

**Development Control Committee**  
Meeting to be held on 26 February 2014

Electoral Division affected:  
Preston North

**Preston City: application no. LCC/2014/0012**  
**Detached 30 pupil classroom at Queens Drive Community Primary, Black Bull Lane, Fulwood, Preston**

Contact for further information:  
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**Executive Summary**

Application – The construction of a detached 30 pupil classroom at Queens Drive Community Primary, Black Bull Lane, Fulwood, Preston.

**Recommendation – Summary**

That planning permission be **granted** subject to conditions controlling commencement, working programme, materials and hours of construction working.

**Applicant's Proposal**

Planning permission is sought for the construction of a detached classroom measuring 11m x 9m x 3.4m high.

The building would be finished with timber cladding 'Thermawood' Pine, and treated to colour reference 'Autumn Gold'. The flat roof would have a waterproof membrane with a solar reflective finish which would be dark grey in colour.

**Description and Location of Site**

Queens Drive Primary School is located approximately 3.0 km north of the centre of Preston. To the west of the site is Black Bull Lane and to the north and east are residential properties. The Harris playing fields and residential properties are located on the southern boundary.

The proposed classroom would be located on the northwest boundary of the school site on land currently forming part of the school playground. The nearest residential properties are located on the north west boundary with the corner of the proposed building some 4m away from the boundary with 108 Black Bull Lane.

**Background**

## History

Planning permission for a single storey extension to provide an additional IT suite, Head Teacher's office and storage accommodation together with new main entrance and reception facilities was granted in February 2005 ( ref 06/04/1381).

Planning permission for an extension to car park to provide additional 13 spaces including 2 dedicated disabled spaces was granted in May 2011 (ref 06/11/0226).

Planning permission for two free standing canopies and one wall mounted shelter was granted in May 2011(ref 06/11/0227).

## Planning Policy

National Planning Policy Framework (NPPF)

Section 8 - Promoting healthy communities (including Paragraph 72)

Central Lancashire Core Strategy

Policy 17 Design of New Buildings

Preston Local Plan

Policy DP3 Development and Flood Risk

Policy H5 Development Proposals in Existing Residential Areas

Policy D1 Design Criteria

## Consultations

Preston City Council - No comments received.

LCC Developer Support (Highways) - No comments received.

LCC Ecology Service - No comments received.

Environment Agency - No objection in principle but the applicant needs prior written consent for any proposed works or structures in, under, over or within 8 metres of the culvert Boundary Brook along the boundary of the site.

United Utilities - No objection, but the applicant should contact them regarding connection to the water mains.

Representations – The application has been advertised by site notice and neighbouring residents informed by individual letter. No representations have been received.

## Advice

Planning permission is sought for the construction of a detached classroom to provide accommodation for up to 30 pupils. Due to the rising school numbers in the Preston area there is a need to provide additional pupil places for a 'bulge' year group. This is classed as an enlargement that would only last for the time that the group move through the primary school (7 years). The applicant has advised that the County Council has consulted with schools in the area and Queens Drive Community Primary School has agreed to accommodate the increase in pupils. Paragraph 72 of the NPPF attaches great importance to the delivery of sufficient school places to meet the needs of existing and new communities.

The detached building would be located within the boundaries of an existing school which is situated within the settlement boundary of Preston as defined in the Preston Local Plan. The development is therefore considered acceptable in principle.

The main issue is the impact that the detached building would have on the amenities of nearby residential properties and the visual amenities of the area. Queens Drive Primary is located in generous grounds with a large playing field on the eastern boundary. The detached classroom would be located to the north west of the site on existing playground adjacent to the rear of the properties on Black Bull Lane and Queens Drive. The applicant has provided a planning statement to support the proposed location and has discounted a number of other locations:

- Location 1- to the rear of 45 Queens Drive - although the classroom in this location would be 4m away from the boundary there is mature landscaping which would screen the classroom and in this location it would be 45m away from the residential building. However, the site is unsuitable because of ground stability issues, a surface water drain and trees.
- Location 2 - Opposite the school garden area. If sited in this location the classroom would severely restrict the main pedestrian access and thoroughfares of the school children in and out of the school building. Further, there would be issues of restricted light in to the hall classrooms and toilets.
- Location 3 - to the rear of the main school building. There would be issues of light to the existing classrooms and a potential increased vandalism and fire risk.

