

Development Control Committee

Meeting to be held on 10th December 2014

Electoral Division affected: Clitheroe

Ribble Valley Borough: Application number: LCC/2014/0141
Erection of single storey infill extension at Brookside Primary School, Bright Street, Clitheroe.

Contact for further information:
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Executive Summary

Application - Erection of single storey infill extension at Brookside Primary School, Bright Street, Clitheroe.

Recommendation – Summary

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

Applicant's Proposal

Planning permission is sought for a single storey infill extension measuring approximately 4m x 5m with a maximum height of 3m. The existing school is a single storey building constructed with a mix of mono-pitches and flat roofs. Located adjacent to the school entrance, the proposed extension would infill a small concrete flagged area with seating and planting. The new extension would be constructed from facing bricks with a flat felted roof to match existing.

Description and Location of Site

Brookside Primary School is located 0.6 km east of Clitheroe town centre. The school site includes a mix of hard and soft play areas with a staff car park to the front of the building. There is a residential area to the south and east of the site and industrial units to the west and north. Access to the school is from a small cul de sac known as Bright Street. The nearest residential property is located some 40m away on the southern boundary.

Background

History

Planning permission was granted in February 2005 for a single storey extension to provide 2 no classrooms, toilets and cloakroom facilities (ref 03/05/0004).

Planning Policy

National Planning Policy Framework (NPPF)

Section 7 Requiring Good Design
Section 8 Promoting Healthy Communities

Ribble Valley District Wide Local Plan

Policy G1 Development Control
Policy G2 Settlement Strategy
Policy T7 Parking Provision

Consultations

Ribble Valley Borough Council - No objection.

LCC Developer Support (Highways) - No objection.

Representations – The application has been advertised by site notice and neighbouring properties have been notified in writing. One representation has been received raising concerns that staff numbers have increased over the years without increasing the size of the staff car park, which has led to ongoing problems with school staff utilising most of the on street parking. Any further building would increase the parking problem unless the school use some of their grounds to increase the school car park.

Advice

Planning permission is sought for a small, single storey infill extension at Brookside Primary School. The school is located within the main settlement of Clitheroe as defined on the Proposals Map of the Ribble Valley Districtwide Local Plan. The main issues are the principle of the development, the impact upon residential and visual amenities and highway matters.

Brookside Primary School caters for approximately 184 pupils aged 4-11years old. The proposed infill extension would provide an extra meeting room and waiting area for parents. The school is located within the urban area as defined by the Ribble Valley Local Plan and therefore the principle of the development is acceptable and meets the aims of Policy G2 of the Local Plan.

Policy G1 of the Local Plan seeks to ensure that new development is of an acceptable design and would not affect visual amenity. Brookside Primary School is located at the end of a small cul de sac known as Bright Street. The proposed extension would be located between the existing hall and the entrance area and as such would not be visible from surrounding properties or the street scene. The design of the extension and proposed materials would be in keeping with the existing building and no

properties directly overlook the application site. As such the proposal is considered to be acceptable in relation to Policy G1 of the Ribble Valley Local Plan.

The extension would create an additional 20m² of floor space which would provide a sheltered waiting area for parents whose children attend the before and after school clubs, and a group room for use by the school during the day. One representation has been received raising concerns about staff parking on the surrounding streets and the need for the school to provide more on site car parking spaces.

The applicant has advised that the school admissions have gone down in number by about 30 pupils in the last 10 years and therefore there is likely to be less traffic. Irrespective, as there would be no increase in school numbers and LCC Developer Support (Highways) has raised no objection, it is considered that the proposal would generate no traffic impacts and complies with Policy T7 of the Local Plan.

The development is considered acceptable and conforms to the policies of the NPPF and the policies of the Development Plan.

In view of the small scale of the development and its location, 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 and supporting statement received on 2 October 2014 as amended by the emails dated 9 October and 7 November 2014
 - b) Submitted Plans and documents:
 - Drawing Number B01 Rev D1 entitled `Location Plan`
 - Drawing Number B03 Rev D2 entitled `Floor Plans as Proposed`
 - Drawing Number B04 Rev D2 entitled `Elevations as Existing and Proposed`

Reason : To minimise the impact of the development on the amenities of the area and to conform with Policy G1 of the Ribble Valley Local Plan.

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

Paper	Date	Contact/Directorate/Ext
Catherine Lewis	13.11.14	Catherine Lewis/Environment/30490

Reason for Inclusion in Part II, if appropriate

N/A