (The Efficient and Effective Use of Land) and DM15 (Sustainable Transport Management)
- 5.4 The Design and Townscape Guide (2009)
- 5.5 Community Infrastructure Levy (CIL) Charging Schedule (2015)

6 Planning Considerations

- 6.1 The main considerations in relation to this application are the principle of the development, design and impact on the character of the area, impact on neighbouring properties, any traffic and transport issues, impact on trees, sustainability and CIL.

7 Appraisal

Principle of Development

- 7.1 Policy CP6 of the Core Strategy supports the continued improvement of educational facilities across the Borough to ensure that the needs of the local community are met.
- 7.2 The proposed classrooms will replace existing demountable classrooms which are inefficient and reaching the end of their useful life. The proposal will provide a much needed enhanced environment for learning for the children. It is therefore consistent with the objectives of policy CP6 and the principle of the development is therefore considered to be acceptable.

Design and Impact on the Character of the Area

- 7.3 Paragraph 124 of the NPPF states *‘the creation of high quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. Being clear about design expectations and how these will be tested, is essential for achieving this.’*
- 7.4 Policy KP2 of the Core Strategy advocates the need for all new development to *“respect the character and scale of the existing neighbourhood where appropriate and secure improvements to the urban environment through quality design”*. Policy CP4 of the Core Strategy states *“development proposals will be expected to contribute to the creation of a high quality, sustainable urban environment which enhances and complements the natural and built assets of Southend by maintaining and enhancing the amenities, appeal and character of residential areas, securing good relationships with existing development, and respecting the scale and nature of that development.”*
- 7.5 Policy DM1 of the Development Management Document advocates the need for good quality design that contributes positively to the creation of successful places.
- 7.6 The existing buildings are in a poor condition and do not present an attractive frontage to the street. There is therefore no objection to their demolition and replacement.
- 7.7 The proposed replacement is a single storey modular building. It is set on the established building line of the street with an enclosed forecourt to the front. The building is arranged as two intersecting rectangular forms. The front block, which is the same width as the neighbouring houses, is taller with feature bay windows to reference the rhythm of bays in the streetscene. The rear block is more subordinate and has a simpler rendered frontage. The building is further articulated with coloured window surrounds and decorative window manifestations. These elements add interest to the otherwise simple design, provide privacy for the classrooms and help to highlight the educational use of the building. Overall it is considered that the design has positive references to local character whilst still maintaining its own distinct identity and will be a positive addition to the streetscene. The forecourt area to the front is proposed to be enclosed by a hornbeam hedge which will provide softening and extra privacy for the building.

- 7.8 Overall design of the proposal is considered to be acceptable and the proposal is policy compliant in this regard subject to conditions controlling materials, landscaping and boundaries.

Traffic and Transportation

- 7.9 There are no increases in off street parking or cycle provision proposed at the site however there will be no net change in the number of classrooms or pupils. The agent has confirmed that the cycle shelter on the frontage will be relocated to an alternative location within the site and there will be no net loss of cycle parking. The proposal is therefore acceptable and policy compliant in this regard.
- 7.10 The proposal will close the existing pedestrian access to Sunningdale Avenue which will remove the potential for school drop offs in this location. This will provide an opportunity to remove the zig zag markings in this location and increase on street parking availability for the street.
- 7.11 A Construction Management Plan has been submitted with the application. The Council's Highways Officer has confirmed that this is acceptable and has not raised any objections to these proposals. The traffic and highways implications of the proposal are considered to be acceptable and the proposal is policy compliant in this regard.

Impact on Residential Amenity

- 7.12 Policy DM1 of the Development Management Document requires all development to be appropriate in its setting by respecting neighbouring development and existing residential amenities *"having regard to privacy, overlooking, outlook, noise and disturbance, sense of enclosure/overbearing relationship, pollution, daylight and sunlight."*
- 7.13 The proposal is similar in scale and depth to the existing portacabins on the site. The new building would be sited slightly closer to the west boundary reducing the gap to the neighbour from 1.3m to 760mm on this side. A gap 3.4m wide would be maintained between the proposal and the outrigger of this neighbour.
- 7.14 The proposed building would be set 2.8m from the east boundary which is comparable to the existing buildings at 3m.
- 7.15 The existing portacabins are 3.7m tall for the majority of their length reducing to 2.9m for a short distance where fixed canopies are located between the units. The proposed building would have a height of 3.3m adjacent to the neighbouring gardens which is a reduction of 0.4m over the existing structures. Overall, it is considered that the reduced distance to the west boundary can be offset by the reduction in height of the building and overall the proposal would have a comparable impact on the outlook and sense of enclosure of the neighbours as the existing buildings.
- 7.16 There are no windows proposed on the west side of the new building which is closest to the neighbours. Windows are proposed on the east side but as the building is single storey only the privacy of neighbours will be suitably protected by the boundary fence. No alterations are proposed to the boundary treatments between the site and the neighbouring gardens. The proposal is therefore acceptable and policy compliant in terms of privacy.