One of the advantages of a detached purpose built classroom is that potentially it could be located at a number of different locations within the school grounds. However, this needs to be weighed against the operational needs of the school and the impact upon residential amenity. Initially it was proposed to build the classroom tight to the boundary with 108 Black Bull Lane. However, this could have created an unacceptable impact upon residential amenity of the adjoining property. Consequently the applicant has agreed to move the footprint of the building to provide a 4m standoff between the corner of the classroom and the rear boundary of 108 Black Bull Lane.

A fire door and associated ramp would be located on the elevation closest to the adjoining property. The boundary between the proposed classroom and the adjoining property consists of a 1.8m high timber fence. There are some shrubs and trees within the garden to the property. Whilst the proposed classroom would still be in close proximity to the rear boundary of 108 Black Bull Lane, it remains the

preferred location for the applicant's purposes due to the operational requirements of the school. It is considered that given the increase in standoff, the boundary treatment and presence of landscaping within the garden area that the proposed classroom would not have an unacceptable impact on the amenities of the adjoining residential property.

To protect the amenities of the adjoining property during the construction phase a condition restricting hours of operation is proposed. It is considered that the proposed classroom in the revised location would meet the requirements of Policy D1 of the Preston Local Plan and Policy 17 of the Central Lancashire Core Strategy.

The building would be timber clad with "Thermawood" Pine, but treated to colour reference Autumn Gold. The roof would be constructed using a water proof membrane with a solar reflective finish to be dark grey on colour. The existing school is a mix of single and two storey buildings and constructed of a white engineering brick. The proposed timber clad building would offer a contrast to the existing building styles, but which would be acceptable in this location. It is considered that the proposal meets the aims of Policy 17 of the Central Lancashire Core Strategy and Policy D1 of the Preston Local Plan.

The application is accompanied by a Flood Risk Assessment report as the site is within Flood Zone 3 with a greater than a 1 in 100 chance of flooding in any one year. The Environment Agency has raised no objection to the proposed development. It is therefore considered that the development is acceptable in this location and the proposal meets the aims of Policy DP3 of the Preston Local Plan.

The application is accompanied by an extended Phase 1 Habitat Survey Report which states that although historic records of great crested newts exist within 1km of the site, the proposed development affects only hard standing which is not suitable to support amphibian species.

In summary, the school require a new classroom block on a permanent basis to accommodate a rise in pupil numbers for one particular year group. The proposed location would meet the operational needs of the school and subject to conditions restricting the hours of construction and material types the development complies with the policies of the development plan and can be supported.

In view of the location and scale 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 24 January 2014.
  - b) Submitted Plans and documents:

Drawing No A1 entitled "Existing Site Plan"  
Drawing No A2 Rev A entitled "Proposed Site Plan"  
Drawing No A4 entitled Existing Site Photos  
Drawing No A5 Rev A entitled "Proposed elevations, site sections and visual impressions".  
Drawing No A6 Rev A entitled "Existing and proposed floor plans, drainage & Roof Plans"

*Reason : To minimise the impact of the development on the amenities of the area and to conform with Policy D1 of the Preston Local Plan and Policy 17 of the Central Lancashire Core Strategy.*

### **Hours of Working**

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

0730 to 1730 hours Monday to Friday (except Public Holidays),  
0800 to 14:00 hours on Saturday.

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

This condition shall not however operate so as to prevent the use of pumping equipment and the carrying out, outside of these hours, of essential repairs to plant and machinery used on the site.

*Reason: To safeguard the amenity of local residents and adjacent properties/landowners and land users and to conform with Policy 17 of the Central Lancashire Core Strategy.*

### **Building Materials**

4. The building elevations shall be timber clad and the roof shall be coloured dark grey.

*Reason: In the interest of the visual amenities of the area.*

## Notes

The grant of planning permission does not remove the need to obtain the relevant statutory consents/licences from the Environment Agency or United Utilities

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**

Paper	Date	Contact/Directorate/Ext
LCC/2014/0012	24.01.14	Catherine Lewis/Environment/30490

Reason for Inclusion in Part II, if appropriate

N/A