
RECOMMENDATION

This document shows the case officer's recommended decision for the application referred to below.
This document is not a decision notice for this application.

Applicant	Mr T Thompson Education Funding Agency	Reg. Number	14/AP/1655
Application Type	Full Planning Permission	Case Number	TP/2613-A
Recommendation	Grant permission for limited period		

Draft of Decision Notice

Planning Permission was GRANTED for the following development:

Provision of 2 single storey temporary modular buildings and 1 administrative block for education use as associated Primary School (Class D1) until 30th September 2016. Including outdoor play space and minor external works. (This application represents a Departure from the Southwark Core Strategy 2011 and Saved Southwark Plan Policies 2007).

At: HARRIS GIRLS ACADEMY EAST DULWICH, HOMESTALL ROAD, LONDON, SE22 0NR

In accordance with application received on 21/05/2014 08:03:28

and Applicant's Drawing Nos. Site Plan, 117 14 02 Rev S1; 117 14 21 Rev S1; 117 14 22 Rev S1; 6000_012_TPP; Temporary School Travel Plan; Planning Impact Statement, Design and Access Statement; Transport Statement for Temporary School Accommodation; Arboricultural Survey, Tree Protection Plan and Arboricultural Method Statement

Subject to the following ten conditions:

Time limit for implementing this permission and the approved plans

- 1 Permission is granted for a one-year period from the date of decision, and a provisional and additional 14 month period subject to the applicant first obtaining planning permission for a new permanent free school and in any event no later than 31 July 2015. The building hereby permitted shall not be retained after 30 September 2016 on or before which date the building shall be removed from the site.

Reason

Given that the development is considered inappropriate and a departure from policy, the Local Planning Authority hereby grants consent for a limited and provisional period, having due regard to its duty to the protection of MOL and the substantial harm and benefits of the development in accordance with National Planning Policy Framework 2012, Strategic Policy 11 - Open Space and Wildlife of The Core Strategy 2011 and Saved Policy 3.12 Quality in Design and 3.13 Urban Design of The Southwark Plan 2007.

- 2 The development hereby permitted shall not be carried out otherwise than in accordance with the following approved plans:

117 14 02 Rev S1; 117 14 21 Rev S1

Reason

For the avoidance of doubt and in the interests of proper planning.

Pre-commencement condition(s) - the details required to be submitted for approval by the condition(s) listed below must be submitted to and approved by the council before any work in connection with implementing this permission is commenced.

- 3 The existing trees on or adjoining the site which are to be retained shall be protected and both the site and trees managed in accordance with the recommendations (including facilitative pruning specifications and supervision schedule) contained in the Arboricultural survey, protection plan and method statement dated May 2014 by Betts/Mace Ltd. All tree protection measures shall be installed, carried out and retained throughout the period of the works, unless otherwise agreed

in writing by the Local Planning Authority. In any case, all works must adhere to BS5837: (2012) Trees in relation to demolition, design and construction and BS3998: (2010) Tree work - recommendations.

If within the expiration of 5 years from the date of the occupation of the building for its permitted use any retained tree is removed, uprooted is destroyed or dies, another tree shall be planted at the same place and that tree shall be of such size and species, and shall be planted at such time, as may be specified in writing by the Local Planning Authority.

Reason

To avoid damage to the existing trees which represent an important visual amenity in the area, in accordance with The National Planning Policy Framework 2012 Parts 7, 8, 11 & 12 and policies of The Core Strategy 2011: SP11 Open spaces and wildlife; SP12 Design and conservation; SP13 High environmental standards, and Saved Policies of The Southwark Plan 2007: Policy 3.2 Protection of amenity; Policy 3.12 Quality in Design; Policy 3.13 Urban Design and Policy 3.28 Biodiversity.

Pre-occupation condition(s) - the details required to be submitted for approval by the condition(s) listed below must be submitted to and approved by the council before the building(s) hereby permitted are occupied or the use hereby permitted is commenced.

