

Fylde Borough: Application number LCC/2017/0004
Erection of single storey detached timber classroom pod and associated access path. Heyhouses Endowed C of E Junior Primary School, Clarendon Road North, St. Annes.

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Executive Summary

Application - Erection of single storey detached timber classroom pod and associated access path. Heyhouses Endowed C of E Junior Primary School, Clarendon Road North, St. Annes.

Recommendation – Summary

That planning permission be **granted** subject to conditions controlling time limits, working programme, finish of building materials, and lighting.

Applicant's Proposal

Planning permission is sought for the erection of a detached timber classroom pod and associated access path at Heyhouses Endowed C of E Junior Primary School, St. Annes.

The building would measure 11m x 9.6m x 3.5m high. The building would be clad in Siberian Larch, with a trim to be coloured blue (RAL 5010) and a rubber membrane roof. The pod would have bi-folding access doors and two windows in the front (west) elevation, three windows in the north elevation and one window in the south elevation. All doors and windows would be aluminium framed and coloured anthracite grey (RAL 7016).

The associated access path would be 1.8m wide x 26m long.

Description and Location of Site

Heyhouses Endowed C of E Junior Primary School fronts the west side of Clarendon Road North, from where the school is accessed, in a residential area approximately 600m north-east of St. Annes Town Centre. The school is bound to the north by the rear of houses on Clarendon Road North, and to the south and west by single width roads to service the rear of houses on St. Annes Road East and Headroom Gate, respectively. The rear service road to the south separates the school from the St. Annes Road East Conservation Area. The building would be approximately 30 metres from the rear elevation of the nearest house on St Annes Road East and 25 metres from the side elevation of the nearest property on Ramsgate Road.

The existing single storey school buildings, the detached Heyhouses Nursery School and the associated playgrounds for these are set back from Clarendon Road North and are located on the south side of the site. The school car park is located directly in front of the school. The school playing field is on the north side of the site, and a grassed area is between the school pedestrian access gates and the nursery.

The proposed building would be sited within the grassed area between the school pedestrian access gates and the nursery.

Background

The proposal is at an existing primary school.

Planning permission for the construction of a new primary school and associated facilities was granted in June 2013 (ref. 05/13/0122).

A non material amendment for the relocation of the bin store and amendments to the hard play areas was approved in August 2013 (ref. 05/13/0122NM1).

Planning permission for the construction of a single storey nursery school building, canopy and associated external play area was granted in November 2013 (ref. 05/13/0637).

Planning permission for the erection of 2.4 metre boundary fencing was granted in August 2014 (ref. LCC/2014/0115).

Planning Policy

National Planning Policy Framework (NPPF)

Paragraphs 11 – 14, 17, 56 - 66, 69 – 70 and 125 are relevant with regard to the requirement for sustainable development, core planning principles, the requirement for good design, promoting healthy communities, and light pollution.

National Planning Practice Guidance

Fylde Borough Local Plan As Altered

Policy SP1 Development within Settlements
Policy EP3 Conservation Areas

Policy EP28 Light Pollution
Policy CF1 Provision of Community Facilities
Policy CF6 Community Use of School Facilities

Submission Version of the Fylde Local Plan to 2032

Policy GD1 Settlement Boundaries
Policy GD7 Achieving Good Design in Development
Policy HW2 Community Facilities
Policy ENV5 Historic Environment

Consultations

Fylde Borough Council – Object as the isolated location of the classroom pod away from the main school would result in a detached visually prominent structure within the wider street scene of Clarendon Road to the detriment of the street scene character and appearance, and contrary to criterion 3 of policy CF1 of the Fylde Borough Local Plan and GD7 of the Submission Version of the Fylde Local Plan 2032.

St Annes on the Sea Parish Council – No objection.

LCC Highways Development Control - No observations received.

Representations – The application has been advertised by site notice and neighbouring residents have been notified by letter. Three representations have been received objecting for the following reasons:

- There are concerns that the construction of the classroom may involve pile driving that would create vibration and may damage property.
- The use of the classroom may increase traffic and parking on roads around the school to the detriment of local residents. It is requested if it would be possible to have more double yellow lines marked all along roads near to the school.

Advice

The proposal is to erect a detached timber classroom pod and associated access path to be used as an outdoor classroom for use during normal school hours by pupils and to accommodate the after-school club. The building would also provide toilet facilities for any school sports club operating from the school playing field up to 6pm on weekdays and weekends and during school holidays.

The main issues associated with the application are the need for the development, the visual impact and the impact upon residential amenity.

Section 38 (6) of the Planning and Compulsory Purchase Act 2004 requires planning applications to be determined in accordance with the Development Plan, unless material considerations indicate otherwise. In considering the issues that arise from the proposed development it is not only necessary to take into consideration the relevant policies of the Development Plan but also the planning history of the site and all other material planning considerations. Government policy is a material consideration that should be given appropriate weight in the decision making

process. The Development Plan for the site is made up of the Fylde Borough Local Plan As Altered, and emerging planning policy in the form of the Submission Version of the Fylde Local Plan to 2032.

