

<b>Application Number:</b>	2016/0076	<b>Application Type:</b>	Full
<b>Proposal:</b>	Proposed extension to form a resource room and lobby and new Key Stage 1 playground	<b>Location:</b>	St Peters Roman Catholic Primary School, St Peters Road, Newchurch, Rossendale, BB4 9EZ
<b>Report of:</b>	Planning Unit Manager	<b>Status:</b>	For publication
<b>Report to:</b>	Development Control Committee	<b>Date:</b>	7 <sup>th</sup> June 2016
<b>Applicant:</b>	Diocese of Salford, Cathedral Centre, 3 Ford Street, Salford, M3 6DP	<b>Determination Expiry Date:</b>	Time extension agreed until 17 June 2016
<b>Agent:</b>	N/A		

<b>Contact Officer:</b>	Amy Smith	<b>Telephone:</b>	
<b>Email:</b>	Amy.smith@urbanvision.org.uk		

<b>REASON FOR REPORTING</b>	
<b>Outside Officer Scheme of Delegation</b>	
<b>Member Call-In</b> Name of Member: Reason for Call-In:	
<b>3 or more objections received</b>	3 objections received and recommending approval
<b>Other (please state):</b>	

## HUMAN RIGHTS

The relevant provisions of the Human Rights Act 1998 and the European Convention on Human Rights have been taken into account in the preparation of this report, particularly the implications arising from the following rights:-

### Article 8

The right to respect for private and family life, home and correspondence.

### Article 1 of Protocol 1

The right of peaceful enjoyment of possessions and protection of property.

## 1. RECOMMENDATION

That the Committee approve planning permission for the reasons set out in Section 9 and subject to the conditions outlined in Section 10.

## 2. SITE

This application relates to an existing primary school located to the west of St Peters Road. The school occupies part-single and part-two storey buildings. The surrounding area is

primarily residential in nature with dwellings located to the south on Heightside Avenue and to the east on St Peters Road. The site sits at a higher level than the dwellings to the south. To the north is open land which is at a higher level than the school.

The site is identified as Greenland within the Urban Boundary, whilst the open land to the north side is designated as Countryside.

### **3. RELEVANT PLANNING HISTORY**

2015/0340 Erection of 1-storey classroom linked to west side of existing building  
Approved 16.10.15.

### **4. PROPOSAL**

It is proposed to erect a new class room with lobby, including steps, an access ramp and tarmac path leading down to the existing playground and a new key stage 1 playground to the north of the existing school building. The number of pupils at the school will not be increasing as a result of this development. The class room will accommodate a learning resource centre for existing pupils. It will be 7.64m in width by 7.35m in length and will match the height of the existing school building. The new playground will be constructed from tarmac.

### **5. POLICY CONTEXT**

#### **National**

##### National Planning Policy Framework (2012)

Section 7 Requiring good design

Section 8 Promoting healthy communities including support for new and improved schools;

##### Planning Practice Guidance

ID6 Design;

ID 8 Natural environment.

#### **Development Plan Policies**

##### Rossendale Core Strategy DPD (2011)

AVP 3 Strategy for Waterfoot, Cowpe, Lumb and Water

Policy 1 General Development Locations and Principles

Policy 17 Rossendale's Green Infrastructure

Policy 23 Promoting High Quality Design & Spaces

Policy 24 Planning Application Requirements

### **6. CONSULTATION RESPONSES**

LCC Highways – No objections. Recommended that there should be 1 off-street parking space per class room/activity space.

Lancashire Constabulary Designing Out Crime – No objection. Recommended an informative in relation to crime preventative design measures.

## 7. NOTIFICATION RESPONSES

To accord with the General Development Procedure Order a site notice has been displayed and 13 neighbour letters posted. Three letters of objection have been received. The following issues have been raised:

*Increase in traffic due to increase in pupil numbers/staff.*

The applicant has confirmed that there will be no increase in pupil numbers as a result of this application.

