

Development Control Committee
Meeting to be held on 13th April 2016

Electoral Division affected: St Annes North
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Fylde Borough: Application number. LCC/2016/0024
Single storey extension, new pedestrian entrance, widening of existing vehicle entrance and 7no. new car parking spaces to replace spaces lost due to new pedestrian footpath. Mayfield Primary School, St Leonard's Road East, Lytham St Annes.

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Executive Summary

Application - Single storey extension, new pedestrian entrance, widening of existing vehicle entrance and creation of 7no new car parking spaces to replace spaces lost due to new pedestrian footpath. Mayfield Primary School, St Leonard's Road East, Lytham St Annes.

Recommendation - Summary

That planning permission be **granted** subject to conditions controlling time limits, highway matters and working programme.

Applicant's Proposal

Planning permission is sought for a single storey extension to the school. The proposed extension would be similar in design to the existing building, with the roof pitch, brickwork, windows and fascias to match. The extension would measure 4.065m x 5.625m and with a maximum height of 3.700m.

Permission is also sought for improvements to the access to the school off St Patricks Road North. The improvement works include formation of a new pedestrian entrance and path, widening of the existing vehicle entrance to 4m and installation of new 1.5 metre high gates and the creation of 7 new car parking spaces to compensate for the spaces lost due to the creation of the pedestrian footpath.

The path would be fenced off from the access road and car park with new 0.9 m high powder coated hoop top fencing.

Description and Location of Site

Mayfield Primary School is located within a residential area approximately 0.7km north of St. Anne's town centre and bounded by St Leonard's Road East (north-

west), Oxford Road (north-east), Mayfield Road (south-east) and St. Patrick's Road North (south-west). The nearest residential properties to the proposed development would be located approximately 25m away on St Patricks Road North.

The school buildings are on the north side of the site, hard play areas are located on the east side of the school and school playing fields on the south side. The new pedestrian access and widened vehicular entrance would be onto St Patricks Road North, directly opposite the new entrance extension.

The proposed car parking spaces would be located north of the entrance. The majority of the new extension would be taking place on hard standing areas on the north west side of the existing school building.

Background

The proposed development is at an existing school.

Planning permission was granted in August 2009 for the installation of a 1.2m wide pedestrian access gate within the existing school boundary fencing fronting Oxford Road. (05/09/0415)

Planning permission was granted in March 2012 for a proposed canopy with roller shutters. (05/12/0059)

Planning Policy

National Planning Policy Framework

Paragraphs 11 - 14, 17 and 56 - 66 are relevant with regard to the presumption in favour of sustainable development, core planning principles and the requirement for good design.

Fylde Borough Local Plan

Policy SP1 - Development within Settlements
Policy CF1 - Provision of Community Facilities

Consultations

Fylde Borough Council - No observations received.

St Anne's on the Sea Parish Council - Support the application.

LCC Developer Support (Highways) - No objection to the development but request that the proposed new pedestrian access on St Patricks Road North includes a barrier located 450mm back from the kerb edge, 'School Keep Clear' markings are provided in front of the new pedestrian access and the drop kerbs at the amended vehicle access are extended to accommodate the wider access.

A condition is also requested that no part of the development shall be commenced until all the highway works within the adopted highway have been constructed in accordance with a scheme that shall be submitted to and approved by the Local Planning Authority in consultation with the Highway Authority.

Representations - The application has been advertised by site notice and neighbouring residents informed by individual letter. One representation has been received which whilst not raising objections to the proposed building raises concerns about the proposed improved access in terms of highway safety issues on St Patricks Road North and the parking issues created by teachers and parents parking on the public highway. The resident states that any additional parking should be of suitable size to provide for all existing staff together with any future expansion of the school.

Advice

The proposed extension is to provide a new school entrance. The existing entrance is not very visible or welcoming and the current foyer does not provide sufficient space for visitors to the school. This lack of space has led to visitors having to sit on the school side of the security doors, having access to the remainder of the school and in turn the staff and pupils.