The proposed pod would be sited within the grassed area between the school pedestrian access gates and the nursery that is used by the school for outdoor teaching. Pedestrian access would be from the existing internal footpath that runs between the school pedestrian access gates and the nursery and main school building. The location is not the subject of any site specific policy.

Fylde Borough Council have objected as the isolated location of the classroom pod away from the main school would result in a detached visually prominent structure within the wider street scene of Clarendon Road to the detriment of the street scene character and appearance. The location within the grassed area has been chosen as there are no other spaces available without detrimentally affecting the existing layout of the primary school, the nursery, the playgrounds and playing fields, and so that the building would not be too close to the nursery. The orientation of the classroom would ensure that it faces directly into the school grounds and not at any neighbouring properties.

While the building would be located forward of and separated from the various buildings on the school site, it is considered that the pod would not be overly large in size and in an acceptable position given its location very close to the southern boundary of the school. When viewed from Clarendon Road, the building would be seen against much larger buildings at Heyhouses Nursery School and the rear of 2 and 3 storey houses on St. Annes Road East. The curved design of the pod and the use of external wooden cladding would also help to soften its appearance. It would also not affect the setting of St. Annes Road East Conservation Area to the south. The visual appearance of the building is therefore considered to be acceptable.

The classroom would primarily be used in association with the school but it is also proposed that there would be occasional evening use for non-profitable charitable events such as that run by church groups or parent groups which will not go beyond 22:00 hours. Any users of the classroom outside of normal school hours will be able to park their vehicle on the existing school staff car park, and as such, it should not increase traffic and parking on roads around the school. The development therefore accords with the requirements of the NPPF, Policies SP1, EP3, EP28, CF1 and CF6 of the Fylde Borough Local Plan As Altered, and Policies GD1, GD7, HW2 and ENV5 of the Submission Version of the Fylde Local Plan to 2032.

In response to the objections that have been received, no pile driving would be involved in the construction of the classroom and hence vibration and damage to property would not be an issue. In relation to parking restrictions, the development would not increase pupil numbers and therefore would not increase parking demands on local roads during normal school hours. Any useage during weekends and evenings would be infrequent and would not attract particularly large levels of traffic and therefore there is no justification for seeking additional parking controls as part of this development.

In view of the nature, location and purpose of the proposal it is considered that no Convention Rights as set out in the Human Rights Act would be affected.

Recommendation

That planning permission be **Granted** subject to the following conditions:

Time Limits

1. The development shall commence not later than 3 years from the date of this permission.

Reason: Imposed pursuant to Section 91 (1)(a) of the Town and Country Planning Act 1990.

Working Programme

2. The development shall be carried out, except where modified by the conditions to this permission, in accordance with the following documents:

a) The Planning Application form validated by the County Planning Authority on 10 January 2017, and the emails received by the County Planning Authority on 23 January 2017, 07 February 2017 and 10 February 2017.

b) Submitted Plans and documents validated by the County Planning Authority on 23 January 2017:

Design and Access Statement
Drawing No. AL-20-001 Rev. P5 - Location Plan
Drawing No. AL-20-002 Rev. P5 - Proposed Plan, Site Plan, Existing Site Plan and Elevations
EPDM roof material information
Rock panel cladding information
Timber cladding information
Window and door frame colour information

Reason: For the avoidance of doubt, to enable the County Planning Authority to adequately control the development and to minimise the impact of the development on the amenities of the local area, and to conform with Policies SP1, EP3, EP28, CF1 and CF6 of the Fylde Borough Local Plan As Altered, and Policies GD1, GD7, HW2 and ENV5 of the Submission Version of the Fylde Local Plan to 2032.

Building Materials

3. The building materials to be used for the external elevations and roof of the building shall conform to the details shown on drawing AL-20-002 Rev P5.

Reason: To protect the visual amenities of the area and to conform with Policies CF1 and CF6 of the Fylde Borough Local Plan As Altered, and Policies GD7 and HW2 of the Submission Version of the Fylde Local Plan to 2032.

Floodlighting

4. No external lighting shall be erected on the new building.

Reason: To safeguard the amenity of local residents and adjacent properties/landowners and land users and to reduce light pollution and to conform with Policies EP28, CF1 and CF6 of the Fylde Borough Local Plan As Altered, and Policies GD7 and HW2 of the Submission Version of the Fylde Local Plan to 2032.

Local Government (Access to Information) Act 1985
List of Background Papers

Paper	Date	Contact /Ext
LCC/2017/0004	10/01/201	Rob Jones/34128

Reason for Inclusion in Part II, if appropriate

N/A