

<b>Committee:</b> Development	<b>Date:</b> 16 <sup>th</sup> December 2015	<b>Classification:</b> Unrestricted	<b>Agenda Item Number:</b>
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<b>Report of:</b> Director of Development and Renewal	<b>Title:</b> Town Planning Application
<b>Case Officer:</b> Richard Humphreys	<b>Ref No:</b> PA/15/00360
	<b>Ward:</b> Island Gardens

## 1. APPLICATION DETAILS

<b>Location:</b>	Site south west of the junction of Glenworth Avenue and Saunders Ness Road, E14 3EB
<b>Existing Use:</b>	Vacant land & part of Metropolitan Police car park
<b>Proposal:</b>	Construction of a 1,705 GIA sq. m. 3-storey primary school to accommodate 280 pupils and approximately 30 staff.
<b>Applicant:</b>	Canary Wharf College
<b>Ownership:</b>	Canary Wharf College
<b>Listed Building:</b>	Christ Church, Manchester Road listed grade II*Christ Church Vicarage locally listed.
<b>Conservation Area:</b>	Island Gardens Conservation Area abuts the southern boundary

## 1. BACKGROUND

- 1.1 The attached report was considered by the Development Committee on 25<sup>th</sup> November 2015. An Update Report advised Members that a further letter of support been received as follows:

*"We are local parents in a situation that like all parents we would dearly like our child to have a good education, of which there are very limited spaces available on the Isle of Dogs. All schools here are grossly oversubscribed and we fear we may have to move elsewhere in London in order to find a school place or go into option of the local authority bussing to another local authority area.*

*The infrastructure on the Isle of Dogs cannot withstand the amount of residential buildings without the other services that people need in order to live, like health care and education. It is crucial to support this initiative to help provide additional School places on the Isle of Dogs."*

- 1.2 This brought the total number of responses supporting the proposal to 264.

- 1.3 The Committee was also advised that a representation had been received from the Saunders Ness Empire and Grosvenor Association requesting that consideration of the application be postponed as the invitation to address the Committee was not received until Friday 20<sup>th</sup> November 2015, leaving insufficient time to organize a proper presentation. Other petitioners had not been notified.
- 1.4 Members were advised that in accordance with the Committee's procedures, the Council's notification letter was sent by 1<sup>st</sup> class post on 17<sup>th</sup> November 2015, giving at least five clear working days prior to the Committee meeting. Three hundred and six individual notification letters had been sent to all respondents that made representations on the application advising of the Committee meeting and it is established practice not to write to individual petitioners as addresses are not always supplied. Instead it is requested that the head petitioner informs those who have signed a petition.
- 1.5 Officers were satisfied that proper and adequate notice has been given to respondents and two representatives of the Saunders Ness Empire and Grosvenor Association had registered to address the Committee.
- 1.6 The Committee report advised that an objection had been received stating that the refuse area and vehicular access should not be located adjacent to the adjoining residential property.
- 1.7 Having heard representations on behalf of and by the applicant, and from two representatives of the Saunders Ness Empire and Grosvenor Association, the Committee deferred consideration of the application to undertake a Members site visit.

## **2. FURTHER REPRESENTATION**

- 2.1 Following the Committee of 25<sup>th</sup> November 2015, the Chair and the two local ward councillors received a further representation from the occupier 91 Saunders Ness Road adjoining the application site.
- 2.2 The resident understands the need for additional school places but notes that the officer's report and the committee debate centred on the substantive issue of whether the school should be built. If the application is approved, the resident is concerned that the positioning of the refuse store will not have been addressed.
- 2.3 The resident says the proposal puts the refuse store adjacent to his garden and kitchen and the view from upper windows would also be adversely affected. Concern is expressed that the refuse store may create an unpleasant atmosphere particularly during summer. Options to vary the design or move the refuse store are suggested:
  1. Relocation adjacent to Glenworth Road service entrance where there are no residents,
  2. Moving the refuse store east by 6 metres, allowing the Police to retain a couple of parking spaces.
- 2.4 Officers advise that the submitted plans show the refuse store located on part of the adjoining Metropolitan Police car park at the end of the 4.8 m long garden to No. 91. It would not be '*adjacent*' to the kitchen as stated. Nevertheless, the applicant has

been asked to examine possible alternative location(s) or treatment of the refuse store. Members will be advised of the outcome in an Update Report.

### **3. MEMBER'S SITE VISIT**

- 3.1 The site visit is to take place on Monday 14<sup>th</sup> December 2015. Members will be able to report their findings at the Committee.

### **4. SUMMARY OF TOWN PLANNING ISSUES**

- 4.1 Following the Committee meeting on Committee on 25th November 2015, the following matters and planning issues are highlighted for Members: These matters were dealt with in detail in the 25 November report.

#### **School**

- No selection criteria for pupils. Open to all faiths and races.
- Free for pupils and parents. No fees to be paid by parents / pupils.
- Proposes 280 pupils (4-11 years old). To service existing identified demand for school places on the Isle of Dogs. Existing CWG school 5 times oversubscribed.
- Construction needs to begin on site as soon as possible to meet target building opening date of January 2017 to transfer children from existing temporary sites. 'Outstanding' OFSTED report in all areas.
- 50 permanent jobs at the site (30 new jobs created), plus support for other local businesses to service facilities management requirements
- Extended day activities available to 5.00 pm to support working parents. Up to 50% uptake of this at the existing CWC primary school East Ferry Road.

#### **Site**

- Brownfield site suitable for redevelopment as a school in accordance with local, regional and national planning policy
- Suitable site for an appropriate sized school to service the identified need for pupils spaces on the Isle of Dogs
- No practical alternative location identified to provide the required school spaces. Paragraphs 8.9-8.11 of the Committee report dated 25th November 2015 explain the site selection process.
- Good pedestrian links and access to promote walking to school.
- Provides a permanent solution to replace existing temporary school portacabins.
- Allows for flexibility in construction phasing avoiding nuisance to surrounding properties. Construction Management Plan to control development.
- Putting a long-term vacant site back into community use.

#### **Design**

- Modern school in accordance with Department of Education standards. Education Funding Authority Approved. 14 class rooms, specialist rooms and outdoor play space.

- School hall suitable for out of hours community use.
- Sensitive design and materials utilised, respectful to location/context including adjoining designated heritage assets.
- Secured by Design accreditation to be achieved.
- No material Daylight and Sunlight impact.
- No material overlooking impact.
- No material noise Impact.

### **Travel**

- School hours would be from 8.30 am to 3.55 pm with options for after school clubs until 5:00 pm. Staggered opening and closing times with St Luke's Primary School (8.55 am to 3.30pm).
- Up to 50% pupils anticipated to stay to 5:00 pm, further reducing travel impact.
- Scooter club encouraged and widely used, avoiding demand for vehicle use.
- Proposed to service immediate catchment area, avoiding need for vehicle use.
- Travel Plan to be secured.

4.2 If planning permission is not granted the effects of refusal could include:

- Existing need for pupil spaces not met. 'High' shortfall of pupil space in 2017 predicted.
- Loss of 30 new jobs and support to local businesses.
- Site could remain in long-term vacancy.
- 140 pupils remain in temporary school accommodation.
- Increased vehicle movements to off-Island schools.

## **5.0 RECOMMENDATION**

5.1 Officer's recommendation to **GRANT** planning permission remains unchanged.