- 7.17 In terms of noise and disturbance, it is considered the new building would be expected to have a better acoustic performance than the existing buildings and therefore this impact may be reduced compared to the existing situation.
- 7.18 The impact on the amenities of neighbours is therefore considered to be acceptable and policy compliant in this regard.

Impact on Trees

- 7.19 The Council seeks to protect trees which make a positive contribution to the amenity of the area from the impact of new development.
- 7.20 There is a large oak tree in the playground to the rear of the site and a street tree to the front in Sunningdale Avenue. The Council's Arboricultural Officer has inspected the oak to the rear of the site. Unfortunately this has been found to be in a poor condition and is deteriorating. The tree has been severely pruned in the past and it has significant die back in the crown. It is now considered to be a health and safety risk for the school. He recommended that this tree is removed as part of the development works.
- 7.21 The street tree to the front will be retained and is proposed to be protected during construction of the new building. Protection measures will be secured by condition. Subject to this it is considered that the proposal would have an acceptable impact on trees and is policy compliant in this regard.

Sustainable Development

- 7.22 Policy KP2 of the Core Strategy requires that *"at least 10% of the energy needs of new development should come from on-site renewable options (and/or decentralised renewable or low carbon energy sources)."* Policy DM2 of the Development Management Document states that *"to ensure the delivery of sustainable development, all development proposals should contribute to minimising energy demand and carbon dioxide emissions"*.
- 7.23 The existing buildings are poor in terms of energy efficiency. The proposed new building will enable a significant increase in thermal efficiency to be achieved. The agent has confirmed that the heating for the entire building will be via under floor heating supplied by air source heat pumps. This is consistent with the objectives of policy KP2 noted above and the installation of these can be secured by condition.
- 7.24 The submitted statement also notes that a separate Council project is currently underway which is proposing to install a significant amount of PV's on the main school building. No details have been provided in relation to the amount of renewable energy this project would provide however it is clear that there will be a significant improvement over the existing situation.
- 7.25 The proposal is therefore acceptable and policy compliant in regards to sustainability.

Community Infrastructure Levy (CIL)

- 7.26 Although this application is CIL liable, in this instance the chargeable amount has been calculated as a zero rate as applicable to the school use.

8 Conclusion

- 8.1 Having taken all material planning considerations into account, it is found that subject to compliance with the attached conditions, the proposed development, which would enable an improved learning environment consistent with local and national planning policies for education provision, would be acceptable and compliant with the objectives of the relevant development plan policies and guidance. The principle of the development is found to be acceptable and the proposal is of an acceptable design and scale and the impact on the amenities of neighbouring properties is acceptable. The highways, tree and sustainability impacts of the proposal are also acceptable. This application is therefore recommended for approval subject to conditions.

9 Recommendation

GRANT PLANNING PERMISSION subject to the following conditions

01 The development hereby permitted shall begin not later than three years of the date of this decision.

Reason: Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990

02 The development hereby permitted shall be carried out in accordance with the following approved plans P01, P02, P03B, P04, P05B, P06, P07

Reason: To ensure that the development is carried out in accordance with the Development Plan.

03 The materials for the external surfaces of the development hereby approved shall be as shown on plan reference P05B, or any other details which have previously been submitted to and agreed in writing with the local planning authority under the terms of this condition, before the development is first brought into use.

Reason: To safeguard the visual amenities of the area, in accordance with Core Strategy (2007) policy KP2 and CP4, Development Management Document (2015) Policy DM1 and advice contained within the Southend Design and Townscape Guide (2009).

04 The hard and soft landscaping and boundary treatment fronting Sunningdale Avenue shall be carried out in full accordance with the proposed landscaping details shown on plan reference P03B and the email from agent dated 10.03.21, or any other details that have previously been submitted to and approved in writing by the local planning authority. The hard landscaping shall be carried out prior to occupation of the development hereby approved. The soft landscaping shall be carried out within the first planting season following completion of the development (October to March). Any trees or shrubs dying, removed, being severely damaged or becoming seriously diseased within five years of planting shall be replaced with trees or shrubs of such size and species as may be agreed with the Local Planning Authority.

Reason: In the interests of visual amenity of the area and the amenities of occupiers and to ensure a satisfactory standard of landscaping pursuant to Policy CP4 of the Core Strategy (2007) and Policy DM1 of the Development Management Document (2015)

05 The approved Construction Management Plan dated 04.03.21 shall be fully adhered to throughout the construction period or any other Construction Management Plan which has been previously submitted to and agreed in writing with the local planning authority under the terms of this condition.

Reason: This condition is needed in the interests of visual amenity and the amenities of neighbouring occupiers pursuant to Policy CP4 of the Core Strategy (2007) and Policies DM1 and DM3 of the Development Management Document (2015).

