

APPLICATION DETAILS

1. The Site

The application relates to All Saints RC High School, a two/three storey brick building under a flat roof with parking to the front, side and rear. The site, measures approximately 5.2 hectares and is located to the north west of, and accessed from, Haslingden Road, Rawtenstall. Eleven residential properties are located immediately to the west of the site entrance on Haslingden Road. Due to the topography of the area the site is at a lower level than the Haslingden Road. To the rear of the site are open playing fields associated with the school, bounded by palisade fencing and some mature trees. Immediately to the north west of the site on the opposite side of the palisade fencing down a sloping bank is a private pond, although the pond is not within the applicant's ownership a section of the banking leading up to the pond is.

The site is located within the Countryside that has been designated as Green Belt in the Rossendale District Local Plan.

2. Relevant Planning History

2001/006 Proposed disabled access improvements to existing school buildings. Provision of 3 no new ramps and one ramp to be extended to comply with current regulations

2001/116 Consultation from Lancashire County Council - Erection of a 2.4m high galvanised palisade security fence

2001/457 Extension to school block to form 2 no classrooms 2 no storerooms and associated circulation areas

All the above applications were approved.

3. The Current Proposal

The applicant seeks permission for the erection of a sports hall for use only by the school. The hall would be sited to the north west corner of the site and would measure 34.9 metres wide with a depth of 16.6 metres and reach a height of 9.1 metres with a flat roof. It would not encroach onto the school playing fields to the rear of the school. The area is currently used as a school yard/play area. Connected to the rear elevation (facing the fields) would be a canopy sited over an existing terrace. The canopy would match the width of the building and would reach a maximum height of 5 metres.

Materials for the elevations would be Kingspan KS900 Optimo Metal Cladding of a colour yet to be determined, and Baggeridge Blue Class A Engineering Brickwork for the structural piers and base.

A landscaped walkway is proposed linking the existing school and the sports hall entrance with planting and floor lights within the border. Opening hours for the sports hall would be 08.30- 22.00 Monday to Friday and 09.00 - 17.00 Saturdays, Sundays and Bank Holidays. The hall would extend further towards the adjacent pond than the existing buildings, requiring the palisade fencing to the north west to be repositioned.

The applicant has sought to justify the proposal for the reasons summarised below:

- The school is currently lacking in terms of sports provision, as recommended by the DCFS in Building Bulletin 98 – ‘Briefing Framework for Secondary School Projects’. The development would address this problem in order for the children of the School to be taught the full curriculum in facilities suitable for a twenty first century education.
- The existing elevations of the school appear very tired. The new palette of materials would not only complement the surroundings but will give the school a visual lift and act as a key stepping stone in the future regeneration of the entire development.
- One of the chief aims set out in the Rossendale Council’s Area Vision for Rawtenstall is to improve resident’s access to local education facilities. Decreasing enrollment figures indicate that All Saints Catholic High School is in drastic need of redevelopment. The proposed sports hall aims to greatly improve the schools sports facilities and make the school a more appealing option for local parents looking who are looking for their children to fulfill their higher education requirements.

4. **Policy Context**

National

PPS1 Delivering Sustainable Development
PPG2 Green Belt
PPS7 Rural Areas
PPG13 Transport

Development Plan

Regional Spatial Strategy for the North West (2008)

Policy DP 1 Spatial Principles
Policy DP 2 Promote Sustainable Communities
Policy DP 3 Promote Sustainable Economic Development
Policy DP 4 Make the Best Use of Existing Resources and Infrastructure
Policy DP 5 Manage Travel Demand; Reduce the Need to Travel, and Increase Accessibility
Policy DP 6 Marry Opportunity and Need
Policy DP 7 Promote Environmental Quality
Policy DP 8 Mainstreaming Rural Issues
Policy DP 9 Reduce Emissions and Adapt to Climate Change

L1 Health, Sport, Recreation, Cultural and Education Services Provision
RDF1 Spatial Priorities
RDF2 Rural Areas
RDF4 Green Belts
EM1 Enhancement and Protection of the Region’s Environmental Assets
RT2 Managing Travel Demand
RT4 Management of the Highway Network

Rossendale District Local Plan (1995)

DS3 Green Belt
DC1 Development Control
DC4 Materials

Other Material Considerations

LCC Landscape Strategy for Lancashire

LCC Parking Standards

Emerging LCC Minerals & Waste LDF Core Strategy

RBC Core Strategy

5. CONSULTATIONS

LCC (Planning)

The Director of Strategic Planning and Transport considers that the proposed development does not raise issues of strategic importance.

The main issue is the location of the development within the designated Green Belt. The development is considered to be inappropriate development within the Green Belt. Information has been set out within the application and it is necessary for this Council to consider whether this amounts to exceptional circumstances which outweigh the Green Belt presumption against inappropriate development.

It has no comments in respect of archaeology or landscape impact impacts

LCC (Highways)

No objection providing that it is for school use only. Should it be decided t in the future to open the building for community uses some works would be required to improve access to the facility by both pedestrians and vehicles.

LCC (Planning Contributions Officer)

Planning Contribution requests would likely only relate to sustainable transport measures, the level of such contribution has yet to be determined.

Environment Agency

No comments received

RBC (Drainage)

No objection.

6. REPRESENTATIONS

To accord with the General Development Procedure Order the application has been publicised by way of a newspaper notice, site notices posted on 1 July 2009 and letters sent to 13 neighbours on 17 June 2009.

No comments have been received.

7. ASSESSMENT

Considerations

The main issues to consider in the determination of this application are: 1) the principle of the development proposed in an area of Countryside designated as Green Belt; 2) its impact on the openness of Green Belt; 3) its impact on the visual amenities of the Green

Belt / Countryside; 4) its impact on neighbour amenity & highway safety; & 6) any benefits that would weigh against the foregoing harm.

Principle

PPG2 advises that the most important attribute of Green Belts is their openness.

Paragraph 3.2 of PPG2 states that: “There is a general presumption against inappropriate development within the Green Belt. Inappropriate development is, by definition, harmful to the Green Belt. Very special circumstances to justify inappropriate development will not exist unless the harm by reason of inappropriateness, and any other harm, is clearly outweighed by such circumstances”.

Paragraph 3.4 of PPG2 states that the construction of new buildings inside a Green Belt is inappropriate unless it is for the following purposes:

- agriculture and forestry;
- essential facilities for outdoor sport and outdoor recreation, for cemeteries, and for other uses of land which preserve the openness of the Green Belt and which do not conflict with the purposes of including land in it;
- limited extension, alteration or replacement of existing dwellings (subject to paragraph 3.6 below);
- limited infilling in existing villages, and limited affordable housing for local community needs under development plan policies according with PPG3; or
- limited infilling or redevelopment of major existing developed sites identified in adopted local plans.

The development does not fall within any of the above categories and is therefore, considered to be inappropriate development in terms of Green Belt policy and Countryside policy.

Due to the size of the proposed building it is considered that it would have an effect on the openness of the Green Belt, however, by reason of its siting, a significant part of the building would be enclosed within the yard area between two school buildings it is considered that the openness of the Green Belt would not be unduly affected.

Impact on Visual Amenities

Paragraph 3.15 of PPG2 states that: “The visual amenities of the Green Belt should not be injured by proposals for development within or conspicuous from the Green Belt which, although they would not prejudice the purposes of including land in Green Belts, might be visually detrimental by reason of their siting, materials or design”.

PPS7 states that “All development in rural areas should be well designed and inclusive, in keeping and scale with its location, and sensitive to the character of the countryside and local distinctiveness.” The character and visual appearance of the countryside should be protected “*for the sake of its intrinsic character and beauty, the diversity of its landscapes, heritage and wildlife, the wealth of its natural resources and so it may be enjoyed by all*”.

The design of the hall reflects the need to modernise the school. This is evidenced in the choice of building materials, fenestration and canopy which do not match with the existing design and materials of the school. It is considered, however, that the existing buildings

on site do not contain any features of architectural importance and do not contribute positively to the visual amenities of the countryside area. The modern design approach in this instance, therefore, is considered acceptable, and would not detract from the visual amenities of the Green Belt or the essentially open and rural character of the countryside, and could also act as a stimulus for a modernisation of the exterior of the other school buildings. In relation to the increased proximity to the adjacent pond this is considered not to be so significant as to unduly detract from the character and appearance of the pond and its setting. The proposed landscaping, although modest is considered appropriate in context with the proposed building and the school.

It is considered that the building would not be prominent from Haslingden Road and mature trees and boundary treatment to the school's perimeter would significantly screen views of the building from areas immediately surrounding the school. The case officer has also viewed the site from 2 points along Bury Road on the opposite side of the valley. It was noted that the site as existing is not a prominent feature on the landscape, being significantly screened by mature trees. It is considered that the proposed building would not be unduly prominent from these locations.

The scheme is considered acceptable in terms of visual amenity.

Neighbour Amenity

It is considered that the proposed development would not cause undue detriment to the amenities neighbours could reasonably expect to enjoy, having regard most particularly to the distance the site is from residential properties.

Highway Safety

As the application proposes that the building is used for purposes associated with the school only, and not for any other purpose, it is considered that the building would not generate additional vehicle movements on the local highway network or the need for more parking, nor does it consider it necessary to seek a financial contribution towards the public transport system. There has been no objection from the Highways Authority.

Other Material Considerations

A phase 1 habitat survey has been submitted with the application which concludes that, in relation to the development's proximity to the pond, there would be no impact on any features or habitats of ecological value.