- 4 Prior to occupation of the proposed school details (1:50 scale drawings) of the facilities to be provided for the secure and covered storage of cycles/scooters shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the cycle/scooter parking facilities provided shall be retained and the space used for no other purpose for the duration of the use and the development shall not be carried out otherwise in accordance with any such approval given.

Reason

In order to ensure that satisfactory safe and secure cycle/scooter parking facilities are provided and retained in order to encourage the use of cycling/scooting as an alternative means of transport to the development and to reduce reliance on the use of the private car in accordance with The National Planning Policy Framework 2012, Strategic Policy 2 - Sustainable Transport of The Core Strategy and Saved Policy 5.3 Walking and Cycling of the Southwark Plan 2007.

- 5 Prior to first occupation, the applicant shall submit to the local authority written evidence of having entered into a binding commercial contract for the removal of the development hereby approved and the landscaping and restoration of the affected area of MOL by 30 September 2016, unless otherwise agreed in writing by the local authority.

Reason

To protect and maintain the appearance, nature, openness of the MOL for the benefit of the local area; and to mitigate against any substantial harm arising due to the inappropriate development remaining beyond the temporary and provisional periods of this consent in accordance with The National Planning Policy Framework 2012, Strategic Policy 11 Open spaces and wildlife and Strategic Policy 12 Design and Conservation of The Core Strategy 2011 and Saved Policy 3.25 Metropolitan open land of the Southwark Plan 2007.

Compliance condition(s) - the following condition(s) impose restrictions and/or other requirements that must be complied with at all times once the permission has been implemented.

- 6 The measures set out within the Temporary School Travel Plan for pupils and staff shall be implemented as stated and reviewed after the first month and after year one to reduce the use of private cars to the site.

Reason

In order to encourage the use of sustainable transport use to the school and to reduce reliance on the use of the private car in accordance with The National Planning Policy Framework 2012, Strategic Policy 2 - Sustainable Transport of The Core Strategy and Saved Policy 5.3 Walking and Cycling of the Southwark Plan 2007.

- 7 The proposed new access gate from Homestall Road shall be for pedestrian use only and shall not be used for vehicles other than for the delivery and removal of the temporary structures hereby approved. On removal of the structures the gates shall be removed and the fencing reinstated.

Reason

The proposed new accessway is solely for the use of the temporary school and in the interests of highway safety should not be used for pedestrian and vehicular traffic other than as described above. In accordance with the

National Planning Policy Framework and saved Policy 5.2 (Transport Impacts) of the Southwark Plan 2007.

- 8 The use hereby permitted shall be for a maximum in-take of 60 pupils per academic year.

Reason:

The application has been proposed and assessed on the basis of a maximum in-take of 120 pupils. Additional pupils may result in unforeseen highway and transport implications contrary to the National Planning Policy Framework and saved Policy 5.2 transport impacts of the Southwark Plan 2007.

- 9 The use hereby permitted as a temporary primary school shall not be carried on outside of the hours 07:00 to 18:00 on Monday to Friday.

Reason:

To safeguard the amenities of neighbouring residential properties in accordance with The National Planning Policy Framework 2012, Strategic Policy 13 High environmental standards of The Core Strategy 2011 and Saved Policy 3.2 Protection of Amenity of The Southwark Plan 2007.

- 10 Any deliveries, unloading and loading to the commercial units shall only be between the following hours: Monday to Friday - 08:00 - 20:00, Saturdays / Sundays/ Bank Holidays - not at all.

Reason

To ensure that and occupiers of the development and occupiers of neighbouring premises do not suffer a loss of amenity by reason of noise nuisance in accordance with The National Planning Policy Framework 2012, Strategic Policy 13 High Environmental Standards of the Core Strategy 2011 and Saved Policies 3.2 Protection of Amenity of The Southwark Plan 2007

Statement of positive and proactive action in dealing with the application

To assist applicants the Local Planning Authority has produced policies, provided written guidance, all of which is available on the Council's website and which has been followed in this instance.