

Development Control Committee

Meeting to be held on 14th October 2015

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| Electoral Division affected: West Lancashire West |
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West Lancashire Borough: application number LCC/2015/0078
Modular building with decking area and access ramp. Burscough Village
Primary School, Colburne Close, Burscough.

Contact for further information:

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Executive Summary

Application - Modular Building with decking area and access ramp. Burscough Village Primary School, Colburne Close, Burscough.

Recommendation – Summary

That planning permission be **granted** subject to conditions controlling commencement, duration of the development and working programme.

Applicant's Proposal

Planning permission is sought for a modular building at Burscough Village Primary School. The modular building would be constructed from Canadian lodge pine timber cladding coloured brown with a flat roof covered in grey felt with aluminium double glazed windows and doors. The modular building would be surrounded by brown decking and timber bannister rail to match the cladding.

The modular building would measure approximately 12m by 7.5m with a height of 3m.

The modular building would be used as a year 6 classroom.

Description and Location of Site

Burscough Village Primary School is located off Colburne Close, within Burscough, approximately 4.6km from Ormskirk town centre. The modular building would be located to the rear of the school building on a grass area 4 metres away from the school boundary along School Lane.

The nearest properties are on School Lane the rear elevations of which would be approximately 17 metres from the building. A tall hedge forms this boundary of the school.

Background

History

The site is located at an established educational facility.

Planning permission was granted in June 2013 for a new entrance extension (08/13/0434).

Planning Policy

National Planning Policy Framework

Paragraphs 11 – 14, 56 – 64 and 72 are relevant in terms of the presumption in favour of sustainable development, the need for high standards of design and the need for new school accommodation.

West Lancashire Local Plan 2012- 2026

Policy GN3 Design of Development
Policy SP1 Key Service Centre

Consultations

West Lancashire Borough Council – Object to the application on the grounds that the development, by virtue of its sitting and use, would result in a significant adverse impact on the amenity of neighbouring occupiers and therefore conflicts with Policy GN3 in the West Lancashire Local Plan (2012-2027) Development Plan Document.

Burscough Parish Council – No observations received.

Representations – The application has been advertised by site notice and neighbouring residents informed by individual letter. One objection has been received stating the following:

- the school building is within 2m of the end of our garden with only a hedge between
- What is wrong with attaching this building to the existing school buildings for the same or less costs and benefiting from far better access to and from other school facilities in all weathers?
- The building would generate a very high noise level from so many young children and staff required to run the facility, together with 26 families coming and going every day to drop off and collect their children

- Noise levels through walls, floors, roofs for modular timber clad building are far higher than traditionally built buildings.
- Reference is also made to a history of flooding in the area

Advice

There is a need for a modular building at Burscough Primary to provide increased education facilities to alleviate overcrowding. The numbers on roll at this school have increased considerably and the two existing key stage 2 classrooms are below standard in terms of size. The additional classroom would alleviate these conditions as it would allow the two existing classrooms to be made into one larger teaching space.

Paragraph 72 of the NPPF 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 proposed communities. The principle of providing additional school accommodation to meet intake numbers is therefore supported by national planning policy.

The main issues relate to the location of the building and the impact upon the visual amenities of local residents.

Policy GN3 of the West Lancashire Local Plan states that new development should have regard to visual amenity and complement or enhance any attractive attributes and / or local distinctiveness within its surroundings and be of high quality design.

The Borough Council have objected to the application due to adverse impact on residential amenity. One representation has also been received from a resident on School Lane objecting to the siting of the building.

Consideration was originally given to extending the existing school building but this option was not viable due to limited funding and the impact that such an extension would have on the existing playground. Consideration was given to siting the proposed modular building elsewhere on the school playing field. However the modular building needs to be accessed easily from the existing school building. The Head teacher has stated that the opposite end of the playing field would be unsuitable due to longstanding issues with drainage and the area has been developed into a sensory garden. Additionally the chosen location is a well-drained area of the school field which is close to existing drains given that the proposed classroom block includes toilet facilities.

In response to the objections, the applicant has submitted a revised plan to increase the separation between the modular building and the school boundary to 4 metres. The modular building would be sited next to the existing playground so is located in an area of the school where there is already some noise during certain times of the school day. The building would be an insulated structure and it is not anticipated there would be an increase in discernible noise levels during teaching periods. The boundary between the school and the properties on School Lane is comprised of a substantial hedgerow which would provide adequate screening of the building for the

properties. However, given the nature of the building and its location, it is considered that any permission should be restricted to a temporary period of five years which would provide opportunity to review the ability to extend the existing school should the funding position improve in future.

The external elevations of the proposed building would be constructed from timber cladding. The proposed decking would be in keeping with the modular building and the character of the surrounding area. Therefore it is considered that the proposed development conforms to policy GN3 of the West Lancashire Local 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.

2. Written notification of the date of commencement of the development shall be sent to the County Planning Authority within 7 days of such commencement.

Reason: To enable the County Planning Authority to monitor the development to ensure compliance with this permission and to conform with Policy GN3 of the West Lancashire Local Plan.

3. The classroom building authorised by this permission including all foundations and services shall be removed from the site within 5 years from the date of commencement of the development as notified to the County Planning Authority under the requirements of condition 2 above.

Reason: To provide for the removal of the building within the approved timescale and in the interest of local and visual amenities and to conform with Policy GN3 of the West Lancashire Borough Local Plan.

Working Programme

4. 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 11th August 2015
 - b) Submitted Plans and documents:

Drawing number B01 Location Layout Rev D01
Drawing number B02 Rev A - Proposed Plan and Elevations

Reason: To minimise the impact of the development on the amenities of the area and to conform with Policies GN3 and SP1 of the West Lancashire Local Plan.

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

| Paper | Date | Contact/Ext |
|--------------------------------|----------------|---|
| LCC/2015/0078 Environment / | September 2015 | Jess Manfield / Planning and Ext 31942 |

Reason for Inclusion in Part II, if appropriate

N/A