

**Development Control Committee**  
Meeting to be held on 4 September 2013

|  |
|--|
| Electoral Division affected:<br>Leyland South West |
|--|

**South Ribble Borough Council 07/13/0469**  
**Formation of a pedestrian access gate within the existing fence**  
**Leyland Learning Centre, Redwood Avenue, Leyland.**

Contact for further information:  
Stephen Bergus, 01772 534124, Environment Directorate  
[DevCon@lancashire.gov.uk](mailto:DevCon@lancashire.gov.uk)

### **Executive Summary**

Application - Formation of a pedestrian access gate within the existing fence  
Leyland Learning Centre, Redwood Avenue, Leyland.

### **Recommendation – Summary**

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

### **Applicant's Proposal**

Planning permission is sought for the erection of a 1.2m high pedestrian gate within  
the existing fence at Leyland Learning Centre, Leyland. The new gate would have a  
hoop-top design and would be coloured dark green to match existing fencing.

### **Description and Location of Site**

Leyland Learning Centre is an existing education facility and is located on Redwood  
Avenue, approximately 1.5 km west of Leyland Town Centre.

### **Background**

#### History

The proposed development would be located at an existing education facility. There  
is no relevant planning history.

### **Planning Policy**

National Planning Policy Framework (NPPF)

Paragraphs 6 – 17 and 56 – 68 are relevant with regard to the definition of sustainable development, the purposes of the planning system and the need for good design.

Central Lancashire Core Strategy

Policy 17                      Design of new buildings

South Ribble Local Plan

Policy OSR6                  Private, Educational and Institutional Open Spaces  
Policy QD1                    Design Criteria for New Development

## **Consultations**

South Ribble Borough Council: No observations received

LCC Assistant Director (Highways): No observations received

County Councillor Michael Green: No observations received

Representations

The application has been advertised by press and site notice, and neighbouring residents informed by individual letter. One representation has been received asking:

- Why is there a need for the gate?
- Whether it would be secured out of hours and weekends.
- Whether it would create parking issues on Redwood Avenue; and
- Expressing concern to possible noise problems if the gate is left insecure during bad weather and left blowing and banging in the wind.

## **Advice**

Director of Transport and Environment – Observations

Planning permission is sought for the erection of a single 1.2 m high pedestrian gate within the existing boundary fence at Leyland Learning Centre, Leyland. The current arrangement is a single point of access/egress for vehicles and pedestrians onto the site. In the interest of health and safety, it is necessary to provide a safe pedestrian access/egress to segregate pedestrians from vehicles and eliminate the potential hazard of pedestrians coming into contact with vehicles. The gate would be 1.2m high and given its height would not be made secure outside school hours. It would not lead to any additional parking issues that may already be experienced on Redwood Avenue and is unlikely to generate unacceptable levels of noise by banging in the wind as suggested in representations received.

Policy QD1 of the South Ribble Local Plan requires new development to be of a high quality design and that alterations to buildings must be in keeping with the scale and character of the original building and surroundings. The proposed single gate would

be within the existing boundary fencing to form a new pedestrian entrance. The new gate would be the same height, design and colour as the existing fence.

Subject to a condition being imposed requiring the gate to be painted dark green, it is considered to be acceptable in terms of design and would not affect visual and local amenity. It would comply with Policy QD1 of the South Ribble Local Plan and Policy 17 of the Central Lancashire Core Strategy

The facility and grounds are allocated as recreational open space under Policy OSR6 of the South Ribble Local Plan which seeks to restrict development that would compromise open space. The proposed single gate would not compromise the open space provision at the facility. The proposal is therefore considered to comply with Policy OSR6 of the South Ribble Local Plan.

In view of the 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 Director of Transport and Environment on 17 July 2013.

- b) Submitted Plans and documents:

Drawing No PL01

*Reason: To minimise the impact of the development on the amenities of the local area, and to conform with policies QD1 and OSR6 of the South Ribble Local Plan and Policy 17 of the Central Lancashire Core Strategy.*

#### **Building Materials**

3. The pedestrian gate shall be coloured dark green to match the existing boundary fencing prior to it being brought into use. The gate shall thereafter be maintained in the same colour as the existing adjoining boundary fence.

*Reason; In the interests of the visual amenities of the area and to conform with policies QD1 and OSR6 of the South Ribble Local Plan.*

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

| Paper     | Date    | Contact/Directorate/Ext        |
|-----------|---------|--------------------------------|
| 07/130469 | 17/7/13 | Steve Bergus/Environment/34124 |

Reason for Inclusion in Part II, if appropriate

N/A