Planning Sub Committee Item No:

REPORT FOR CONSIDERATION AT PLANNING SUB-COMMITTEE

1. APPLICATION DETAILS	
Reference No: HGY/2015/0438	**Ward:** Tottenham Hale
Address: Holy Trinity Church of England Primary School Somerset Road N17 9EJ **Proposal:** Fencing off of a small parcel of land within the boundaries of Holy Trinity Primary School to enable the creation of a new pathway leading from Fairbanks Road to Monument Way leading onto the High Road. **Applicant:** Haringey Council **Ownership:** Haringey Council **Case Officer Contact:** Anthony Traub	
Date received: 11/02/2015 **Drawing number of plans:** MWP/01/01	
PLANNING DESIGNATIONS: Not in a Conservation Area Not a Listed Building	
1.1 This application is being referred to the Planning Committee because the Council is the applicant.	
1.2 SUMMARY OF KEY REASONS FOR RECOMMENDATION • The blocking up of the school space is acceptable. • The impact of the development on neighbouring residential amenity is acceptable • The design and appearance of the proposal is acceptable • There would be no impact on traffic movements or parking locally	

2. RECOMMENDATION

That the Committee resolve to GRANT planning permission and that the Head of Development Management is delegated authority to issue the planning permission and impose conditions and informatives:

Conditions:
1. Implementation within 3 years
2. In accordance with approved plans

In the event that members choose to make a decision contrary to the officer's recommendation, members will need to state their reasons.

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3.0 PROPOSED DEVELOPMENT AND SITE LOCATION DETAILS

3.1 Proposed Development

3.1.1 The proposal involves the fencing off of a small parcel of land within the boundaries of Holy Trinity Primary School to enable the creation of a new pathway leading from Fairbanks Road to Monument Way leading onto the High Road. The creation of the pathway itself does not require planning permission but will be subject to further discussion with TfL.

3.1.2 The proposal would improve pedestrian connectivity to Monument Way and associated bus stops along the High Road.

3.2 Site and Surroundings

3.2.1 The site consists of a portion of the Holy Trinity Church Grounds. This area is in the south-eastern corner, and is currently fenced off from Monument Way. The surrounding area is residential in nature with other schools in the locale. The site is not in a conservation area, nor are there listed buildings on site.

3.3 Planning and Enforcement History

3.3.1 None relevant.

4.0 CONSULTATION

4.1 The following were consulted regarding the application and the following responses were received:

4.2 a) LBH Transportation: No objections to the proposed fence.

b) TfL: The footway and carriageway on Monument Way must not be blocked during the construction and maintenance of the proposal. Temporary obstruction during the installation must be kept to a minimum and should not encroach on the clear space needed to maintain the flow of traffic. No servicing vehicles associated with the proposal shall park/ load/ unload on the footway/ carriageway of Monument Way at any time.

5.0 RESPONSES

5.1 The following were consulted on the application:

Ward Councillors
Adjoining neighbours (29 letters sent)

5.2 The application was also reconsulted on as the closing date was incorrect in the first letter.

5.2 Six letters of support for the application were received.

6.0 MATERIAL PLANNING CONSIDERATIONS

6.1 The main issues in respect of this application are considered to be:

- Principle of development
- Design and appearance
- Impact on the amenity of adjoining occupiers
- Transportation

6.2 Principle of Development

6.2.1 Local Plan Policy SP0 supports the broad vision of the NPPF, and states that the Council will take a positive approach to reflect the presumption in favour of sustainable development. Permission will be granted by the Council unless any benefits are significantly outweighed by demonstrable harm caused by the proposal.

6.2.2 The NPPF recognises that the planning system can play an important role in facilitating social interaction and creating healthy, inclusive communities. SP16 of the Haringey Local Plan states that the Council will work to ensure the appropriate improvement and enhancement of community facilities (including schools)

6.2.3 In terms of planning application requirements, the aspect of the proposal which requires consent is the proposed fence. The other elements, i.e. the proposed gap in the Monument Way wall; the new footpath and the new lighting column do not require planning permission, the latter two being subject to highways legislation.

