

Development Control Committee

Meeting to be held on 14th October 2015

Electoral Division affected: Chorley North

Chorley Borough: application number. LCC/2015/0063

Single storey extension to provide 8 new classrooms, new hall, storage and toilet/cloakroom areas, infill to existing building to provide extended teaching area and office, new playground, multi-use play area including 2m high fence, extension to car park and formation of new playing field area with 2m high fencing. Primrose Hill Primary School, Primrose Hill Road, Euxton

Contact for further information:

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Executive Summary

Application - Single storey extension to provide 8 new classrooms, new hall, storage and toilet/cloakroom areas, infill to existing building to provide extended teaching area and office, new playground, multi-use play area including 2m high fence, extension to car park and formation of new playing field area with 2m high fencing. Primrose Hill Primary School, Primrose Hill Road, Euxton.

Recommendation – Summary

That the Development Control Committee visit the site before considering the application.

Applicant's Proposal

The application is for an extension to Primrose Hill Primary School in Euxton to provide a further eight classrooms and associated school accommodation. The proposed extension would allow the school to expand from a single form entry school to a two form entry school with a total intake of 420 pupils.

The proposed extension would be single storey and would be sited to the west of the existing school building on an area of playing fields. To replace the playing field provision, two new pitches would be developed immediately to the north of the existing school building.

The proposal also provides for an increase in staff car parking.

Full details of the proposal will be provided when the application is reported to committee for determination.

Description and Location of Site

The proposed extension is located at Primrose Hill Primary School which is located off Primrose Hill Road in Euxton west of Chorley. The existing school is of single storey construction and occupies land between Primrose Hill Road and the M6 which is in cutting below natural ground level at this point.

Land immediately to the west of the existing school building is currently used as playing field and this land would be used for the proposed extension. The pitches would be relocated to a site immediately north of the school building which is within the Green Belt.

Properties on Laurel Avenue back onto the site of the proposed extension but a belt of mature trees screens the application site from these houses. Several properties on Primrose Hill Road face the school site but views of the application site from these houses are restricted by the existing school building and existing landscaping.

Primrose Hill Road is a residential street with properties on both sides of the road which links with Runshaw Lane and serves a large residential area.

Advice

This application is for a major extension of an existing primary school. The main planning issues raised by the proposal relate to the likely traffic impacts on Primrose Hill Road given its residential character. A number of representations have been received from local residents concerned about the traffic impacts of the proposed extension and expansion of the school.

It is therefore considered that it would be helpful for Members of the Committee to visit the site before considering the application.

Recommendation

That the Development Control Committee visit the site before considering the application.

Local Government (Access to Information) Act 1985

List of Background Papers

Paper	Date	Contact/Directorate/Ext
LCC/2015/0063		

29th June 2015

Jonathan Haine
Planning and Environment
534130

Reason for Inclusion in Part II, if appropriate - N/A