

Development Control Committee

Meeting to be held on 12th September 2018

Electoral Division affected: Chorley Central

Chorley Borough: Application Number. LCC/2018/0029

Erection of new classroom block. Astley Park School, Harrington Road, Chorley.

Contact for further information:

Faiyaz Laly, 01772 538810

DevCon@lancashire.gov.uk

Executive Summary

Application - Erection of new classroom block. Astley Park School, Harrington Road, Chorley.

Recommendation - Summary

That planning permission be **granted** subject to conditions controlling time limits and working programme.

Applicant's Proposal

Planning permission is sought for the erection of a new classroom block at Astley Park School, Harrington Road, Chorley. The classroom building would replace an existing classroom which is in very poor condition and deemed unsafe for teaching use. The proposed classroom block would be a single storey modular building measuring approximately 18.7m x 8.6m with a maximum height of 3.2m and total floor space of 161.3m². The classroom block would be constructed from light grey powder coated steel alloy panels walls and a low pitched insulated roof also coloured dark grey. The windows would be double glazed finished with white PVCU. The applicant has confirmed the proposed development would not be for accommodating increased numbers of pupils at the school.

Description and Location of Site

The proposal is located at Astley Park School which is situated off Harrington Road approximately 1km north west of Chorley town centre. The proposed development would be located on the site of an existing building on the east side of the school site. 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 March 2018 for an extension to the car park. (LCC/2017/0094)

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

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

Planning Policy

National Planning Policy Framework (2018)

Paragraphs 11 - 14 and 124 - 132 are relevant with regards to the requirements for sustainable development, core planning principles and good design.

Central Lancashire Core Strategy

Policy 14 - Education

Policy 17 - Design of New Buildings

Chorley Borough Local Plan

Policy V1 - Model Policy

Policy BNE1 - Design Criteria for New Development

Consultations

Chorley Borough Council - No observations received.

LCC Highways Development Control - No objection.

Representations - The application has been advertised by site notice and neighbouring residents have been informed by individual letter. One objection has been received by a local resident stating concerns that the replacement classroom block would result in a loss of car parking spaces which would create an inconvenience to local residents.

Advice

Planning permission is sought for the erection of a new classroom block at Astley Park School, Harrington Road, Chorley. The classroom block proposed to be erected would be a single storey modular building and would replace a building that has recently been demolished.

Policy BNE1 of the Chorley Local Plan states that planning permission will be granted for new development, including extensions, conversions and free standing structures, provided that, where relevant to the development, the proposal does not have a significantly detrimental impact on the surrounding area by virtue of its density, siting, layout, building to plot ratio, height, scale and massing, design, orientation and use of materials.

The proposed development would be single storey and would not exceed the height of the adjacent school buildings although it would be slightly larger than the building that was previously on this site. The building would be partially screened from the nearest residential properties to the east by an existing grassed embankment, trees and fence which forms the eastern boundary of the school site. Overall the proposed building would be acceptable in terms of the scale and design of the existing buildings around the school and would be built from materials which would be acceptable on the site.

An objection has been received from a local resident stating the proposed development would have highway safety implications, due to the removal of car parking spaces where the development has been located. The applicant has confirmed two parking spaces would have to be removed in order to facilitate the development. However an application was recently approved at the school in March 2018 for the construction of a 28 space car park extension which would easily mitigate for the loss of two car parking spaces.

Due to the small scale of the development and the construction of the recently approved car parking area it is unlikely that there would be any noticeable or unacceptable increase in traffic or adverse impact on highway safety. Consequently LCC Highways Development Control raise no objection to the proposed development. For these reasons the objection from the resident is not supported and the impacts on residential amenity would be acceptable. It is therefore considered that the proposal is acceptable and complies with the policies within the NPPF, Chorley Local Plan and Central Lancashire Core Strategy.

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 in accordance with the following documents:

- a) The Planning Application received by the County Planning Authority on 10th July 2018.

- b) Submitted Plans and documents:

Drawing No - B01 / General Site Layout and Location Plan for Proposed New Replacement Build.

Drawing No - B02 / Existing and Proposed Plans for Replacement Behaviour for Learning Hub

Drawing No - B03 / Existing & Proposed Plans & Elevations for Replacement Behaviour for Learning Hub

Reason: To minimise the impact of the development on the amenities of the area and to conform to Policy BNE1 of the Chorley Borough Local Plan.

Building materials

3. The external elevations of the building shall be coloured white or light grey and shall be retained in those colours thereafter.

Reason: In the interests of visual amenity and to conform with Policy BNE1 of the Chorley Borough Local Plan.

Notes

The proposed development lies within an area that has been defined by the Coal Authority as containing potential hazards arising from former coal mining activity. These hazards can include: mine entries (shafts and adits); shallow coal workings; geological features (fissures and break lines); mine gas and previous surface mining sites. Although such hazards are seldom readily visible, they can often be present and problems can occur in the future, particularly as a result of development taking place.

Any intrusive activities which disturb or enter any coal seams, coal mine workings or coal mine entries (shafts and adits) requires a Coal Authority Permit. Such activities could include site investigation boreholes, digging of foundations, piling activities, other ground works and any subsequent treatment of coal mine workings and coal mine entries for ground stability purposes. Failure to obtain a Coal Authority Permit for such activities is trespass, with the potential for court action. Property specific summary information on past, current and future coal mining activity can be obtained from: www.groundstability.com or a similar service provider.

If any of the coal mining features are unexpectedly encountered during development, this should be reported immediately to the Coal Authority on 0345 7626848. Further information is available on the Coal Authority website at:

www.gov.uk/coalauthority

The applicant's attention is drawn to the requirements of the Equality Act 2010 and the British Standards Institution Code of Practice for Design of Buildings and their approaches to meet the needs of Disabled People (BS8300:2009). The design of the building will also need to comply with Part M of the Building Regulations 2010. In the case of educational buildings, the applicant's attention is drawn to the Special Educational Needs and Disability Act 2001 and the guidance prepared by the Department of Education and Skills Building Bulletin 91 (Access for the Disabled to School Buildings) and Building Bulletin 94 (Inclusive School Design).

Local Government (Access to Information) Act 1985

List of Background Papers

N/A

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