The extension would highlight the entrance and provide a larger and more welcoming entrance for visitors to the school. The proposed extension would have a similar external appearance and height as the existing building with the roof pitch, brickwork, windows and fascia's to match the current school building. Due to the size and design of the proposed extension, the visual impact of the extension would be acceptable and the development would comply with policy CF1 of the Fylde Borough Local Plan.

Currently pupils and parents are accessing the school site through the vehicle entrance on St Patricks Road North which is causing safety concerns. To address this, the proposal includes a new pedestrian entrance onto St Patricks Road North leading to a new pedestrian path linking with the new entrance.

As a consequence of the new pedestrian footpath, seven existing car parking spaces would be lost. These spaces would be re-sited to the north of the school entrance. The vehicular access onto St Patricks Road North is proposed to be widened to accommodate larger vehicles such as ground maintenance vehicles.

LCC Highways raise no objection to the application but request that the pedestrian access includes a barrier located 450mm back from the edge, 'School Keep Clear' markings are provided in front of the new pedestrian access and the drop kerbs at the amended vehicular access are extended to accommodate the wider access. This can be the subject of a planning condition.

LCC Highways have also requested a condition to be attached requiring that no part of the development shall be commenced until all the highway works within the adopted highway have been constructed in accordance with a scheme that shall be submitted to and approved by the Local Planning Authority in consultation with the

Highway Authority. It is considered that not allowing building operations to commence before the highway works are carried out would be unreasonable. A condition requiring that no part of the development shall be brought into use before the highway works are completed would be more acceptable.

One representation has been received which whilst not objecting to the application raises issues regarding staff and parent parking. However, the proposed development would not result in an increase in staff or pupil numbers and therefore will not result in any increase in traffic to the site. The new footpath would result in the loss of some existing car parking spaces but these are proposed to be replaced elsewhere on the site. A condition is recommended to require the new car parking spaces to be made available before the existing spaces are lost. The proposed widening of the access onto St Patricks Road would improve highway safety as it would ease the passage of vehicles when turning to the school. The issues raised by the local resident are therefore not supported.

In view of the scale, location 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 5 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 received by the County Planning Authority on 9th March 2016.

b) Submitted Plans and documents:

Drawing Number - B01 - Proposed Plan and Elevations

Drawing Number - B02 - Entrance Extension and External Works

Drawing Number - B03 - Existing Plan and Elevations

Reason: To minimise the impact of the development on the amenities of the area and to conform with Policies SP1 and CF1 of the Fylde Borough Local Plan.

3. The building materials to be used for the external elevations and roof of the proposed new entrance extension shall match those used on the existing school building.

Reason: In the interests of the visual amenities of the area and to conform with Policies SP1 and CF1 of the Fylde Borough Local Plan.

Highway Matters

4. No part of the development shall be brought into use until highway works within the adopted highway have been constructed in accordance with a scheme and programme to be first submitted to and approved in writing by the County Planning Authority.

The scheme and programme shall include details of the following:

- a) details of the location and design of a pedestrian barrier located at the junction of the new pedestrian access with St Patricks Road North.
- b) details for the installation of 'School Keep Clear' markings on St Patricks Road North.
- c) details for the extension of drop kerbs across the full width of the widened access.

Reason: In the interests of highway safety and to conform with Policy SP1 and CF1 of the Fylde Borough Local Plan.

5. The new car parking spaces shall be surfaced and marked out in the positions shown on Drawing B/02 prior to the existing parking spaces being removed.

Reason: In the interests of highway safety and to conform with Policies SP1 and CF1 of the Fylde Borough Local Plan.

Notes

This consent requires the construction, improvement or alteration of an access to the public highway. Under Section 184 of the Highways Act 1980, the County Council, as Highway Authority, must specify the works to be carried out. Only the Highway Authority or a contractor approved by the Highway Authority can carry out these works. Before any works to the access commence you should contact the Area Manager (Public Realm) [North] quoting the planning permission reference.

Local Government (Access to Information) Act 1985 List of Background Papers

Paper	Date	Contact / Ext
LCC/2016/0024	April 2016	Faiyaz Laly / 01772 538810

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