

Development Control Committee
Meeting to be held on 7th March 2018

Electoral Division affected:
Chorley Central

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

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Executive Summary

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

Recommendation - Summary

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

Background

A report relating to a planning application for the creation of a car park extension at Astley Park School, Harrington Road, Chorley, formed part of the agenda to the meeting of the Development Control Committee on 24th January 2018. The report to the 24th January Committee is attached as Appendix A.

At the meeting, presentations under the Committee's public speaking procedures were made by a local resident, and by the School Business Manager. The issues raised by each of the speakers can be summarised as follows:-

The resident objected to the proposed extension for the following summarised reasons:

- The loss of playing fields would have an adverse impact on the school children.
- The car park would have a detrimental impact on the character of the area and would result in overall disruption to residential amenity due to loss of view and impacts from car headlights.

- Vehicles waiting to access and exit the car park on the narrow, single track, access road cause a 'bottle neck' effect which impacts on residents.
- There is no need for the extension as there are pay and display car parks available within a 4 minute walk from the site.

The School Business Manager explained that the need for the extra parking spaces was derived from rising pupil numbers and staff at the school. The school had been allowing the temporary parking of vehicles on unallocated areas within the school grounds, including on part of the application site, to address the demand for further parking spaces and to reduce issues of parking on adjacent public roads and also to encourage volunteers. It was explained that the application proposes to formalise the use of the area as a formal parking area which should help mitigate some of the impacts on residents in terms of on street parking and congestion. It was reported that the school would ensure that all cars reversed into the new car parking spaces thereby minimising the impact on residents. With regard to loss of playing field, the committee was advised that the school had 6.3 acres of playing fields and that 1.5 acres was proposed to be taken up by the car park extension. There would also be less likelihood of congestion on the access road to the car park should the extension be granted.

Following debate, the Committee resolved to visit the site.

Advice

At the site visit, Members will be able to view the site to assess likely impacts on residential amenity and also gain an appreciation of the highway impacts at the school.

At the 24th January Committee, the local resident objecting to the proposal raised concerns that the proposed development would have highway safety implications and negative impacts on the character of the area. The school is accessed from the northern end of Harrington Road using an access road approximately 4 metres wide which then turns into the school car park. During peak times (drop off and pick up) the school has approximately 25 vehicles (minibuses and cars) trying to gain access onto the school site. Due to space constraints on the school car park some of these vehicles are forced to park outside the school site on Harrington Road until space has been created on the school car park. Traffic movements to and from the car park are managed by members of staff at the school who direct vehicles accessing and egressing the site to / from Harrington Road.

LCC Highways have welcomed the proposal as it would allow cars that currently park on the surrounding streets to park on the new car park which would reduce congestion on Harrington Road which is itself of limited width. They also advise that the access road into the school site could not be widened into two lanes as the footpath located next to the access road has to be wide enough for wheelchair users trying to gain access into the school. Widening of the access road would also require removal of a significant tree. Highways conclude that the proposed development would not have a significant impact on highway safety, capacity or amenity in the immediate vicinity of the site. It is not considered that the car park would intensify the

use of the access road to such a degree as to make its widening essential prior to the extended car park being brought into use.

The new car park spaces would be used by school staff and would not increase vehicle movements associated with the operation of the school. The additional parking would have benefits in terms of easing on-street parking on Harrington Road thereby addressing existing highway safety and amenity issues. It is therefore considered that the development can be supported and that any remaining impacts can be adequately addressed through conditions.

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 Layout

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
LCC/2017/0094 Environment / 01772 538810	January 2018	Faiyaz Laly / Planning and

Reason for Inclusion in Part II, if appropriate
N/A