*Control of dust, noise and traffic as a result of the construction.*

A 'pre-construction information pack' has been produced by the school relating to the management of the site. This will be discussed in more detail later in the report.

## 8. ASSESSMENT

The main considerations of the application are:

1) Principle; 2) Design/Visual Amenity; 3) Access/Parking and 4) Neighbour Amenity

### **Principle**

The school is located within the urban boundary and the proposal seeks to improve the existing facilities.

National planning guidance presents a high level of in principle support for the provision of additional education facilities. NPPF paragraph 72 is the Government's most up to date planning policy guidance on the provision of schools and fully reflects the Government's commitment to the delivery of new schools. NPPF states, "*The Government attaches great importance to ensuring that a sufficient choice of school places is available to meet the needs of existing and new communities. Local planning authorities should take a proactive, positive and collaborative approach to meeting this requirement, and to development that will widen choice in education. They should:*

- *give great weight to the need to create, expand or alter schools; and*
- *work with schools promoters to identify and resolve key planning issues before applications are submitted.*"

Policy 17 of the Core Strategy seeks to protect Greenlands from development diminishing its openness and recreational value. The proposed building will occupy only a small part of the designated Greenland and would be viewed against the backdrop of the existing school building. Further, the playground is relatively small in comparison with the wider site. It is not considered that the proposal will diminish the openness and recreational value of the site to a significant extent. Accordingly, the proposed development is considered to be acceptable in principle.

## **Visual Amenity**

The proposed development will provide an additional room to be used as a learning resource centre for existing pupils and will represent an improvement in the use of that area of the school. The extension will be located adjacent to an existing classroom, enclosing a small yard area. The extension is modest in size and is considered to be of an acceptable design, replicating the existing school building. The proposed steps and ramp will be constructed from brickwork to match the existing with a powder coated steel hand rail. These materials are considered appropriate in this setting. A condition has been attached to ensure that the materials are of a sufficient quality not to compromise the appearance of the school as a whole.

The playground will be located to the north of the existing school building, away from residential properties neighbouring the school. The playground will be surfaced with tarmac, bound by 1.2m high metal fencing and connected to the existing drainage system. The design of the playground is considered appropriate in the context of the wider school setting.

## **Neighbouring Amenity**

The proposed extension will sit flush with the neighbouring class room, maintaining a separation distance of 25m between the proposed class room and the closest residential boundary. The extension will provide an additional room and it is not intended that the numbers of staff or pupils at the school will increase. Due to the position and size of the extension it is not considered that the development will impact on the amenity currently enjoyed by the occupiers of surrounding residential dwellings.

A 'pre-construction information pack' has been prepared which confirms that the contractor must implement a suitable traffic management system around the site and the access/egress points must remain clear of materials at all times. It is intended, subject to approval, to construct the extension during the school summer holidays when there will be a lower level of vehicle movements at the school. The small scale of the extension means that the development phase will be short-lived and temporary and so it is not considered that there will be any significant impact on neighbouring amenity as a result of the construction of the extension.

## **Access/Parking**

The level of on-site parking will not be affected by the proposal and it is not expected that there will be an increase in trips to the school as the pupil numbers will remain the same.

LCC Highways require one off-street parking space per class room/activity space. A plan has been provided showing that there are 8 off-street parking spaces available and 7 class rooms and activity spaces. For this reason, it is not considered that there will be any additional impact on access or parking availability as a result of this proposal.

## 9. **SUMMARY REASON FOR APPROVAL**

Notwithstanding the designation of the land as Greenlands, the proposed development comprises the extension of a school within the Urban Boundary, which is acceptable in principle. The proposal is acceptable with regards to visual amenity subject to a condition controlling materials and it would not unduly affect neighbour amenity or highway safety. It is considered that the proposed development accords with Policies AVP 3 / 1 / 17 / 23 / 24 of the Council's Core Strategy and the National Planning Policy Framework.

## 10. **RECOMMENDATION**

That the application be approved.

