

Development Control Committee
Meeting to be held on 25th May 2016

Electoral Division affected:
Chorley North

Chorley Borough: Application number. LCC/2016/0037

Proposed new three form entry primary school for pupils aged 4-7 including single storey building, car parking area, hard surface play area, grass playing pitch and 1.5m and 2.4m high perimeter fencing.

Trinity CE Methodist Primary School, Brookwood Way, Buckshaw Village, Chorley.

Contact for further information:

Faiyaz Laly, 01772 538810

DevCon@lancashire.gov.uk

Executive Summary

Application - Proposed new three form entry primary school for pupils ages 4-7 including single storey building, car parking area, hard surface play area, grass playing pitch and 1.5m and 2.4m high perimeter fencing.

Trinity CE Methodist Primary School, Brookwood Way, Buckshaw Village, Chorley.

Recommendation - Summary

That members visit the site before considering the application.

Applicant's Proposal

The application is for a proposed new three form entry primary school for pupils aged 4-7. This would include a single storey building which would comprise of 9 classrooms with a capacity to accommodate 270 pupils. These facilities would include 3 classrooms for reception pupils and 6 classrooms for infant pupils. The proposal would include a car parking area for 40 vehicles with 1.5m and 2.4m high perimeter fencing around the school site.

The development would also include the provision of one outdoor grass junior football pitch (45m x 27m) and outdoor hardstanding play areas within the parameters of the school site. The planning application site area is 1.1925 ha with a gross internal floor area of 1485m². Full details of the proposal will be provided when the application is reported to committee for decision.

Description and Location of Site

The proposed school site is situated on the west side of Central Avenue, with residential properties to the west, east and south. The premises would be accessed

from Brookwood Way, with an additional point of entry from Wigan Road, on the western side of the proposed school grounds. The proposed school would be located 550m south west of the existing Trinity CE Primary School site on Unity Place. The site is currently comprised of open brownfield land on the west of Buckshaw Village.

The immediate surrounding areas consist of similar development areas, adjacent on the west of the proposed school is deciduous woodland, with residential and retail building towards the east. There are two Biological Heritage Sites (Buckshaw Wood and Worden Wood) within 1km of the proposed site. The closest residential properties would be located approximately 25m away on Brookwood Way.

Advice

The application is for a new three form entry school which is required due to the demand for school places in the area. The current Trinity Primary School located on Unity Place is close to capacity but due to the physical constraints of the site it would not be feasible or possible to extend the site.

The proposed new school on Brookwood Way would accommodate infant children (Key Stage 1) with the existing school site on Unity Way accommodating the junior children (Key Stage 2). The main planning issues raised by the proposal relate to the traffic impacts on the highway network particularly on Buckshaw Avenue, Central Way and Brookwood Way. Given that this application is for the development of a new school, it is considered that Members may wish to visit the site before determining the application.

Recommendation

That Members visit the site before determining the application.

Local Government (Access to Information) Act 1985

List of Background Papers

Paper	Date	Contact/Directorate/Ext
LCC/2016/0037	6th May 2016	Faiyaz Laly Planning and Environment 01772 538810

Reason for Inclusion in Part II, if appropriate

N/A