Benefits to Weigh Against the Foregoing Harm

In accordance with Paragraph 3.2 of PPG2 the applicant must advance 'very special circumstances' that clearly outweigh the finding of inappropriate development.

Taking into account that the development relates to an existing school, with an identified need to improve/expand/enhance their facilities, and that that the visual amenities of the Green belt and the openness of the Green belt would not be unduly affected it is considered that very special circumstance have been demonstrated to outweigh the finding of inappropriateness in this instance.

8. Conclusion

For the above reasons the application is considered acceptable.

9. Recommendation

Referral to Government Office North West if Committee are minded to approve.

Summary Reason for Approval

The proposed scheme would constitute inappropriate development within a countryside area designated as Green Belt. However, very special circumstances have been provided to outweigh the finding of inappropriateness and any other harm, and subject to the conditions, the development would not unduly harm the openness of the Green Belt, the visual amenities of the Green Belt/Countryside, nor would it unduly harm neighbour amenity or highway safety. The proposal is therefore considered to be in accordance with PPG2 / PPS7, Policies DP1-9 / RDF1-2 / W1 / EM1/L1 of the Regional Spatial Strategy (2008), and Policies DS3 / DC1 of the adopted Rossendale District Local Plan (1995).

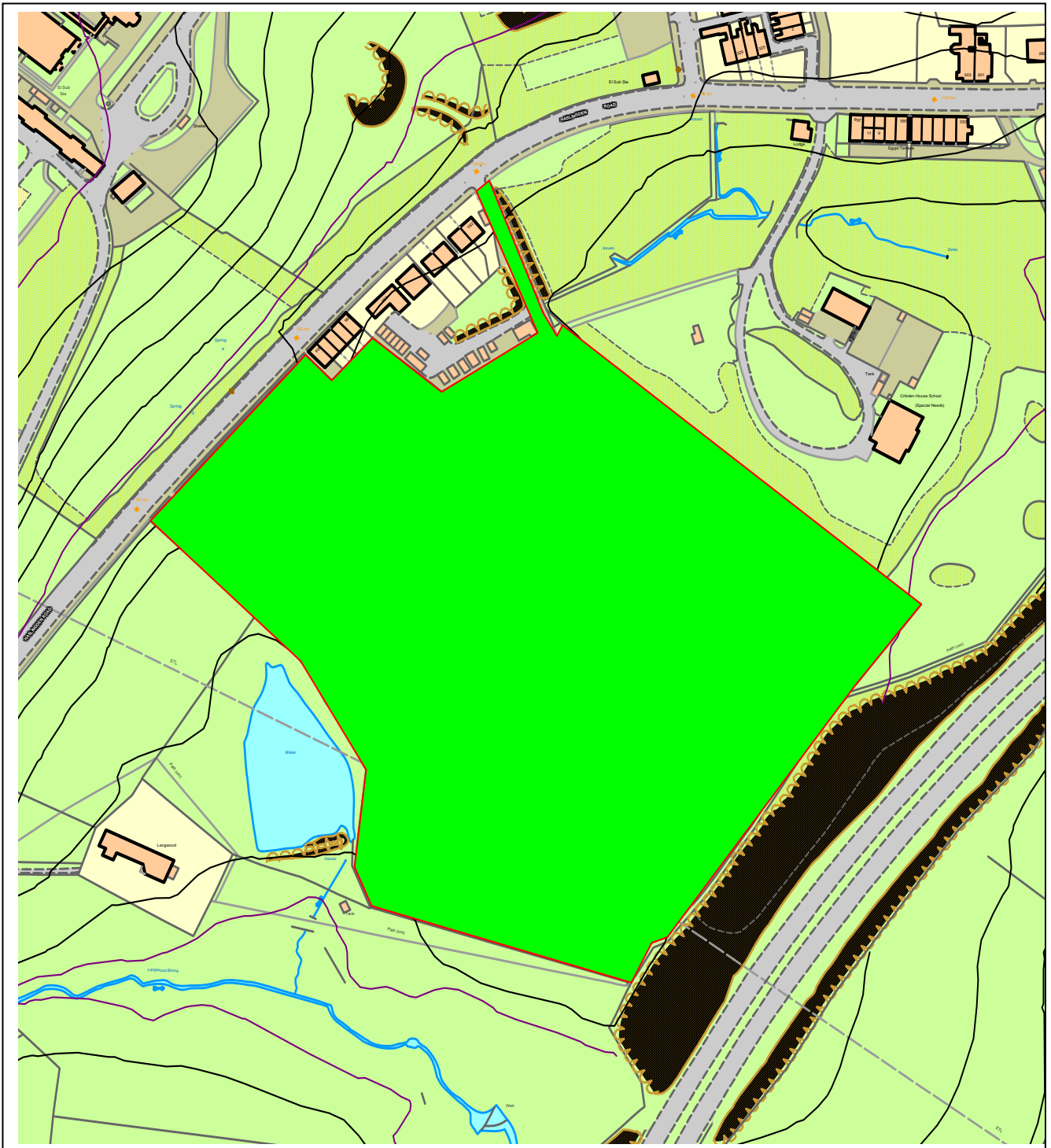
Conditions

- 1) The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
Reason: Required by Section 51 of the Planning and Compulsory Purchase 2004 Act.
- 2) The development shall be carried out in accordance with plans numbered dated 05 June 2009 and email specifying the materials/colours dated 10th July 2009.
Reason: To ensure the development complies with the approved plans and for the avoidance of doubt.
- 3) All materials to be used in the elevations and roof of the proposed development shall be as stated on the email sent to the Local Planning Authority on the 10th July 2009 and shall not be varied unless otherwise first agreed in writing by the Local Planning Authority. Reason: To ensure that the development will be of satisfactory appearance, in accordance with the criteria of the saved Policy DC1 of the adopted Rossendale District Local Plan.
- 4) Any construction works associated with the development hereby approved shall not take place except between the hours of 7:00 am and 7:00 pm Monday to Friday and 8:00 am and 1:00 pm on Saturdays. No construction shall take place on Sundays, Good Friday, Christmas Day or Bank Holidays. Reason: To safeguard the amenities of neighbours, in accordance with the criteria of saved Policy DC1 of the adopted Rossendale District Local Plan.
- 5) The approved development shall only be used for purposes associated with the school and not for any community/commercial uses.
Reason: In the interests of highway safety and neighbour amenity in accordance with saved Policy DC1 of the Rossendale District Local Plan.
- 6) The development hereby approved shall only be used between the hours of 08.30 and 22.00 Mondays to Fridays and 09.00 – 17.00 Saturdays, Sundays and Bank Holidays and shall not be varied unless otherwise first agreed in writing by the Local Planning Authority.

Reason: To safeguard the amenities of neighbours, in accordance with the criteria of saved Policy DC1 of the adopted Rossendale District Local Plan.

Contact Officer	
Name	Richard Elliott
Position	Planning Officer
Service / Team	Development Control
Telephone	01706-238649
Email address	planning@rossendalebc.gov.uk