### **CONDITIONS**

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To ensure that the Local Planning Authority retains the right to review unimplemented permissions and to comply with Section 91 (as amended) of the Town & Country Planning Act 1990.

2. The development shall be carried out in accordance with the following unless otherwise required by the conditions below:

Location Plan, drawing number 8346 L07 Rev A.

Proposed Plan and Elevation, drawing number 8346 P01 Rev B.

Proposed Site Parking, drawing number 8346 L(90) 02.

Reason: To ensure the development complies with the approved plans and avoids undue harm to visual or neighbour amenity, in accordance with Policy 24 of the Adopted Core Strategy (2011).

3. The facing materials to be used for the walls, roof, windows and doors of the development shall be the same type, colour and texture as those of the existing building, unless otherwise agreed in writing by the Local Planning Authority.

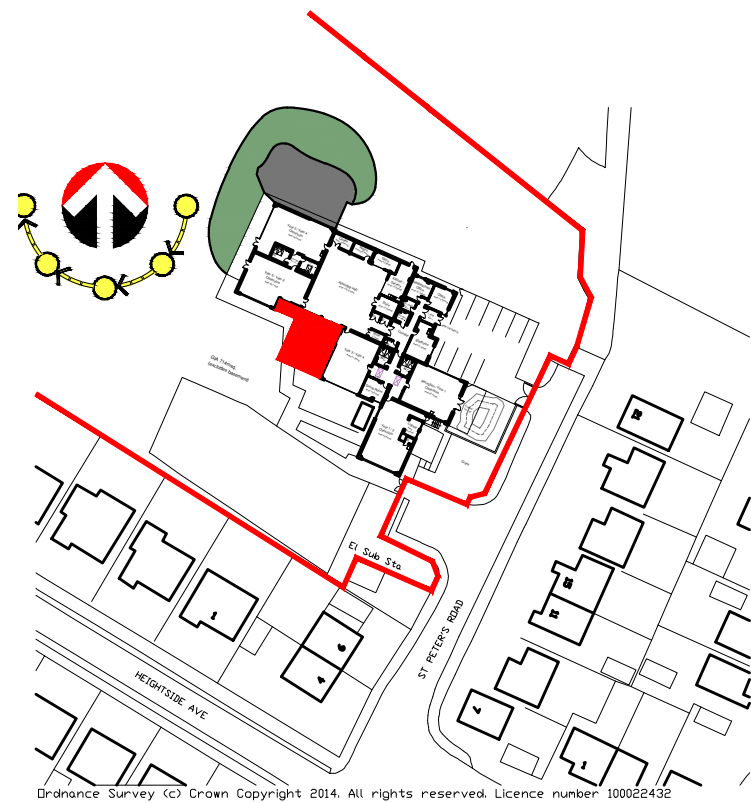
Reason: In the interests of visual amenity and to comply with Policy 23 of the Adopted Core Strategy (2011).

4. Prior to commencement of development, the 'pre-construction information pack' shall be submitted and approved in writing by the Local Planning Authority. The pack shall include how the construction will be managed in terms of site access and egress and parking of construction vehicles and proposed construction hours and shall be adhered to throughout the construction phase.

Reason: To ensure the development complies with the approved plans and avoids undue harm to visual or neighbour amenity, in accordance with Policy 24 of the Adopted Core Strategy (2011).



### **INFORMATIVES**

1. Standard approval informative.
2. Coal Low Risk
3. The applicant's attention is drawn to the information contained in the response from Lancashire Constabulary's Designing Out Crime officer, dated 22<sup>nd</sup> March 2016.



