

## Development Control Committee

Meeting to be held on 25th November 2015

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 at Burscough Village Primary School, Colburne Close, Burscough**  
(Appendix A refers)

Contact for further information:

Jess Manfield, 01772 531942

[DevCon@lancashire.gov.uk](mailto:DevCon@lancashire.gov.uk)

### Executive Summary

Application - Modular Building with Decking Area and Access Ramp at 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.

## Background

A report relating to this planning application was included in the agenda for the meeting of the Development Control Committee on 14<sup>th</sup> October 2015. Consideration of the application was deferred to allow additional information of the need for the building and choice of location to be submitted. The report to the 14<sup>th</sup> October Committee is appended to this report.

## Advice

### The reason for the modular building

Numbers on roll at the school have increased considerably over the last ten years and in spite of internal alterations to the original teaching spaces the two Key Stage 2 classrooms are only each in area 49m<sup>2</sup>.

The modular building would alleviate the cramped teaching conditions as it would allow the two existing classrooms to be combined into a single teaching area.

### Reasons for the choice of application site

Since the 14<sup>th</sup> October Committee, the school have revisited the proposed location for the building and have proposed that it be moved a further two metres into the school

grounds. This would result in the building being located 6 metres from the boundary with the properties on School Lane. The amended location would mean that the existing storage sheds which are adjacent to the boundary would remain in position and which would partially screen the modular building.

Alternatives to the modular build such as extending the building at the rear of school, have been considered but have been rejected due to financial implications and impact on much needed playground space as the only possible extension location would be on areas of existing playground.

Consideration has been given to siting the modular build elsewhere on the school playing field but any modular build classroom needs to be conveniently sited for easy access to the main school building. Any other location would either be too far from the existing school buildings or would occupy part of the existing playground.

The proposed location chosen for the modular building is sited in a well - drained area of the school field close to services including mains drainage and electricity supply. The southern side of the school field would be unsuitable due to longstanding issues with drainage from Colburne Close housing and because the area has already been developed with a sensory garden and small trees.

The applicant's proposal to move the building a further two metres from the boundary with the nearest house would further mitigate any impacts on residential amenity. Together with a lack of any alternative sites for the building, it is considered that the proposal is acceptable and conforms with 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 as supplemented by the email from Lancashire County Council Building Design and Construction Group dated 21st October 2015.
  - b) Submitted Plans and documents:

Drawing number B02 Rev B - Proposed Plan and Elevations - received on 2nd November 2015.

*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**

<b>Paper</b>	<b>Date</b>	<b>Contact/Ext</b>
LCC/2015/0078	November 2015	Jess Manfield / Planning and Environment / Ext 31942

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