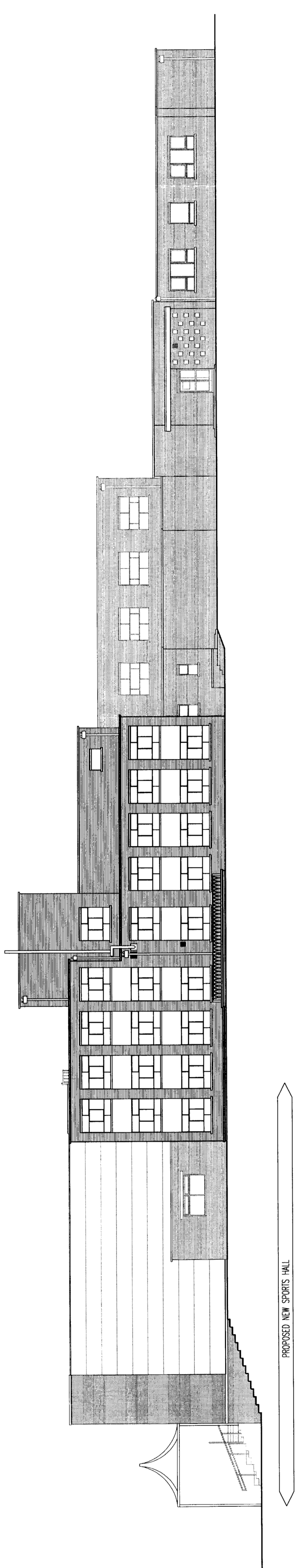
Location Plan - 2009/199



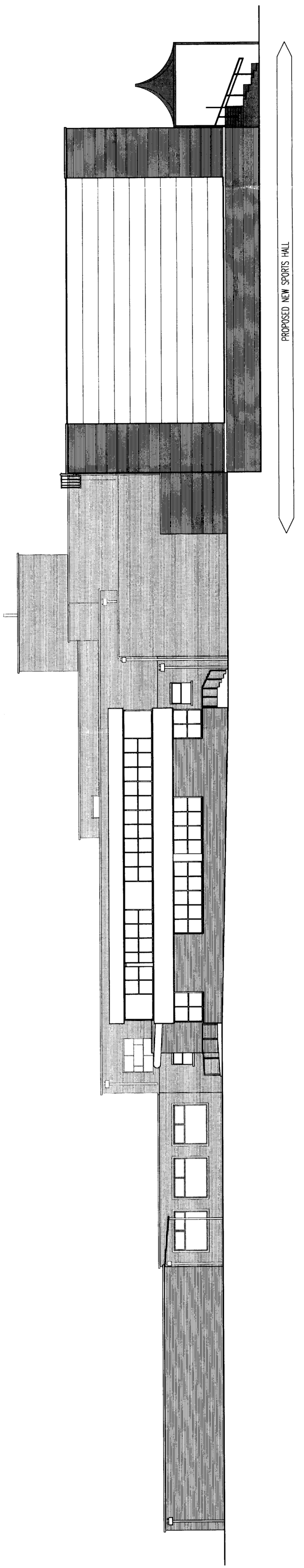
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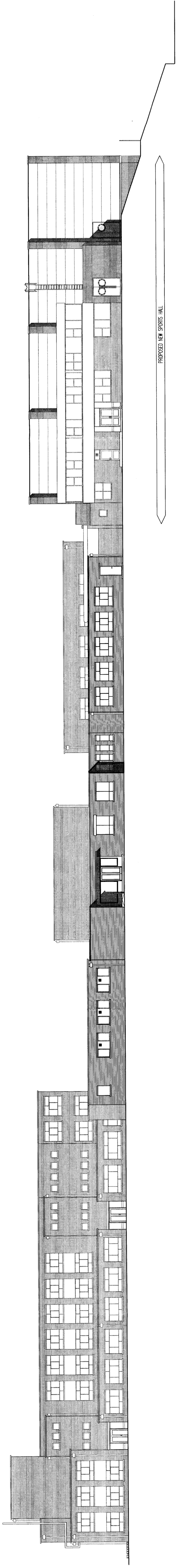
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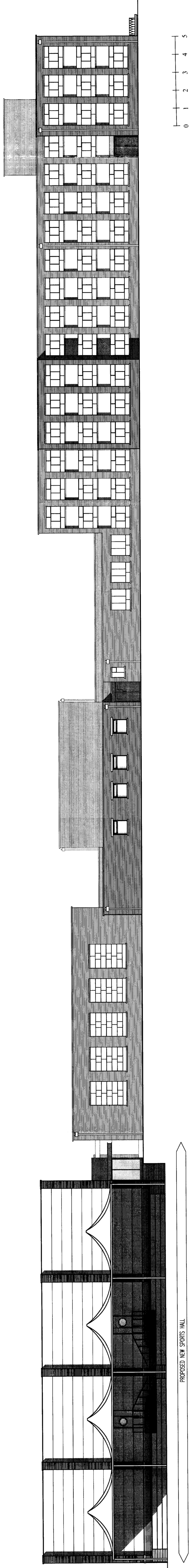
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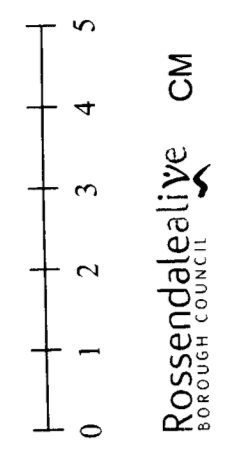
03. Proposed South West Elevation
Scale 1:150 @ A0



04. Proposed North West Elevation
Scale 1:150 @ A0



05. Proposed South East Elevation
Scale 1:150 @ A0



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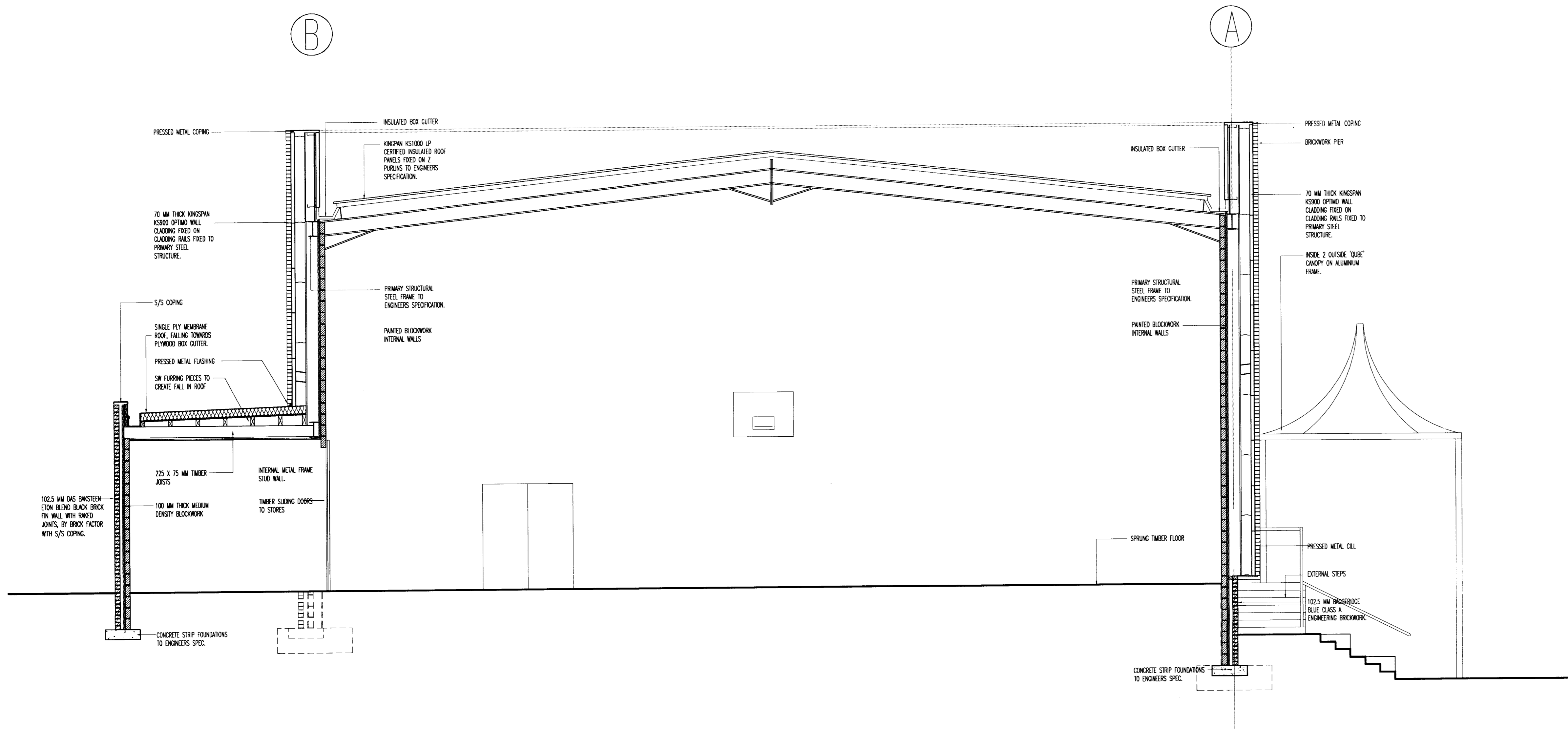
2009/199
15 JULY 2009

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Checked	<input type="checkbox"/>	Author	<input type="checkbox"/>	
Client				
THE GOVERNORS OF ALL SAINTS CATHOLIC LANGUAGE COLLEGE, RAWTENSTALL				
Contract				
ALL SAINTS CATHOLIC LANGUAGE COLLEGE, RAWTENSTALL				
Drawing				
PROPOSED NEW SPORTS HALL				

PROPOSED CONTEXT ELEVATIONS

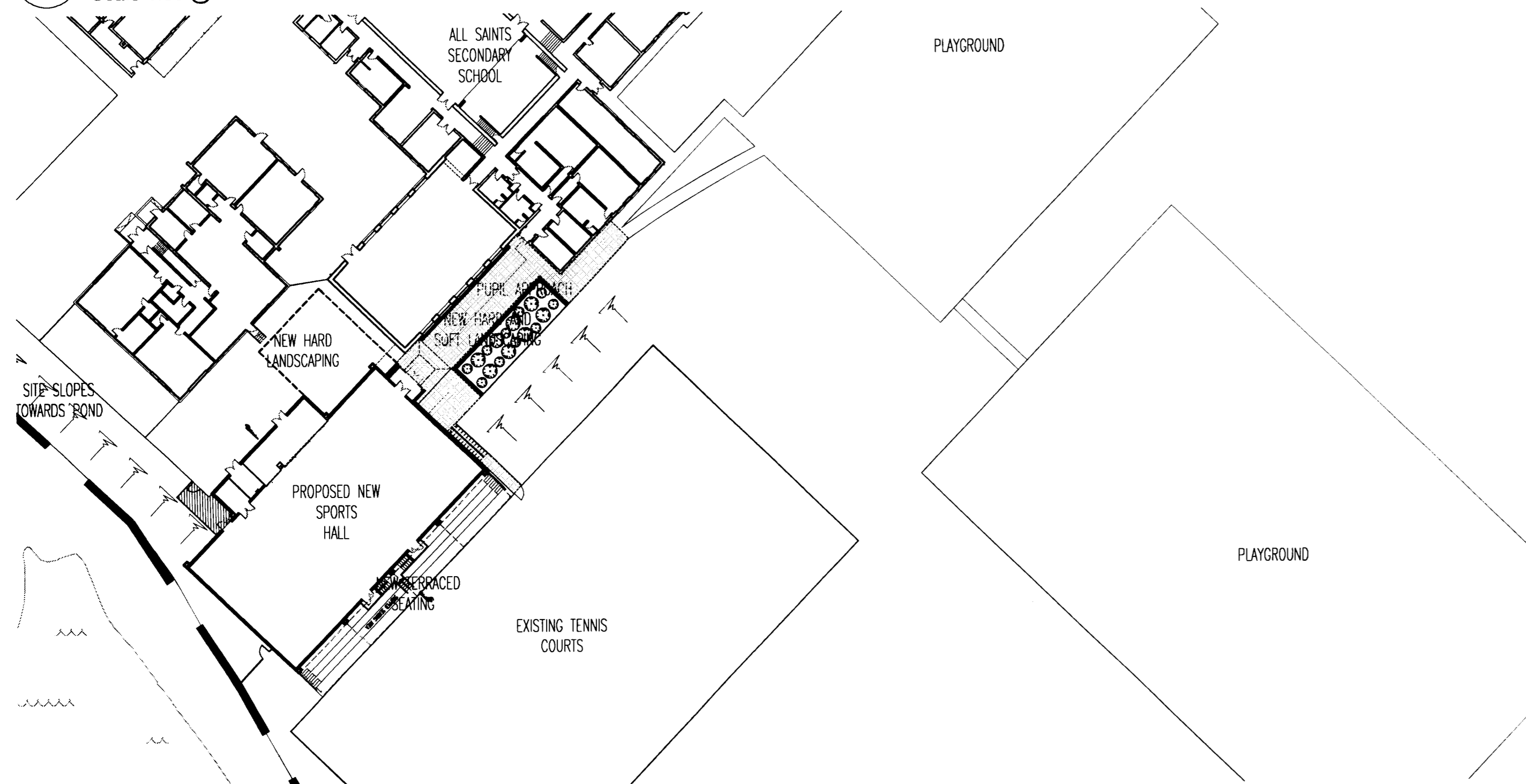
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A N D
T A Y L O R
A R C H I T E C T S