6.2.4 The proposal would fully enclose a piece of land that is owned by the school. This area between the access to the entrance to the school off the High Road, the western end of Fairbanks Road and north of Monument Way is owned by

the school. For approximately 20 years the school has arranged with Haringey Council for the space to be publically accessible outside school times both as a route through but also as an accessible open space. The school are now seeking to enclose this space because of persistent issues with litter on the site (bottles etc) which have made effective use of the space by primary aged children during school time practically impossible. Indeed, the prime function of it for school children at present is apparently for litter picking exercises.

6.2.5 The closing up the footpath will be to the benefit of the school and its pupils. It will remove opportunities for littering which currently restricts usage and enable the school and teachers to provide enhanced opportunities for play and outdoor activity, in accordance with policy SP16 of the Local Plan.

6.2.6 The loss of the footpath will cause some inconvenience to some local residents outside of school hours who have benefited from the school's willingness to open up their site both for access reasons and the additional open space on offer. There is nothing to prevent the school stopping up this space however, they have offered to lose part of their site to enable the construction of a footpath linking Fairbanks Road and Monument Way. This would be welcomed and the Council's transportation section are in contact with Transport for London (the transport authority for Monument Way) to move this forward.

6.2.4 Overall, the proposed changes are considered to offer improved educational facilities to the benefit of the children attending the school and hence in accordance with planning policy.

6.3 Design and Appearance

6.3.1 The NPPF should be considered alongside London Plan 2011 Policies 3.5 and 7.6 and Local Plan 2013 Policy SP11, which identifies that all development proposals, should respect their surroundings, by being sympathetic to their form, scale, materials and architectural detail.

6.3.2 The proposal involves the loss of an existing fence and the erection of a 3m high 'Paladin' style fence, which is open mesh/railings to ensure visual permeability. The location of the fence behind a large wall on Monument Way is limited in visibility and as such will not have a significant impact on the visual appearance of the area. The associated footpath alteration and new lamppost whilst ancillary to these works are not the subject of this planning application.

6.3.3 Overall, the proposal is considered to be acceptable and in general accordance with London Plan 2011 Policies 3.5 and 7.6 and Local Plan 2013 Policy SP11.

6.4 Impact on the amenity of adjoining occupiers

6.4.1 Saved UDP Policy UD3 states that development proposals are required to demonstrate that there is no significant adverse impact on residential amenity or other surrounding uses in terms of loss of daylight or sunlight, privacy,

overlooking. Similarly London Plan Policy 7.6 requires buildings and structures should not cause unacceptable harm to the amenity of surrounding land and buildings, particularly residential buildings, in relation to privacy.

6.4.2 The fence proposed will not cause any loss of outlook or light for neighbouring residents.

6.4.3 The proposal is therefore not considered to harm the amenities of neighbours and is in general accordance with saved UDP 2006 Policy UD3 and concurrent London Plan 2011 Policy 7.6.

6.5 Transport

6.5.1 The proposal is considered to vastly improve pedestrian connectivity to and from neighbouring residential properties to the High Road and Monument Way and all associated public transport facilities because the path it enables would allow for 24 hours access. Therefore, the proposal is seen to promote the use of sustainable forms of transport whilst creating a walkable urban environment. TfL do not object to the application subject to the footway and carriageway on Monument Way not being blocked during the construction and maintenance of the proposal and no servicing vehicles associated with the proposal shall park/ load/ unload on the footway/ carriageway of Monument Way at any time.

6.5.2 Overall, the proposal is therefore considered to be acceptable and in accordance with London Plan 2011 Policy 6.9 and Local Plan 2013 Policy SP7.

7.0 CIL APPLICABLE

7.1 No buildings are proposed and therefore there is no floor area created.

8.0 CONCLUSION

8.1 The proposal will facilitate the enhanced educational offer provided by the school to the benefit of the staff and pupils. This offsets any inconvenience to local residents is blocking off the footpath. The scale and form of the fence is acceptable in this context. Given the above, this application is recommended for APPROVAL.

9.0 RECOMMENDATION

9.1 GRANT PLANNING PERMISSION subject to the following conditions and informatives:

Conditions

1. The development hereby authorised must be begun not later than the expiration of 3 years from the date of this permission, failing which the permission shall be of no effect.

Reason: This condition is imposed by virtue of the provisions of the Planning & Compulsory Purchase Act 2004 and to prevent the accumulation of unimplemented planning permissions.