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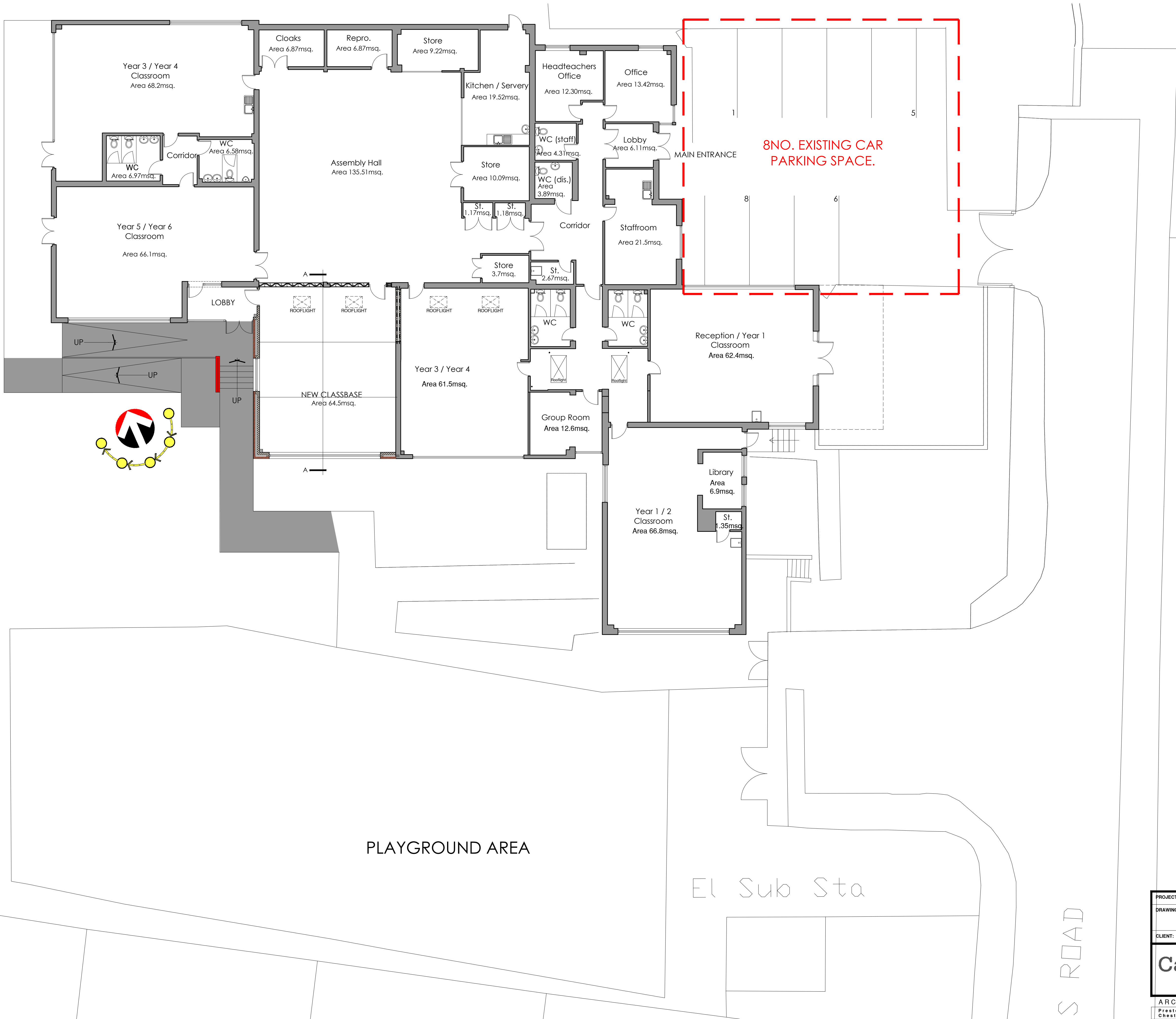
PROJECT:	ST. PETERS RC PRIMARY SCHOOL, ST. PETERS ROAD, ROSSENDALE	DRAWING NUMBER:	8346
DRAWING TITLE:	<b>LOCATION PLAN</b>	REVISION:	A
CLIENT:	GOVERNORS OF THE SCHOOL	DRAWN BY:	BL
 		SCALE @ A1:	1:1250
		DATE:	FEB '16