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Reaction: A
Date: MAR 09
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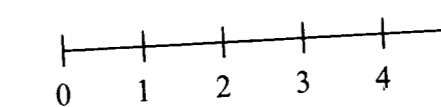
01 Proposed Section A-A

Scale 1:50 @ A1



02 Location Plan

Scale 1:500 @ A1



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Rev	Description	Date	By	Chk
A	ADDITIONAL NOTATION, REVISED FOR PLANNING.	16.04.09	MDM	MT

Status	Purpose for Issue
Planning <input checked="" type="checkbox"/> Tender <input type="checkbox"/>	PLANNING
Construction <input type="checkbox"/> As Built <input type="checkbox"/>	

Client
THE GOVERNORS OF ALL SAINTS CATHOLIC LANGUAGE COLLEGE, RAWTENSTALL

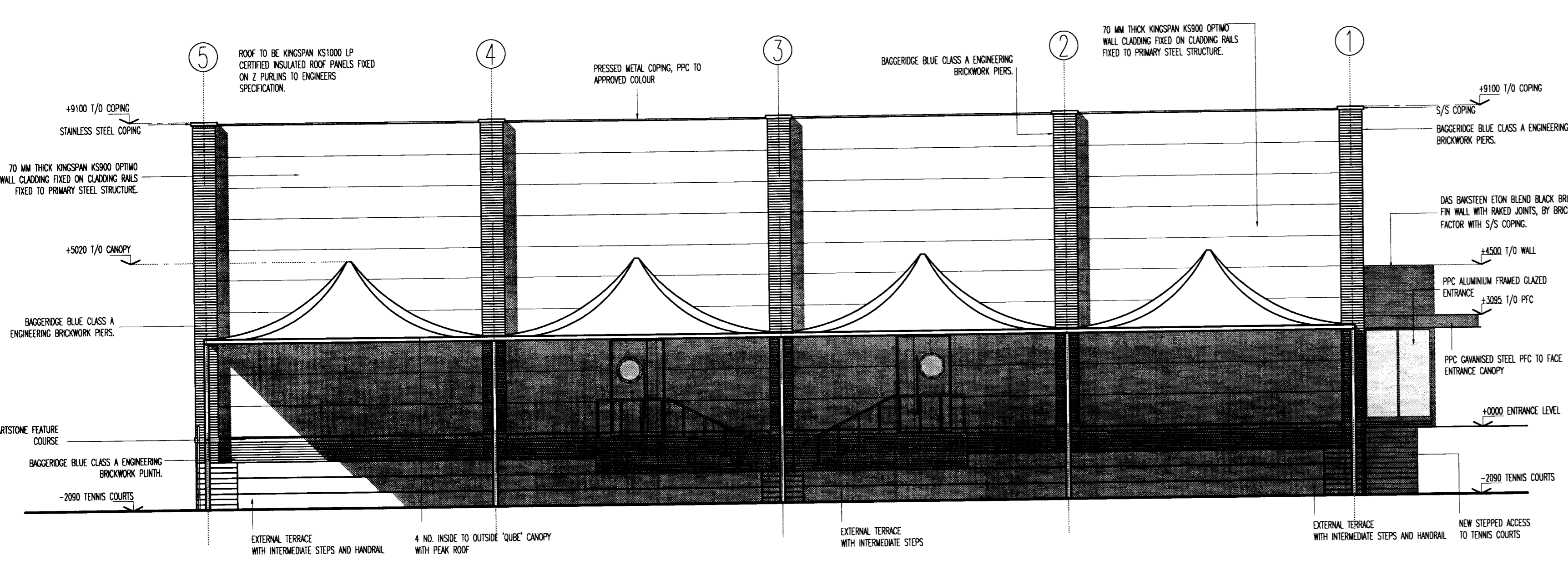
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Drawing
PROPOSED SECTION

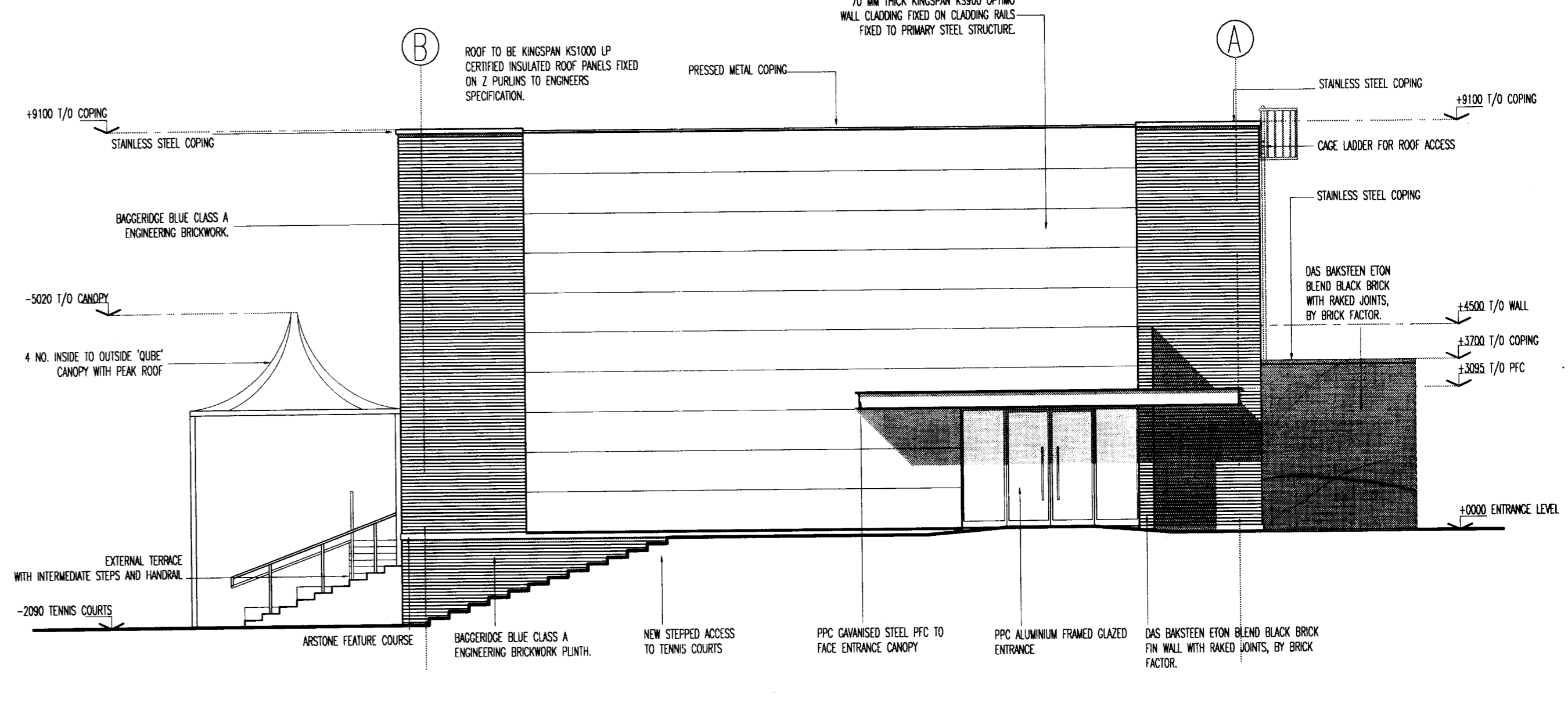
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AND
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ARCHITECTS

