

Development Control Committee
Meeting to be held on 24th January 2018

Electoral Division affected: Chorley Central

Chorley Borough: Application Number. LCC/2017/0094
Extension to the car park.
Astley Park School, Harrington Road, Chorley.

Contact for further information:
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Executive Summary

Application - Extension to the car park. Astley Park School, Harrington Road, Chorley.

Recommendation - Summary

That planning permission be **granted** subject to conditions controlling time limits, working programme, hours of use, landscaping scheme, highway matters and drainage.

Applicant's Proposal

Planning permission is sought for a new car parking area at Astley Park School, Harrington Road, Chorley. The proposed car park area would provide 28 spaces on part of the school playing field to the south east of the main school building providing a total number of 56 parking bays for the school. The proposed car park would measure approximately 55m x 20m covering a total area of 615m². The applicant has confirmed the car park would be surfaced using permeable sustainable drainage materials.

Description and Location of Site

The site is located at Astley Park School which is situated off Harrington Road approximately 1km north west of Chorley town centre. The proposed car park area would be located on the south eastern side of the school site on part of the school playing field. Residential properties are located to the east on Harrington Road and to the south on Queens Road. The nearest residential properties would be located approximately 20m away on Harrington Road.

Background

The site is an established educational facility.

Planning permission was granted in May 2009 for the provision of a concrete storage unit next to existing fenced play area. (09/09/0195)

Planning permission was granted in August 2008 for the siting of a porta cabin to be used for IT and library and erection of a canopy. (09/08/0754)

Planning Policy

National Planning Policy Framework (NPPF)

Paragraphs 11-14, 56-64 and 74 are relevant with regards to the requirements for sustainable development, core planning principles, good design and the protection of existing open space and sports provision.

Chorley Borough Local Plan

Policy V1 - Model Policy

Policy BNE9 - Biodiversity and Nature Conservation

Policy HW2 - Protection of Existing Open Space, Sport and Recreational Facilities

Policy ST4 - Parking Standards

Central Lancashire Core Strategy

Policy 3 - Travel

Policy 14 - Education

Policy 29 - Water Management

Consultations

Chorley Borough Council - No objection.

LCC Highways Development Control - No objection but recommend conditions requiring the layout of the proposed car park area to be revised so vehicles can enter and leave the area in forward gear and that the car park area is marked out in accordance with an approved plan prior to the car park being brought into use.

LCC Lead Local Flood Authority - No observations received.

Sport England - No objection.

Coal Authority - No objection.

Representations - The application has been advertised by site notice and neighbouring residents informed by individual letter. Three letters together with a petition containing 27 signatures have been received objecting to the application due to concerns that the proposed development would have a detrimental effect on

highway safety and parking in the area, impact on the character of the area and result in overall disruption to residential amenity due to noise, loss of view and impacts from car headlights.

One letter of support has also been received by a local resident supporting the proposed development. The resident states that he is frequently unable to park near his property due to on - street parking by school staff.

Advice

Planning permission is sought for the construction of a car park to provide 28 parking bays at Astley Park School to be used for staff and visitors to the school. The proposed car park would be located on an unused section of the school playing field and would aim to alleviate parking and traffic congestion around the school site. The main issues to consider are the principle of the development, the loss of open / playing field space and the impact upon residential and visual amenity.

The need for the extra parking spaces is derived from rising pupil numbers and staff at the school. The school caters for children with learning, behavioural, social and emotional difficulties which results in higher parking demands than other schools due to the additional staffing required to support these children. Also due to the specialist nature of the school, pupils come from a wide catchment area and therefore there is particularly high demand for parking, particularly during peak drop off and pick up times.

Currently there are 75 staff who are based at the school with only 28 demarcated parking spaces. Due to the demand for further parking spaces and to reduce issues of parking of adjacent public roads, the school has been allowing the temporary parking of vehicles on unallocated areas within the school grounds including on part of the application site. The application proposes to formalise the use of the area as a properly constructed car parking area.

Policy HW2 of the Chorley Local Plan designates the site as an Open Space area for sports and recreational facilities as identified on the proposals map that accompanies the Local Plan. The policy states *'Land and buildings currently or last used as, or ancillary to, open space or sports and recreational facilities will be protected unless:*

- *It can be demonstrated that the loss of the site would not lead to a deficit of provision in the local area in terms of quantity and accessibility.*
- *It can be demonstrated that retention of the site is not required to satisfy a recreational need in the local area.*

Also Paragraph 74 of the NPPF states *'Existing open space, sports and recreational buildings and land, including playing fields, should not be built on unless:*

- *An assessment has been undertaken which has clearly shown the Open Space, buildings or land to be surplus to requirements; or*

- *The loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a sustainable location; or*
- *The development is for alternative sports and recreation provision, the needs for which clearly outweigh the loss.'*

It is acknowledged that the proposed car park area would result in the loss of part of the existing open space. However, the car park would be at ground level and would occupy a relatively small part of the overall playing field area. The application site is also not used for sports provision due to being located in the corner of the school playing field and having issues with drainage. The car park surface would be constructed from a grasscrete material which would minimise visual impacts. Whilst there would be some impact on the existing open character, these impacts have to be balanced against the benefits of the proposal in terms of alleviating existing congestion and parking on adjacent public roads. Chorley Borough Council have raised no objection to the development and are therefore satisfied that the development is in conformity with the Local Plan. On balance it is therefore considered that the proposed development is acceptable in terms of Policy HW2.

Sport England have raised no objection to the proposal. The applicant has provided a plan outlining details and locations where sports and recreational facilities are played on the rest of the school playing field and the car park would not result in a reduction of playing pitch or loss of any other sporting facility. It is therefore considered that the development complies with Paragraph 74 of the NPPF.