2. The development hereby authorised shall be carried out in accordance with the following approved plans and specifications: MWP/01/01.

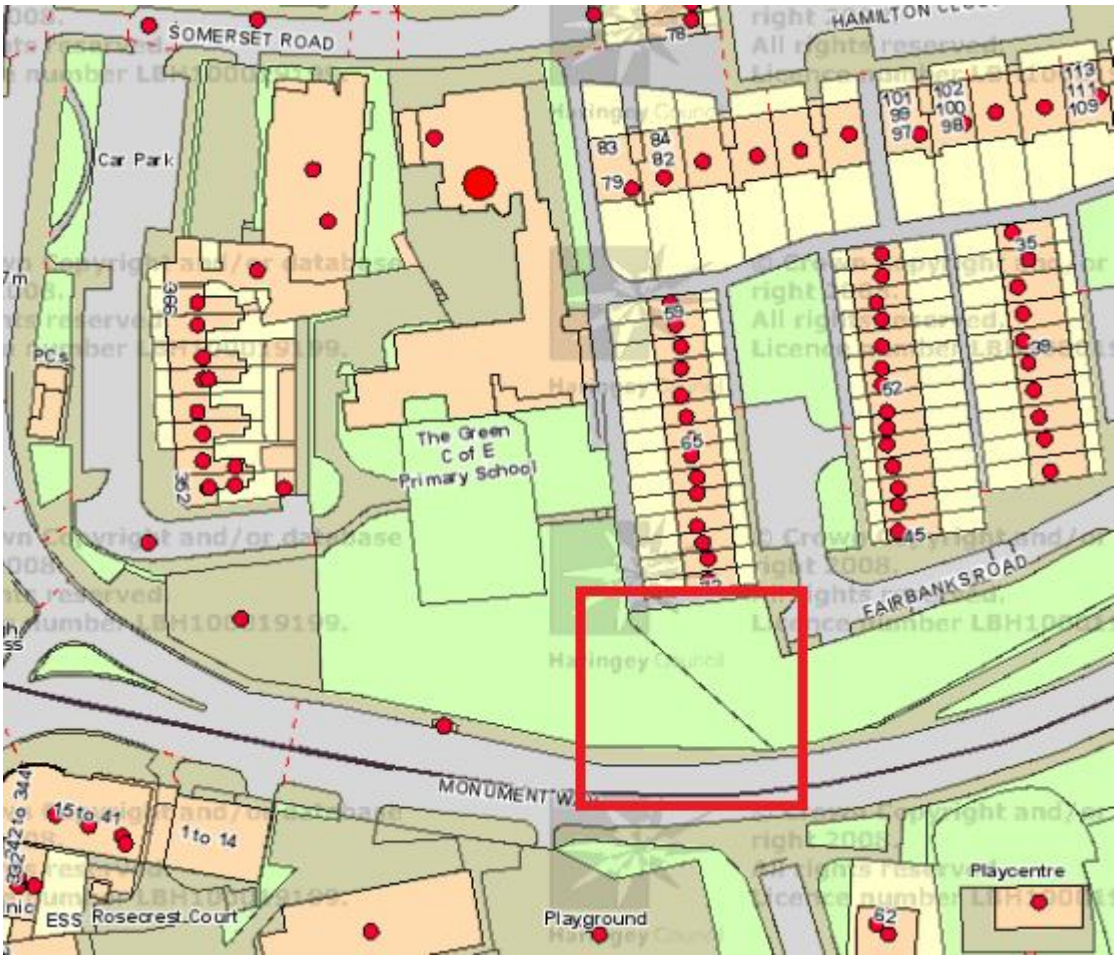
Reason: In order to avoid doubt and in the interests of good planning.

3. The new footpath and the opening in the wall on Monument Way should be completed prior to the stopping of the existing footpath. The footpath shall be permanently maintained. The footway and carriageway on Monument Way should not be blocked during the construction and maintenance of the proposal and no servicing vehicles associated with the proposal shall park/ load/ unload on the footway/ carriageway of Monument Way at any time.

Reason: In order to safeguard pedestrian connectivity and not impede traffic flow.

10.0
APPENDIX 1 – Plans

SITE LOCATION



Aerial View



Proposed Plan