Drawing No. MH710-111 Revision A
Scales 1:50@A1 Date MAR 09
Drawn AB Checked MDM

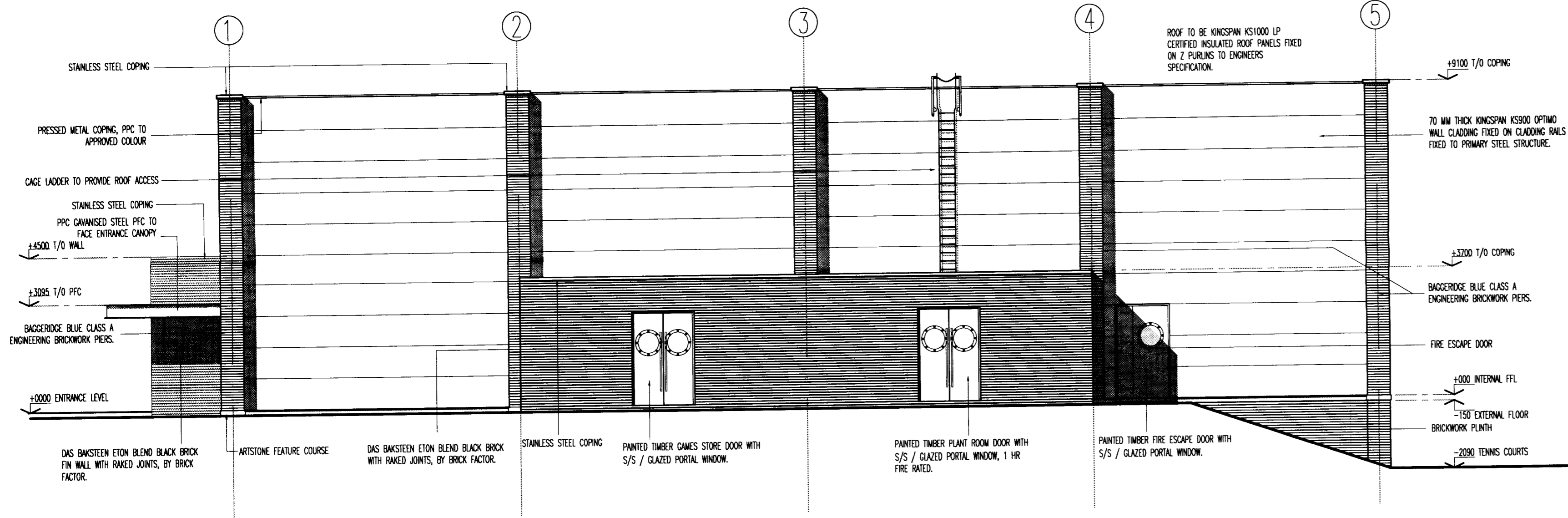
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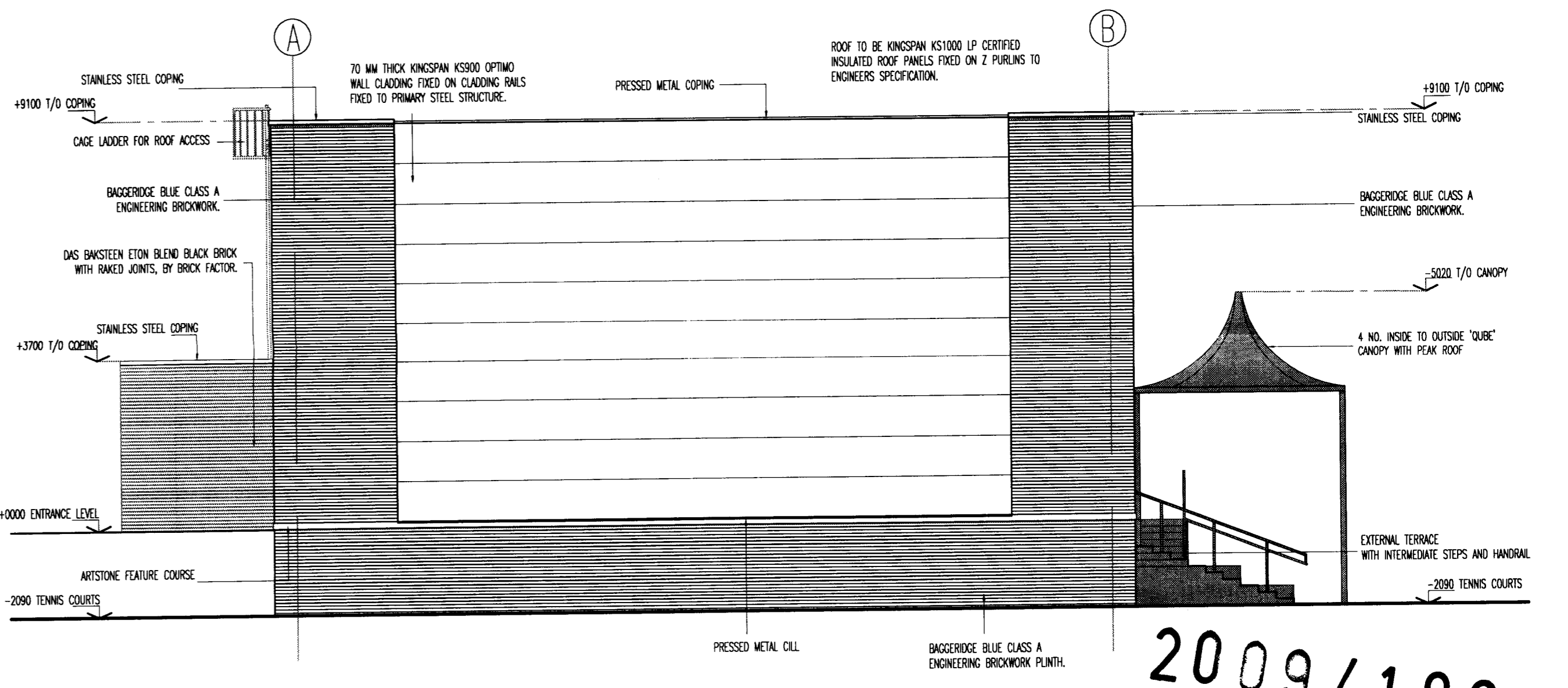
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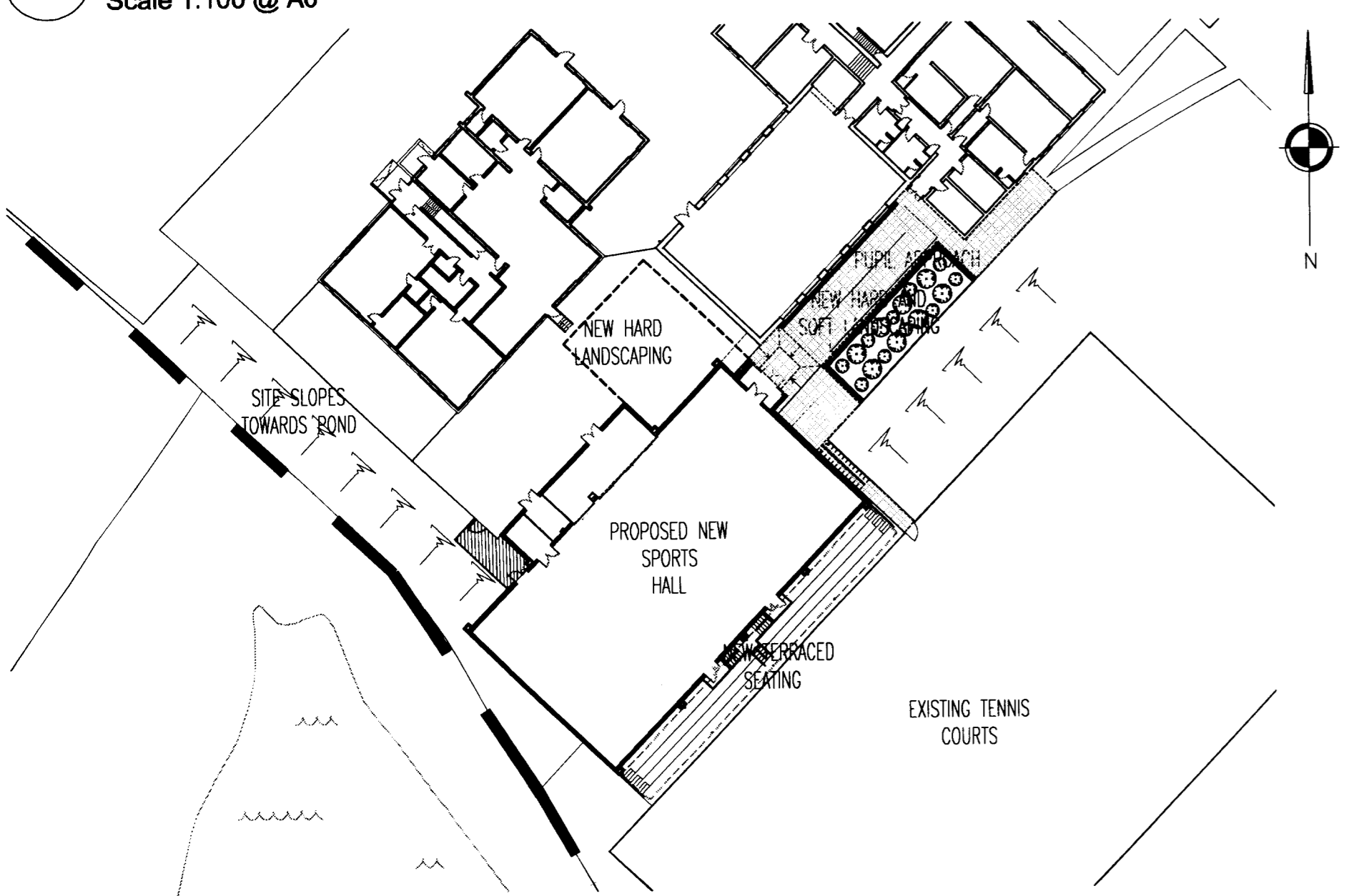
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03 Proposed North West Elevation
Scale 1:100 @ A0