Chorley Borough Council's Parking Standards state that schools are allowed a maximum of 2 car parking spaces per classroom. The supporting information provided by the applicant outlines that there are 27 classrooms at the school, therefore the maximum number of car parking spaces allowed at the school would be 54 compared to the 56 parking bays that would be provided should the application be approved. However it is acknowledged that due to the specialist nature of the school, Astley Park School would have higher parking demands than other types of schools due to the additional staffing required to help support these children.

LCC Highways have raised no objection to the proposal and are of the opinion that the proposed development would not have a significant impact on highway safety, capacity or amenity in the immediate vicinity of the site. The applicant has confirmed that the proposed car park would incorporate a permeable sustainable drainage surface. Due to the surfacing materials proposed and the site not being located in a flood zone area, it is expected that there would be no adverse flooding impacts from the construction of the parking area.

Concerns have been raised by local residents about the proposed car park in terms of impact on residential amenity. Further concerns are also raised that the proposed development would have highway safety implications and would have negative impacts on the character of the area. The applicant has confirmed other locations within the school grounds that have been investigated for the car park but this

location was chosen over other sites on the playing field due to health and safety reasons and lack of impact on existing play space and curriculum delivery.

The concerns of residents are acknowledged. However there is already a substantial belt of trees on the majority of the boundary between the houses and the school and there is opportunity to improve this through further landscaping which would minimise visual impacts. Given the nature and scale of the development, it is considered that the impacts on residential amenity would be acceptable. Conditions can be imposed to control the hours the car park would be used, further landscaping and prohibiting the erection of external lighting.

In conclusion, it is considered that there is a need for further parking provision at the school and that such parking would have benefits in terms of easing on-street parking on Harrington Road thereby addressing existing highway safety and amenity issues. These benefits need to be balanced against the impacts on a small area of open space. On balance, it is considered that the development can be supported and that any remaining impacts can be adequately addressed through conditions.

In view of the scale, nature and location of the development it is considered that no Convention Rights set out in the Human Rights Act 1998 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 received by the County Planning Authority on 13th December 2017.

- b) Submitted Plans and documents:

Drawing No - B01 / General Site Layout and Location Plan for
Proposed Car Park Extension
Drawing No - B02 / Existing & Proposed Parking Lay
Drawing No - B03 / General Site Layout & Proposed Extension to Car
Park with Sports and Outdoor Activities

c) All schemes and programmes approved under the conditions to this permission.

Reason: To minimise the impact of the development on the amenities of the area and to conform with Policy HW2 of the Chorley Borough Local Plan.

Hours of Working

3. No construction development, delivery or removal of materials shall take place outside the hours of:

08:00 - 18:00 Monday to Friday (except Public Holidays),
08:00 - 13:00 Saturdays

No construction development, delivery or removal of materials shall take place at any time on Sundays or Public Holidays.

Reason: To safeguard the amenity of local residents and adjacent properties/landowners and to conform with Policy V1 of the Chorley Borough Local Plan.

4. The car park shall only be available for use between the hours of:

0800 to 1800 hours, Mondays to Fridays except Public Holidays

The car park shall not be used on Saturdays, Sundays or Public Holidays.

Reason: To safeguard the amenity of local residents and adjacent properties/landowners and land users, and to conform with Policy V1 of the Chorley Borough Local Plan.

Landscaping

5. No development shall take place until a scheme and programme for the landscaping of the car park has been submitted to and approved in writing by the County Planning Authority. The scheme and programme shall include details for the planting of trees, shrubs and/or hedging, numbers, types and sizes of species to be planted, location and layout of planting areas, protection measures and methods of planting.

The approved landscaping works shall be undertaken in the first planting season following the completion of the development and shall thereafter be maintained for a period of five years including weed control, replacement of dead and dying trees and maintenance of protection measures.

Reason: In the interests of visual and local amenity and the local environment and to conform with Policy BNE9 of the Chorley Borough Local Plan.

6. All trees and hedgerows on the boundaries of the site shall be maintained throughout the duration of the development.

Reason: In the interests of the visual amenities of the area and the amenities of local residents and to conform with Policy BNE9 of the Chorley Borough Local Plan.

7. No external flood lighting shall be erected within or on the boundaries of the site.

Reason: To avoid light pollution from artificial light and to conform with Paragraph 125 of the National Planning Policy Framework.

Highway Matters

8. No development shall commence until a plan showing the layout of parking spaces has been submitted to and approved in writing by the County Planning Authority. The plan shall demonstrate how all vehicles can enter and leave the car park in a forward gear.

Thereafter, the car park shall be constructed in accordance with the approved drawing and the parking spaces shall be marked out on the surface of the car park in the positions shown on the approved drawing prior to the car park being brought into use.

Reason: In the interests of highway safety and to conform with Policy 3 of the Central Lancashire Core Strategy.

Drainage

9. No development shall commence until details of the permeable materials to be used for the surfacing of the car park have been submitted to and approved in writing by the County Planning Authority. Thereafter, only those materials approved by the County Planning Authority shall be used.

Reason: In the interests of sustainable drainage and to comply with Policy 29 of the Central Lancashire Core Strategy.

Definitions

Planting Season: The period between 1 October in any one year and 31 March in the following year.

Notes

The applicant's attention is drawn to the observations of The Coal Authority in their letter dated 28th December 2017.

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

Paper	Date	Contact/Directorate/Ext
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LCC/2017/0094 January 2018 Faiyaz Laly / Planning and
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Reason for Inclusion in Part II, if appropriate
N/A