

**Development Control Committee**  
Meeting to be held on 21 January 2015

Electoral Division affected:  
Clitheroe

**Ribble Valley Borough: application number. LCC/2014/0168**  
**Dining room extension and creation of an outside seating area at Ribblesdale High School, Queens Road, Clitheroe.**

Contact for further information:  
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**Executive Summary**

Application - Dining room extension and creation of an outside seating area at Ribblesdale High School, Queens Road, Clitheroe.

**Recommendation – Summary**

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

**Applicant's Proposal**

Planning permission is sought for a dining room extension measuring 11.4m x 17m with a maximum roof height of 3.8m. The extension would be constructed of insulated metal panels to be green in colour and the roof would be constructed using insulated single ply roof deck to be mid grey in colour. The design would include large areas of aluminium curtain walling (glazing) with an outside area to be used as an external dining area. The location of the extension would require the loss of 10 car parking spaces.

**Description and Location of Site**

Ribblesdale High School is located approximately 0.5km to the south of Clitheroe town centre. The school site is surrounded by residential properties with Turner Street forming the southern boundary and Queens Street the western boundary. The proposed extension is located on the southern elevation of the school buildings with the school house in between the proposed extension and the residential properties on Turner Street.

**Background**

History

Planning permission was granted in February 2002 for the provision of 2.4m high palisade security fencing to rear of the school and 1.5m high replacement steel railings and entrance gates to Queens Road, Clitheroe (Ref. 03/02/0655).

## **Planning Policy**

National Planning Policy Framework (NPPF)

Section 7     Requiring Good Design  
Section 8     Promoting Healthy Communities

Ribble Valley Core Strategy

Policy DMG1        General Considerations  
Policy DMG2        Strategic Considerations  
Policy DMG3        Transport and Mobility

## **Consultations**

Ribble Valley Borough Council - No objection. Whilst there are some concerns regarding loss of parking there are no substantive reasons to object to the proposal in terms of the design and its effects on the amenities of neighbours.

LCC Developer Support (Highways) - No objection.

Clitheroe Town Council - No observations received.

Representations – The application has been advertised by site notice, and neighbouring residents informed by individual letter. Two representations have been received raising concerns summarised as follows:

- Object to the loss of car parking spaces.
- Although the management survey states that there were 16 spaces available on the car parks, the survey did not mention that there were no spaces on Turner Street.
- During school term time it is almost impossible for residents to park on Turner Street, staff appear to park here and this is exacerbated by the installation of security gates at the school which are locked during school hours.
- The proposed outside eating area would be better used for additional staff parking.
- Concern about the unsuitable vehicular access for the proposed building works.
- Residents are already subject to noise and inconvenience due to the school delivery vehicles and refuse wagons.

## **Advice**

The application is for a single storey infill extension approximately 150m<sup>2</sup> in area to provide for a new dining area and the creation of an external seating area of 135m<sup>2</sup>.

The main issues are the principle of the development, the impact upon residential and visual amenities and highway matters.

The school is located within the urban area of Clitheroe where the principle of development is acceptable and meets the aims of Policy DMG2 of the Local Plan.

Ribblesdale High School caters for pupils between the ages of 11-16 and currently has 1,206 pupils on roll with 130 full time staff. Previous alterations to the internal layout of the school removed a large part of the dining area and required the school to operate a split lunchtime system. The reduced dining area can only seat 242 at any one time. As there is a drive to encourage healthier eating by increasing the uptake of school lunches the school is seeking to improve the seating capacity for dining.

The National Planning Policy Framework encourages local planning authorities to give great weight to the need to create, expand or alter schools (Paragraph 72).

Policy DMG1 of the Local Plan seeks to ensure that new development is of an acceptable design and would not affect visual amenity. The proposed extension would be located between the existing kitchen facilities and the school house and as such would not be visible from surrounding properties or the street scene. The design of the extension and proposed materials are contemporary and would provide a purpose built dining space. The openings would consist of polyester coated aluminium doors and external louvers, coated to mid grey with large areas of curtain walling (glazing). Other details include walls to be finished utilising insulated metal panels coloured green to match the school colours.

The only residential property that directly overlooks the application site is in the ownership of the school and is currently not used as a residential property. As such the design of the proposal is considered to be acceptable in relation to Policy DMG1 of the Ribble Valley Local Plan subject to a condition controlling materials.

The extension would involve the loss of 10 car park spaces. The applicant has provided a breakdown of the existing car parking and has identified that the school has a total of 121 car park spaces within the school grounds, and when surveyed 16 spaces were underused. Further, the applicant has advised that some staff cycle to school, some walk and some car share.

Two letters of representation have been received raising concerns about the loss of the car parking spaces, staff parking on Turner Street and the need for the school to provide more on site car parking spaces. The applicant has further advised that following an Ofsted recommendation raising issues of pupil safety, the school gates are now closed during school operational hours. In particular the threats were identified to come from internal vehicular movements and the potential for dogs to enter the site.

The applicant further advises that the majority of staff vehicular movements occur prior to and following the departure of pupils. The vast majority of staff do not leave the site during working hours because of lunch-time duties. However, some support staff will from time to time need to leave the site during lunch breaks. Because of the Ofsted recommendations, they may choose to park outside the school. Whilst it is appreciated that this may cause some limited demand for on-street parking, the demand is likely to occur only during working day hours (when residential usage is likely to be at its lowest). Moreover, as specified within the Planning, Design and Access Statement, the school does encourage staff to arrive at the school via

sustainable modes of transport, which is made possible through the school's location close to Clitheroe town centre.

Whilst it is accepted that there would be the loss of 10 car parking spaces, there are more than sufficient spaces within the school grounds for staff to park and as such this is a school management issue. LCC Developer Support (Highways) has raised no objection to the proposal and it is considered that the proposal would not generate any significant traffic impacts and complies with Policy DMG3 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, 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 9th December 2014 and the email dated 06.01.2015 from the applicant.

- b) Submitted Plans and documents:

Drawing Number 4594-01 C entitled `Existing Plans and Elevations`  
Drawing Number 4594-02 C entitled `Proposed Plans`

*Reason : To minimise the impact of the development on the amenities of the area and to conform with Policy DMG1 of the Ribble Valley Core Strategy.*

3. The materials for the external elevations and roof of the proposed extension shall only be those specified on the planning application form.

*Reason: In the interests of visual amenity and to conform with Policy DMG1 of the Ribble Valley Core Strategy.*

#### **Notes**

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**

<b>Paper</b>	<b>Date</b>	<b>Contact/Directorate/Ext</b>
LCC/2014/0168	9 December 2014	Catherine Lewis/Environment/30490

Reason for Inclusion in Part II, if appropriate

N/A