04 Proposed South West Elevation
Scale 1:100 @ A0



05 Location Plan
Scale 1:500 @ A0

2009/199

25 JUN 2009

Rossendalealife CM
BOROUGH COUNCIL

Rev	Description	Date	By	Chk
A	DRAWING RESIZED, ADDITIONAL NOTATION, REVISED FOR PLANNING.	16.04.09	MDM	MT

Status: Planning Tender Construction As Built

Purpose for Issue: PLANNING Construction As Built

Client: THE GOVERNORS OF ALL SAINTS' CATHOLIC LANGUAGE COLLEGE, RAWTENSTALL

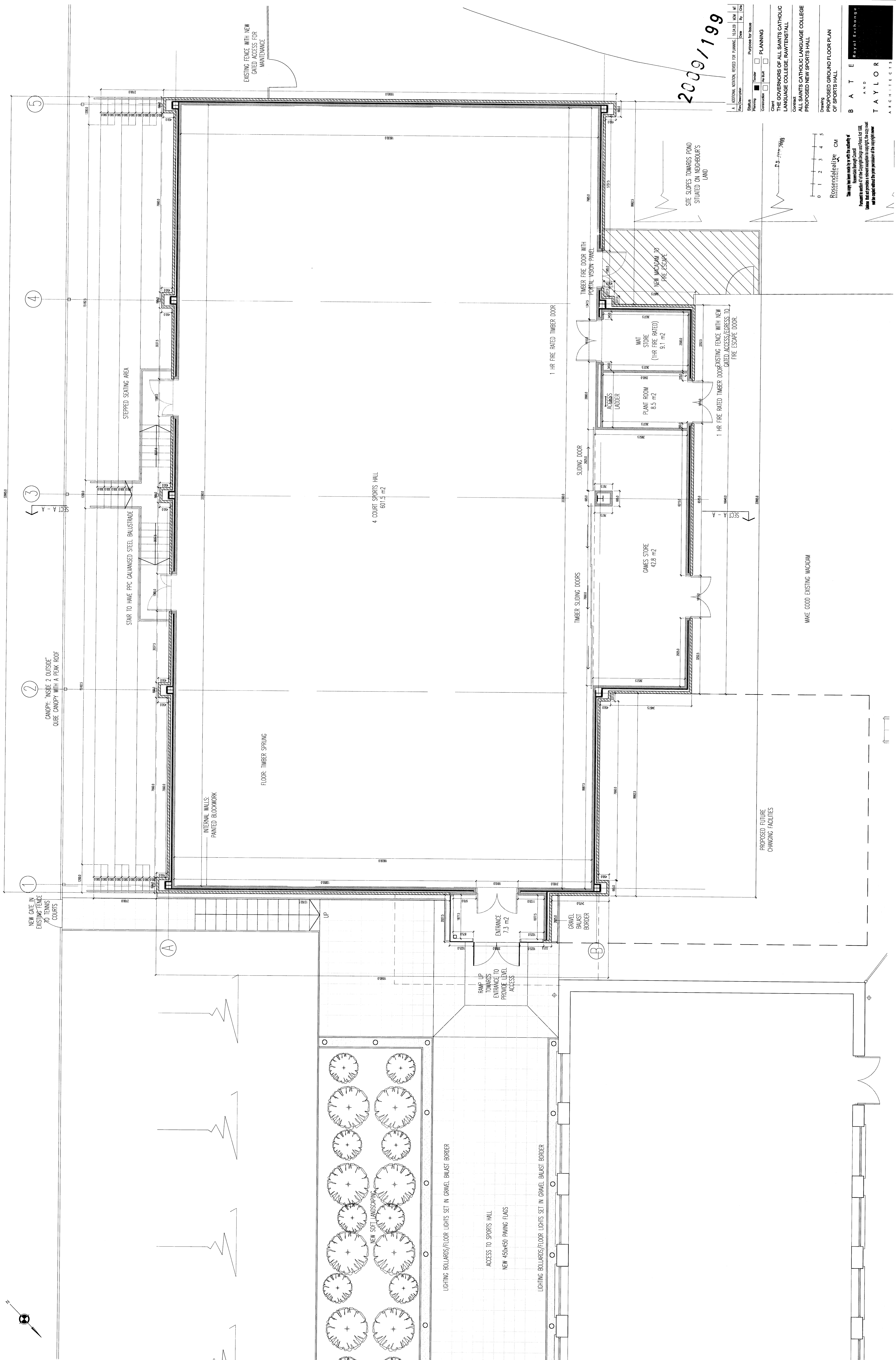
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Drawing: PROPOSED ELEVATIONS



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2009/199

A. ADDITIONAL NOTATION, RESET FOR PLANNING 16/04/09		NEW	MF
Revised/Change	Date	By	CHK
Status	Revised	By	CHK
Planning	Technical	As Built	PLANNING
Commission	As Built	As Built	PLANNING

Client
THE GOVERNORS OF ALL SAINTS CATHOLIC LANGUAGE COLLEGE, RAWTENSTALL

Contract
ALL SAINTS CATHOLIC LANGUAGE COLLEGE PROPOSED NEW SPORTS HALL

Drawing
PROPOSED GROUND FLOOR PLAN OF SPORTS HALL

Architect
B A T E
AND
TAYLOR
ARCHITECTS

Drawn
MARTIN O'BRIEN

Checked
MARTIN O'BRIEN

Scale
1:50 @ A0

Date
16/04/09

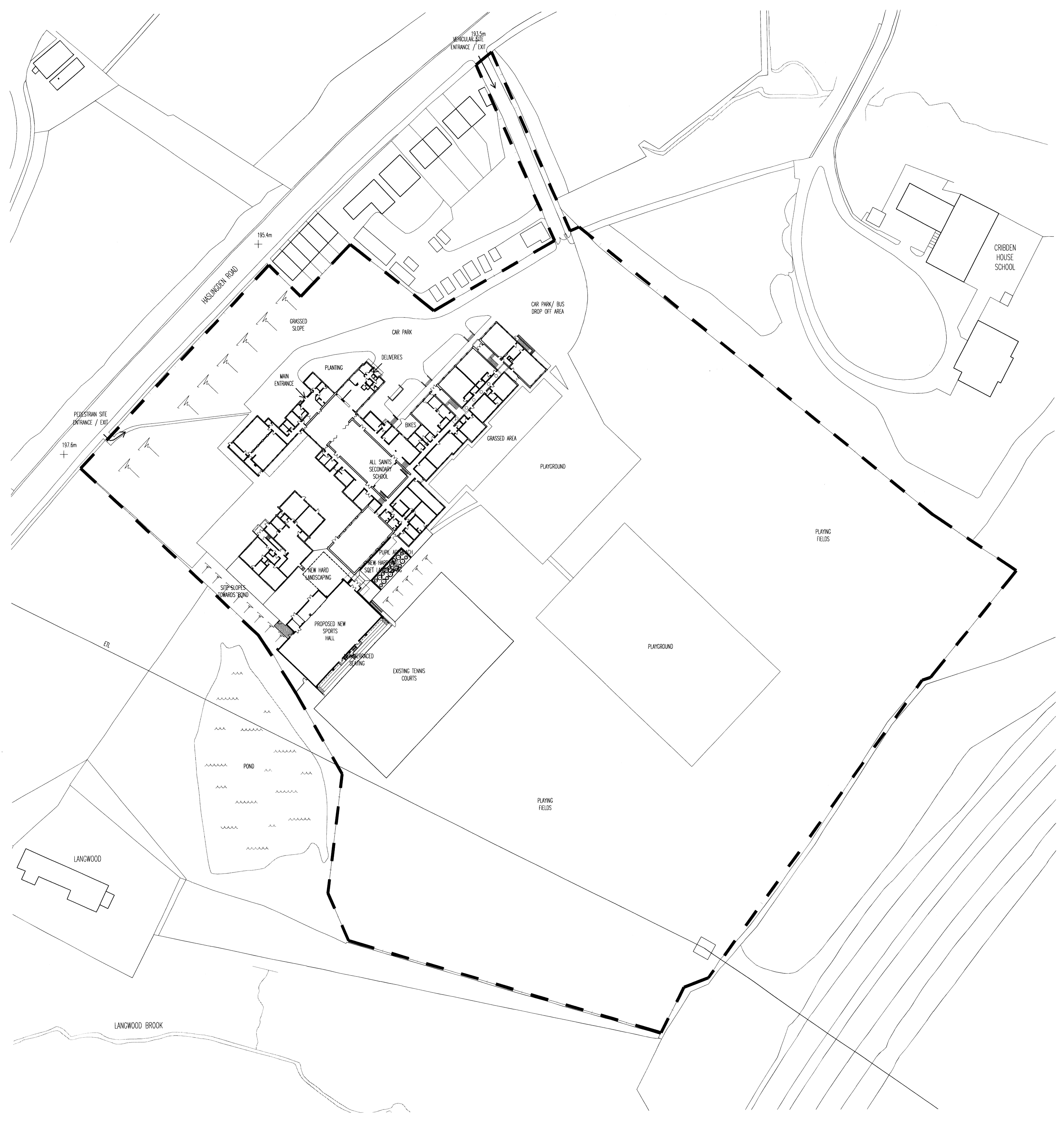
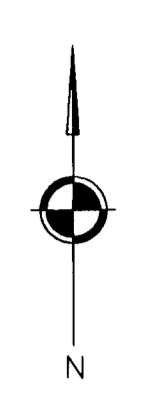
Project
RAWTENSTALL