ARCHITECTURE    BUILDING SURVEYING    TOWN PLANNING

Preston Office: 7 East Cliff, Preston, Lancashire, PR1 3JE    T: 01772 258356  
 Chester Office: Cassidy House, Station Road, Chester, CH1 3DW    T: 01244 402900

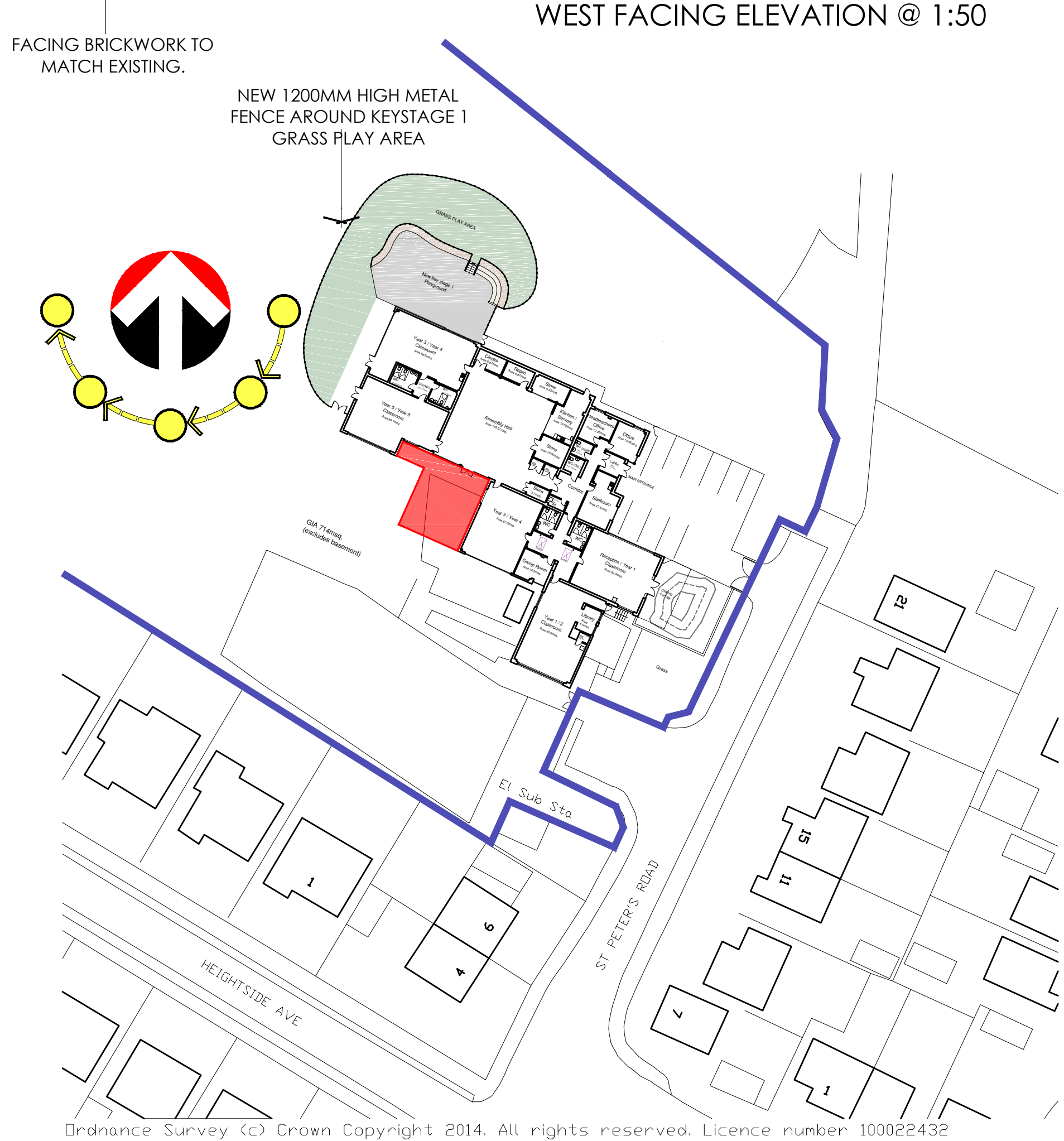
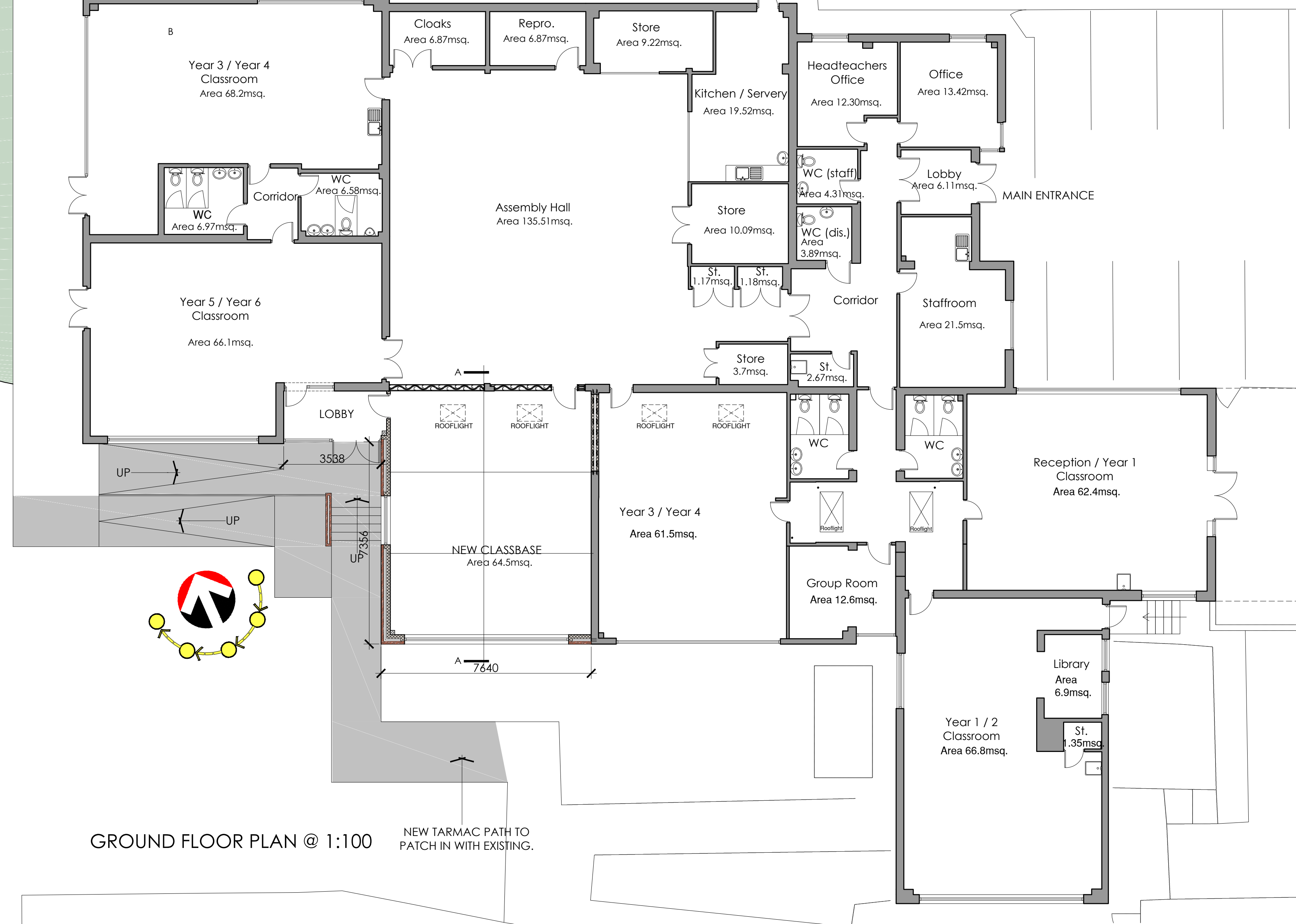
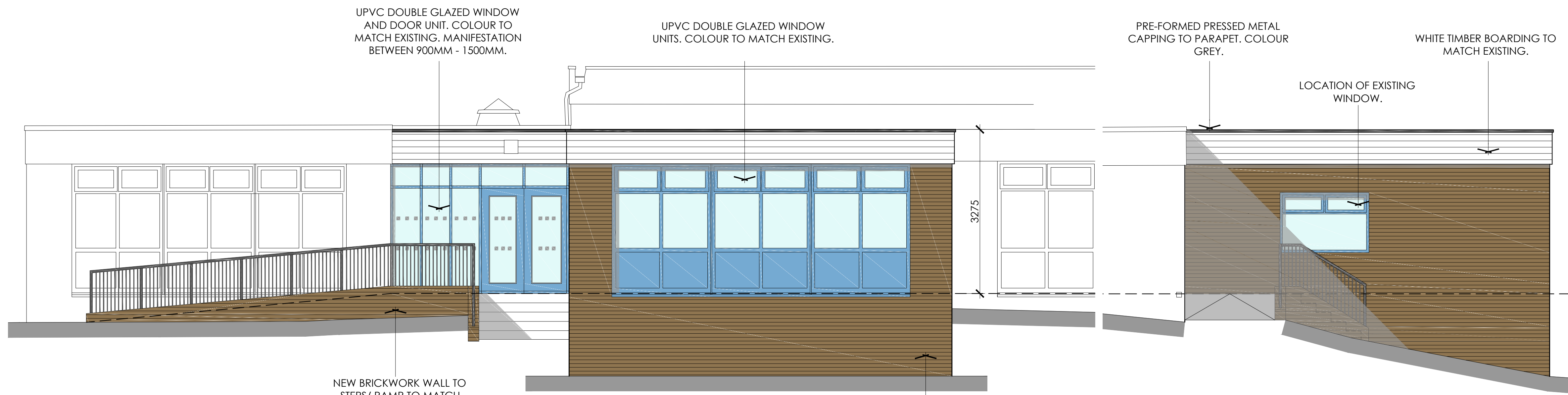
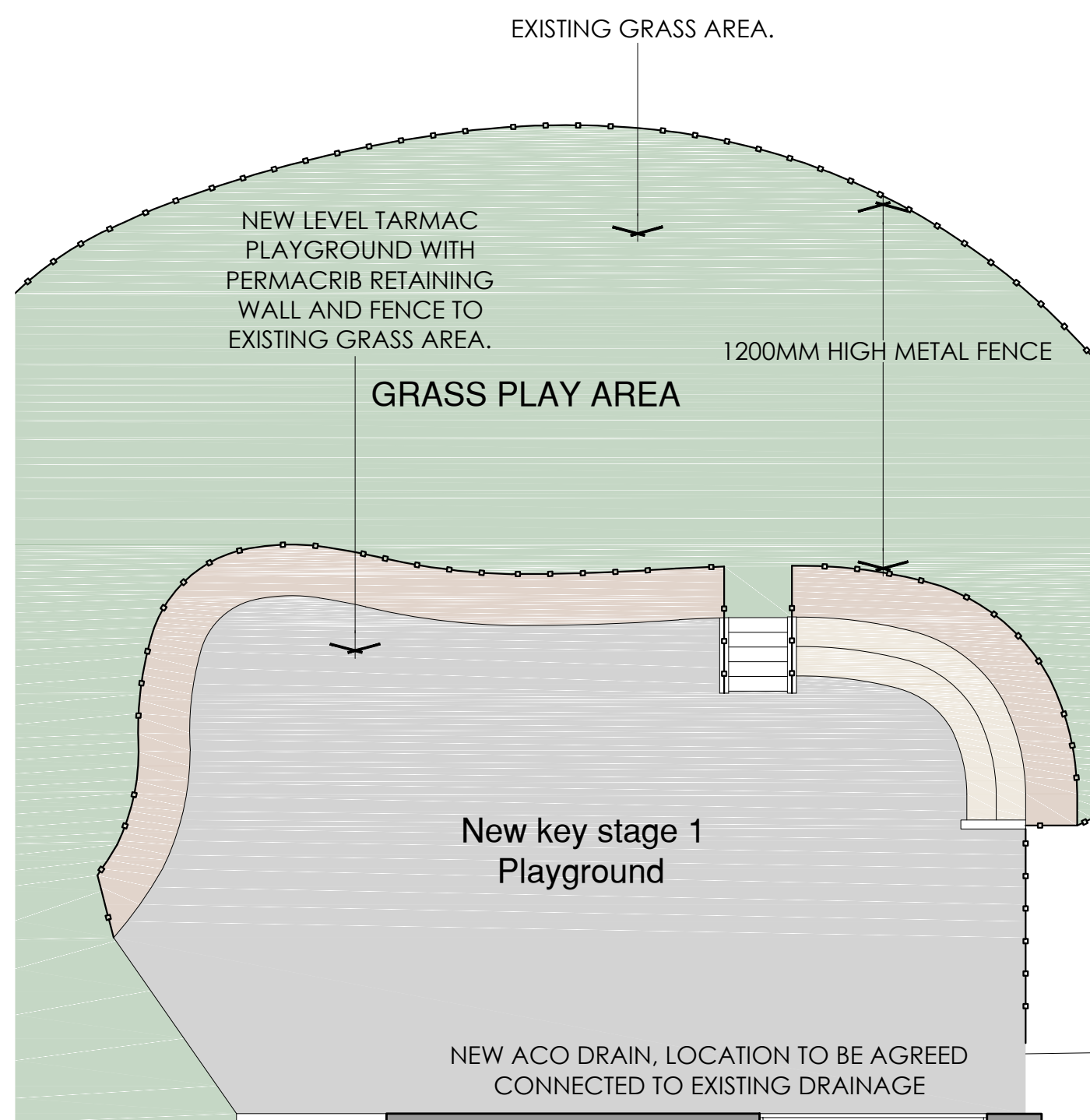
