

Development Control Committee
Meeting to be held on 2nd September 2015

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| Electoral Division affected: Pendle West |
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Pendle Borough: Application number LCC/2015/0073
Retention of existing demountable classroom and new timber cladding and access ramp. Reedley County Primary School, Reedley Road, Brierfield.

Contact for further information:
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Executive Summary

Retention of existing demountable classroom and new timber cladding and access ramp. Reedley County Primary School, Reedley Road, Brierfield.

Recommendation – Summary

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

Applicant's Proposal

Planning permission is sought for the permanent retention of a modular building. The modular building measures approximately 9m x 9m x 3m high. The appearance of the modular building would be improved by cladding the building with untreated larch vertical timber boarding and would include a proposed ramp to the main entrance.

Description and Location of Site

Reedley Primary School is located on the south side of Reedley Road in a residential area approximately 1km to the south east of Brierfield town centre. The school and its grounds are bordered to the north by Reedley Road, to the east by residential properties on Reedfield, to the south by residential properties on Meadow Close and to the west by residential properties on Ravens Close.

The modular classroom is located to the north of the school building on part of an existing hard surfaced play area and partly on a car park and landscaped area. There are several mature trees located within the school's grounds which run parallel to Reedley Road and which provide significant screening.

Background

History

The proposal is at an existing primary school.

Planning permission was granted in October 2012 for installation of a temporary classroom with covered walkway to the entrance (ref 13/12/0419).

Planning Policy

National Planning Policy Framework

Paragraphs 6 – 17, 56 – 66 and 69-78 are relevant with regard to the definition of sustainable development, the purposes of the planning system, the need for good design and promotion of healthy communities. In particular paragraph 72 contains guidance with regard to educational development and states that the Government attaches great importance to ensuring that a sufficient choice of school places is available to meet the needs of existing and new communities.

Pendle Borough Local Plan

Policy 13 Quality and Design of New Development

Consultations

Pendle Borough Council - The development has been assessed against local plan policies and Pendle Borough Council has no objection to the retention of the existing building or the external alterations proposed. Policy 13 of the Replacement Pendle Local Plan requires new development to be in scale and harmony with its surroundings, seeking to protect quality of life for its residents by encouraging high standards of design. The use of natural materials such as timber will help to achieve this and accounting for the distance to the nearest neighbours, the proposal would not raise any significant issues for adjacent dwellings.

Reedley Hallows Parish Council – The Parish Council object to the application on the grounds that transportation to the building will be by vehicle and Reedley Rd is already congested and no additional parking facilities are proposed. The proposed 6pm closing time for the building would restrict its use by the community.

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

Advice

The Governors of Reedley Primary School wish to retain an existing modular building on a permanent basis. The current planning permission for the building granted in October 2012 restricts its life to 24 months from the date when it was brought onto the site.

The school has expanded significantly and there is a need for a community facility. The modular building, which received planning permission in October 2012, has to date been used for both the school as a multifunctional room for group work and as a

community space. There is no community facility in Reedley apart for the current space which is provided by the school.

As part of the application to retain the building, the Governors wish to improve the existing building by adding cladding with timber boarding to improve the appearance of the building.

Policy 13 of the Pendle Borough Local Plan seeks to protect and enhance the heritage and character of the Borough and quality of life for its residents by encouraging high standards of quality and design in new development.

The modular building is on the side of the school facing Reedley Road. However, it is screened by several trees and with the proposed timber cladding, would be of an acceptable design for a permanent structure on a school site. The building is of a relatively small scale and would not adversely affect the heritage or character of the area or the quality of life for residents.

The proposed use of the building for community purposes would not significantly increase vehicle traffic at the school or parking demands. The building is already used for such purposes and is not of a scale where it can accommodate large numbers of people. The objections of the Parish Council are therefore not supported.

The development is considered to comply with the policies of the NPPF and the policies of the development plan.

In view of the scale, design and nature 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 and supporting statement received by the County Planning Authority on 22nd July 2015
 - b) Submitted Plans and documents:

Site Location Plan

Drawing Number 13-DWG-501 Rev.00 Plan & Elevations as Proposed

Drawing Number 13-DWG-500 Rev. 00 Plan & Elevations as Existing

Reason: To minimise the impact of the development on the amenities of the area and to conform with Policy 13 of the Pendle Local Plan

3. Within three months of the date of this permission, the external elevations of the building shall be clad with timber boarding as shown on drawing 13-DWG-501.

Reason: In the interests of the visual amenities of the area and to conform with Policy 13 of the Pendle Borough Local Plan.

Local Government (Access to Information) Act 1985

List of Background Papers

| Paper | Date | Contact/Ext |
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| LCC/2015/0073 | August 2015 Ext 31942 | Jess Mansfield / Planning and Environment |

Reason for Inclusion in Part II, if appropriate

N/A