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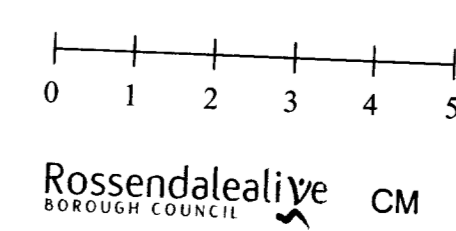
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01 Proposed Site Plan
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17th Nov 2009
2009/199



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Rev/Description	Date	By	CHK
A ADDITIONAL NOTATION, REVISED FOR PLANNING	16.04.09	MDM	MT

Status	Purpose for Issue
Planning <input checked="" type="checkbox"/> Tender <input type="checkbox"/>	PLANNING
Construction <input type="checkbox"/> As Built <input type="checkbox"/>	

Client
THE GOVERNORS OF ALL SAINTS CATHOLIC LANGUAGE COLLEGE, RAWTENSTALL

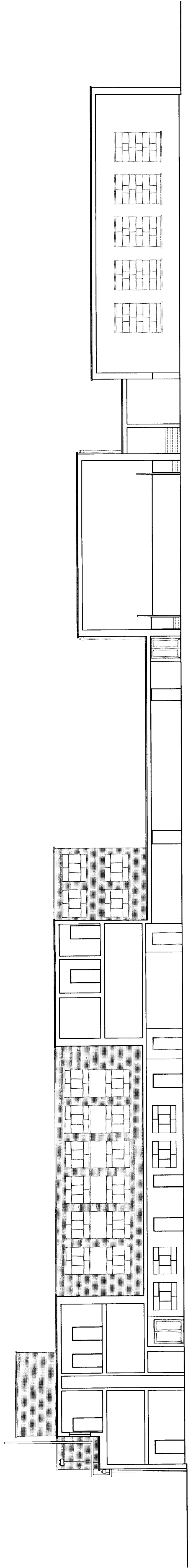
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ALL SAINTS CATHOLIC LANGUAGE COLLEGE PROPOSED NEW SPORTS HALL

Drawing
PROPOSED SITE PLAN

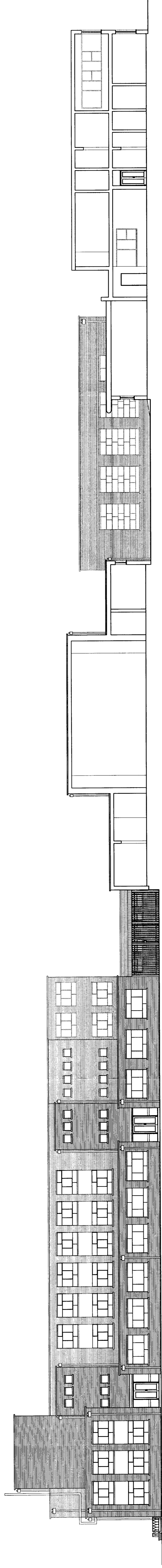
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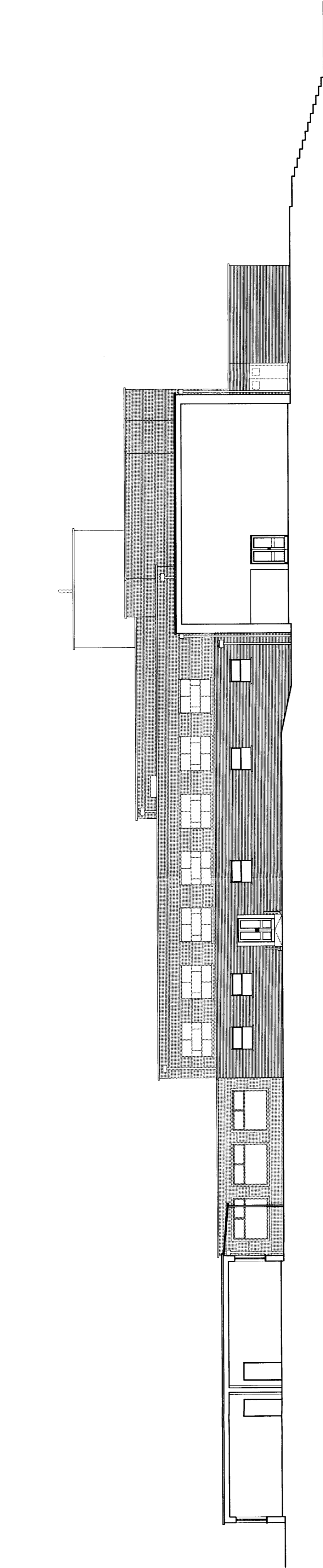
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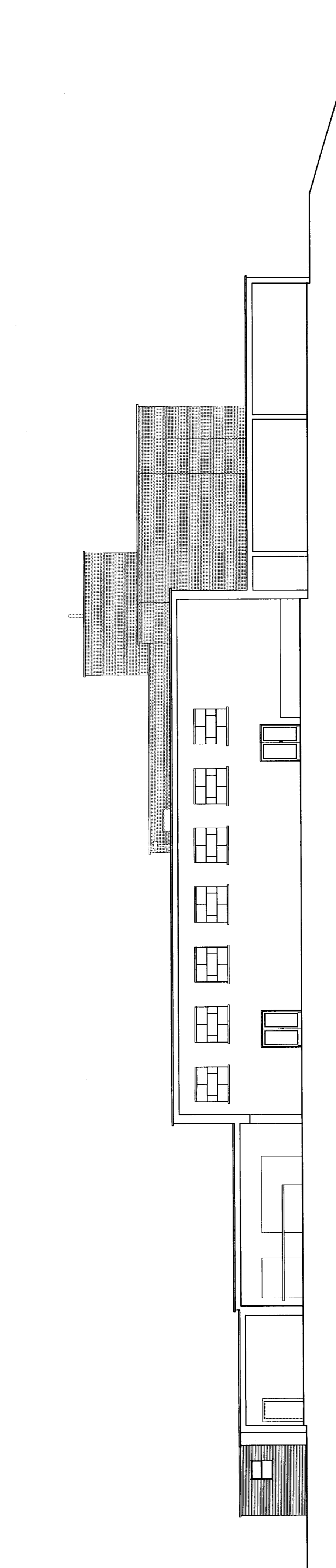
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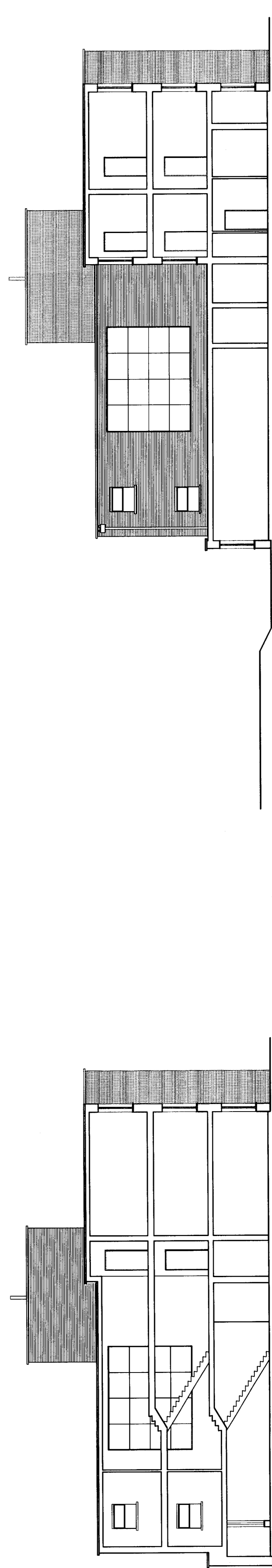
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03 Existing Section C-C
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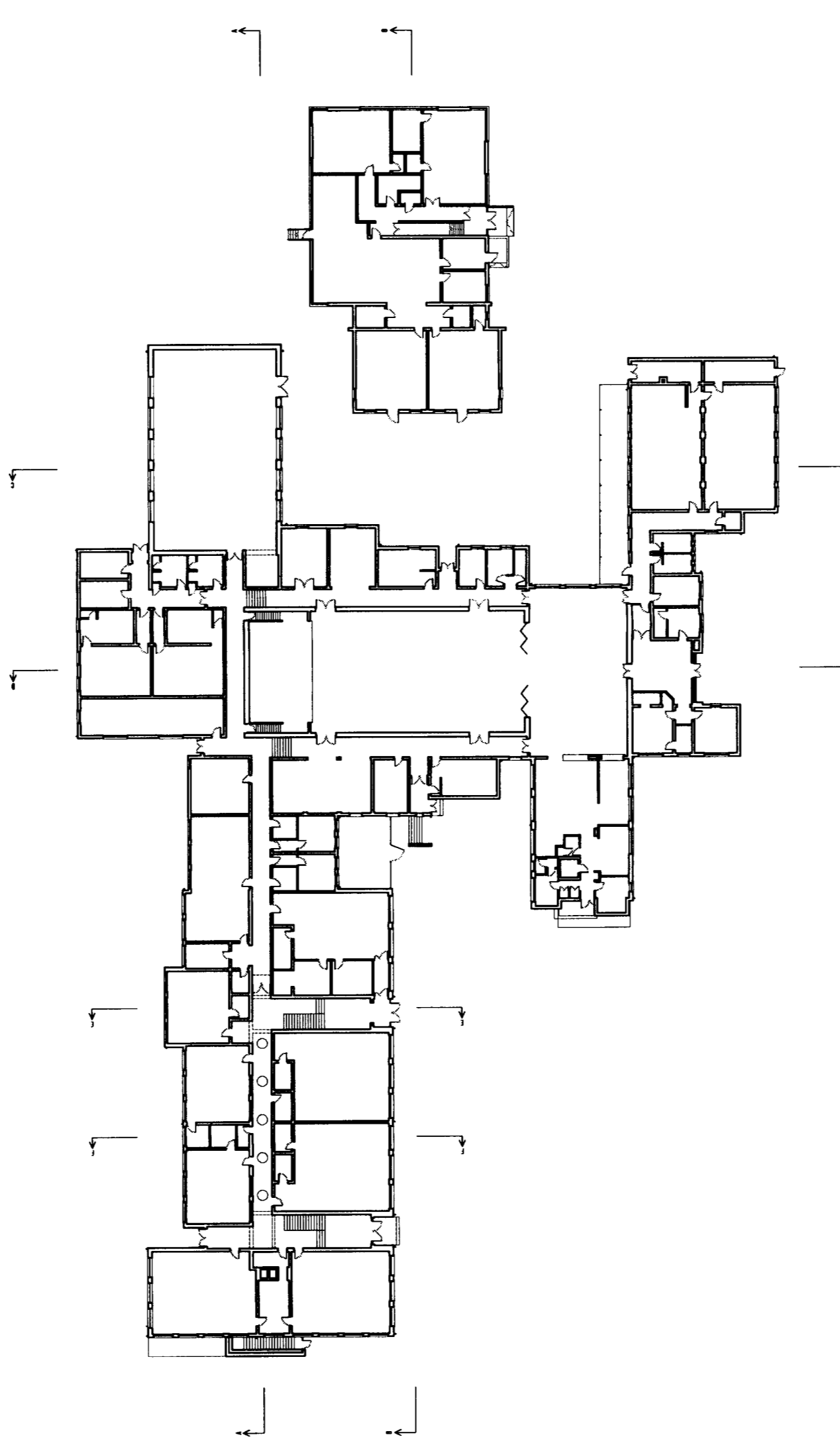