06 Prior to the commencement of development, the protection measures for the street tree to the front of the site on Sunningdale Avenue shall be implemented in full accordance with the details set out on plan reference P05B or any other tree protection measures which have been previously submitted to and agreed in writing with the local planning authority under the terms of this condition. The protective hoarding shall be maintained throughout the construction of the development.

Reason: To safeguard the health of existing trees which represent an amenity feature in accordance with Core Strategy (2007) policies KP2 and CP4, policy DM1 of the Development Management Document (2015) and advice contained in the Design and Townscape Guide (2009).

07 Construction Hours for the development hereby approved shall be restricted to 8am – 6pm Monday to Friday, 8am - 1pm Saturday and not at all on Sundays or Bank Holidays.

Reason: In the interests of visual amenity and the amenities of neighbours and to ensure a satisfactory standard of landscaping pursuant to Policy CP4 of the Core Strategy (2007) and Policy DM1 of the Development Management Document (2015).

08 Prior to occupation of the development hereby approved, an energy strategy for the development, which fulfils the objectives of Core Strategy Policy KP2, including a timeframe for implementation, shall be submitted to and approved in writing by the local planning authority. The development shall be undertaken and completed in full accordance with the approved scheme and timeframe.

Reason: To minimise the environmental impact of the development through efficient use of resources and better use of sustainable and renewable resources in accordance with the National Planning Policy Framework (2019), Core Strategy (2007) policy KP2 and CP4, Development Management Document (2015) policy DM2 and the Southend Design and Townscape Guide(2009).

09 Notwithstanding the details shown on the plans submitted and otherwise hereby approved, and in accordance with the Drainage Plan drawing reference H14500.D1, the development hereby permitted shall not be commenced other than for demolition works unless and until a detailed design of a surface water drainage scheme and surface water management strategy has been submitted to and approved in writing by the local planning authority. The details submitted shall include, but not limited to:-

- a) A SuDS/drainage statement. This should include information on how the proposed drainage design satisfies SuDS in terms of water quality, attenuation and discharge quantity for the lifetime of the development.**
- b) Evidence in the SuDS statement of consideration for infiltration (with ground investigation data or records) and connection to a watercourse.**
- c) Evidence of consideration of appropriate source control measures as rainwater harvesting, green, blue or brown roofs with appropriate justification when these have not been implemented.**
- d) Confirmation of the acceptance from Anglian Water on the proposed indirect connection into the sewer.**
- e) A detailed drainage plan including positively drained areas (permeable and impermeable), final sizing of proposed SuDS and drainage systems, points of connection, discharge restrictions/flow controls and failure/exceedance overland flow routes. The applicant should confirm on the plan if pumping is required. The drainage design should consider that construction phase activities may compromise the below ground surface water drainage infrastructure and take necessary precautions to prevent and/or repair damage.**
- f) Calculations of the attenuation storage for the 1 l/s restriction up to 1 in 100 year storm (including 40% climate change).**
- g) Details of the body that will be responsible for the maintenance of proposed SuDS/drainage throughout the lifetime of the development. The applicant should also provide a management statement to outline the required maintenance for the site and a maintenance schedule**
- h) Information should be provided in relation to the management of Health and Safety Risks arising from the proposals.**

The drainage strategy and SuDS design statement must be implemented in full accordance with the details approved under this condition before the development hereby approved is first occupied or brought into first use.

Reason: To prevent flooding by ensuring the satisfactory storage and disposal of surface water from the site for the lifetime of the development and to prevent environmental and amenity problems arising from flooding in accordance with the National Planning Policy Framework (2019), Policy KP2 and CP4 of the Core Strategy (2007) and Policy DM2 of the Development Management Document (2015)

The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

The detailed analysis is set out in a report on the application prepared by officers.

Informatives

01 You are advised that in this instance the chargeable amount for the Community Infrastructure Levy (CIL) has been calculated as zero due to the specific nature of the proposal.

02 You should be aware that in cases where damage occurs during construction works to the highway in implementing this permission that Council may seek to recover the cost of repairing public highways and footpaths from any party responsible for damaging them. This includes damage carried out when implementing a planning permission or other works to buildings or land. Please take care when carrying out works on or near the public highways and footpaths in the Borough.

03 The applicant is advised that a highways licence from the Council may be required in relation to scaffolding works and skips.

04 Due to the presence of Cadent and/or National Grid apparatus in the vicinity of the site the applicant is advised to contact the Cadent Plan Protection Team on plantprotection@cadentgas.com or Tel 0800 688588 reference NL_GE4A_3NWP_028393 prior to commencement of the works.

05 If a crane or piling rig is required to construct the development, the applicant is required to contact London Southend Airport so that a safeguarding assessment can be undertaken. Any crane applications should be directed to sam.petrie@southendairport.com