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PROJECT:	ST. PETERS RC PRIMARY SCHOOL, ST. PETERS ROAD, ROSSENDALE	DRAWING NUMBER:	8346
DRAWING TITLE:	PROPOSED <b>SITE PARKING</b>		<b>L(90) 02</b>
CLIENT:	GOVERNORS OF THE SCHOOL	REVISION:	
<b>Cassidy+Ashton</b> www.cassidyashton.co.uk		DRAWN BY:	BL
		SCALE @ A1:	1:100
		DATE:	MARCH '16
ARCHITECTURE    BUILDING SURVEYING    TOWN PLANNING			
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SITE PLAN @ 1:500

GROUND FLOOR PLAN @ 1:100

PROJECT:	ST. PETERS RC PRIMARY SCHOOL, ST. PETERS ROAD, ROSSENDALE	DRAWING NUMBER:	8346
DRAWING TITLE:	PROPOSED <b>PLAN AND ELEVATIONS</b>	REVISION:	<b>P01</b>
CLIENT:	GOVERNORS OF THE SCHOOL	DRAWN BY:	BL
 www.cassidyashton.co.uk		SCALE:	AS SHOWN
		DATE:	FEB '16
ARCHITECTURE BUILDING SURVEYING TOWN PLANNING Preston Office: 7 East Cliff, Preston, Lancashire, PR1 3JE T: 01772 258356 Chester Office: Cassidy House, Station Road, Chester, CH1 3DW T: 01244 402900 <small>This drawing is subject to copyright and is not to be reproduced in part or whole without approval. Do not scale this drawing - Check all dimensions on site.</small>			