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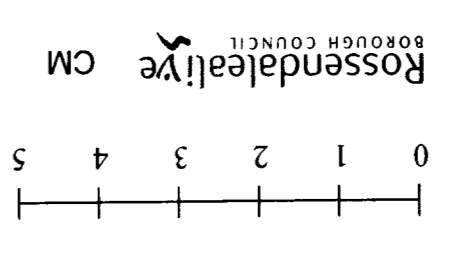


05 Existing Section E-E
Scale 1:150 @ A0

06 Existing Section F-F
Scale 1:150 @ A0



07 Location Plan
Scale 1:500 @ A0



2000/199

Author	DATE	BY	CHKD
A. SZAUS CHAIKED, REISED FOR PLANNING	18/04/08	MEM	MF
Rev. Description	Date	By	Chk
Status	Rev.	By	Chk
Planning	Factor	As Built	PLANNING
Construction	As Built	As Built	PLANNING

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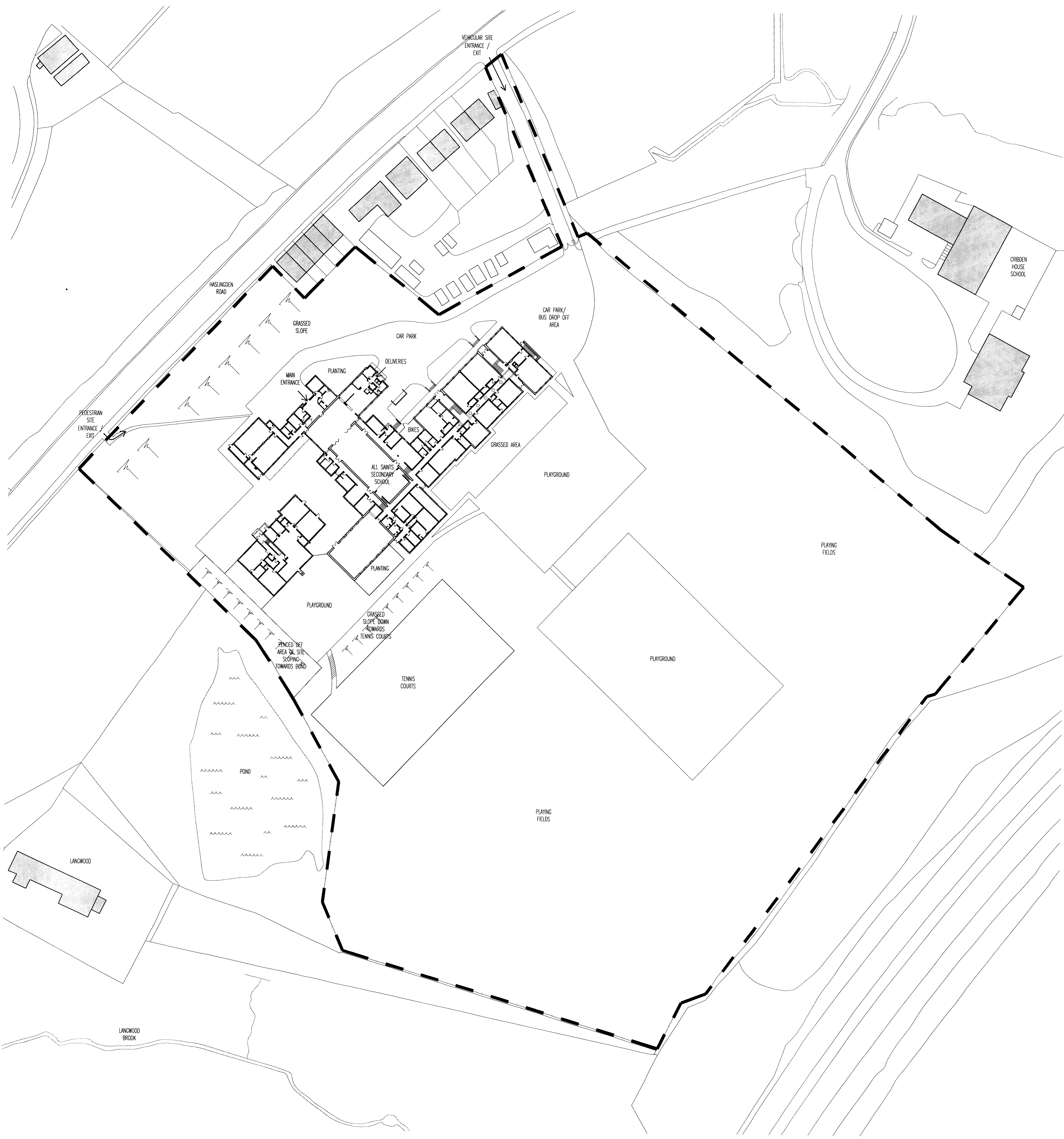
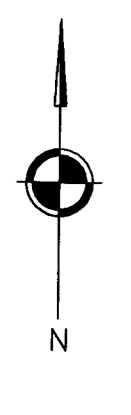
Client: THE GOVERNORS OF ALL SAINTS' CATHOLIC LANGUAGE COLLEGE, RAWTFENSTALL

Contract: ALL SAINTS' CATHOLIC LANGUAGE COLLEGE PROPOSED NEW SPORTS HALL

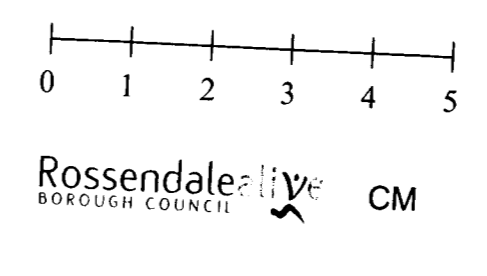
Drawing: EXISTING SECTIONAL ELEVATIONS AND SECTIONS

Revision: A
Date: MAR 08
Checked: MDM
Drawn: AB

B A T E
A N D
T A Y L O R
A R C H I T E C T S
Royal Exchange



01 Existing Site Plan
Scale 1:500 @ A0



16 JUN 2009
2009/199

A	ADDITIONAL NOTATION, REVISED FOR PLANNING	16.04.09	MDM	MF
Rev/Description	Date	By	Chk	

Status: Planning Tender
 Construction All Built **PLANNING**

Client: THE GOVERNORS OF ALL SAINTS CATHOLIC LANGUAGE COLLEGE, RAWTINSTALL
 Contract: ALL SAINTS CATHOLIC LANGUAGE COLLEGE PROPOSED NEW SPORTS HALL

Drawing: EXISTING SITE PLAN

B A T E Royal Exchange
 AND
TAYLOR
 ARCHITECTS

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