

**Development Control Committee**  
Meeting to be held on 25<sup>th</sup> October 2017

Electoral Division affected: Longridge with Bowland
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**Ribble Valley Borough: Application Number. LCC/2017/0068**  
**Development of 7 additional parking spaces to increase the number of parking spaces from 55 to 62 including a new disabled parking bay.**  
**Hillside Special School, Ribchester Road, Hothersall.**

Contact for further information:  
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### **Executive Summary**

Application - Development of 7 additional parking spaces to increase the number of parking spaces from 55 to 62 including a new disabled parking bay.  
Hillside Special School, Ribchester Road, Hothersall.

### **Recommendation - Summary**

That planning permission be **granted** subject to conditions controlling time limits, working programme and layout of parking area.

### **Applicant's Proposal**

Planning permission is sought for the extension of the existing car park to form an additional 7 no. parking spaces at Hillside Special School, Ribchester Road, Hothersall. The proposed extension to the car park would cover an area of approximately 153 m<sup>2</sup>, measuring approximately 17.6m x 9.6m. The area would be surfaced with a permeable tarmac surface and would increase the number of parking spaces at the school from 55 to 62. The applicant proposes to plant a hedge along the rear of the proposed parking area to minimise impacts from the proposed development.

### **Description and Location of Site**

Hillside Special School is located to the south of the B6245 Ribchester Road, approximately 1.5 km east of Longridge town centre. The school is surrounded by agricultural fields with a small group of residential properties approximately 170m and 70m to the north and east of the existing school buildings. The school site consists of substantial grounds with the school buildings on the south side of the site which are accessed by a 150m long access road from Ribchester Road. The proposed development is located on the eastern side of the school extending the current school car park. The proposed site currently consists of a small soiled area

adjacent to an existing woodland. The nearest residential property is located approximately 120m away on Ribchester Road.

## **Background**

The site is an established educational facility.

Planning permission was granted in September 2013 for a new building on the existing school site, providing sixth form accommodation, eleven additional car parking spaces and associated landscaping. (Ref 03/13/0650)

## **Planning Policy**

National Planning Policy Framework (NPPF)

Paragraphs 11-14 and 56-64 are relevant with regard to the requirements for sustainable development, core planning principles and good design.

Ribble Valley Core Strategy

Policy DS2 - Sustainable Development

Policy DMG1 - General Considerations

Policy DME1 - Protecting Trees and Woodlands

Policy DMI2 - Transport Considerations

## **Consultations**

Ribble Valley Borough Council - No objection - the development should accord with the proposed measures submitted by the applicant in section 11 of the Arboricultural Survey, Implication Assessment and Tree Protection report.

Hothersall Parish Council - No objection.

LCC Highways Development Control - Highways initially had concerns that users of the proposed car parking area would not have enough manoeuvring room to enter / leave parking spaces. The applicant has submitted revised designs reducing the number of parking spaces which would leave enough room for manoeuvring. LCC Highways have confirmed that the revised layout would be acceptable.

LCC Specialist Advisor (Ecology) - No objection - retained trees should be protected during works in accordance with section 11 of the Arboricultural Survey - Implication Assessment and Tree Protection report.

Representations - The application has been advertised by site notice and neighbouring residents informed by individual letter. One objection has been received stating that the proposed development should not be approved as previous planning conditions have not been complied with by the school and the proposed development could lead to more pupils and increased traffic problems within the local area.

## Advice

Planning permission is sought for the extension of the existing car park to form an additional 7 no. parking spaces at Hillside Special School, Ribchester Road, Hothersall. The school caters for children with special education needs, with a large proportion of pupils having moderate learning difficulties as a primary need, requiring speech and therapy support. Due to the specialist nature of the school, pupils travel to the school from a large catchment area with a number of mini buses and cars (taxis) utilising the site every day. In addition there is a high staff to pupil ratio. As of September 2017 there were 86 pupils and a total of 100 staff (full and part time).

The school currently has around 55 designated parking spaces including 4 disabled spaces, which is insufficient for the staff who are employed at the school. As a result some staff park on the access road which results in access and parking difficulties for parents and taxis that need to access the school site to transport children to and from the school. The additional parking would provide some further spaces for teachers and staff which would alleviate some of the existing parking issues including parking on Ribchester Road outside of the school.

The proposed site covers a very small area and consists of a soiled area adjacent to some trees which is distant and well screened from the public highway. The additional parking area would have no visual amenity impacts. A tree survey was submitted with the application which concluded that one large dead branch would have to be removed from a sycamore tree in order to facilitate the development. The tree survey submitted with the application does not note any features that might have potential to support roosting bats, therefore it is considered unlikely that the proposal would result in impacts on bats or bat roosts. A list of measures are recommended within the Arboriculture Method Statement to protect trees on the site whilst the development is taking place. These measures can be dealt with through planning condition.

An objection has been received from a local resident that the extension to the car park could lead to more pupils and increased traffic problems within the local area. Comments are also raised by the resident that vehicles dropping and picking up pupils are still waiting along Ribchester Road creating a long line of vehicles that other road users need to overtake until the school gates are open. It should be noted the development is for extra parking for staff who work at the school and not for parking for dropping and picking up pupils who attend the school.

These issues were previously raised as part of an application for a new 6th form building at the school (planning application 3/13/0650). A condition was imposed on that permission requiring details for the opening of the school gates to ensure that there is no requirement for cars or taxis to park on Ribchester Road before they can gain access to the school.

The applicant has confirmed they have attempted to comply with this condition by opening the school gates 20 minutes before school starts and 15 minutes before school finishes to accommodate drop off and pick up times thereby allowing vehicles to wait on the internal site access drive to drop off or collect children. Also staff working at the school are instructed to arrive earlier than school start time and leave

after school finish times to reduce any traffic impacts within the local area. Due to the specialist nature of the school it would not be possible to keep school gates open for longer periods, as school security also needs to be taken into consideration. Prior to the application being submitted, highway officers went out to observe the school site during school pick up times and confirmed there were no significant levels of parking on Ribchester Road.

The school have also confirmed they hold meetings with the taxi contractors who drop off and pick up pupils and inform them not to arrive too early and for the vehicles to turn into the school grounds immediately without waiting on Ribchester Road. It is noted that due to the wide catchment area of pupils, on occasions taxis could arrive early. However it is not possible to impose conditions that prevent vehicles waiting on the public highway. The only way this could be enforced would be to introduce a Traffic Regulation Order which would be the subject of a separate process. LCC Highways were consulted on the application and have not indicated that there is a need for such controls.

In conclusion, it is considered that there is a need for further parking provision at the school and that such parking would have benefits in terms of easing any parking issues at the school. Whilst the school are already required to make provision for school gates to be open to preclude the need for vehicles to park on the highway, the impacts of taxi drivers arriving too early is not in their control. Should the problem persist and cause issues for highway safety, it would be matter for the Highways Authority to decide whether to implement a Traffic Regulation Order to prevent vehicles parking on the highway. Overall it is considered that the development would comply with policies of the National Planning Policy Framework and the Ribble Valley Core Strategy.

In view of the nature, location and purpose 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.*

### **Working Programme**

2. 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 13th September 2017.

b) Submitted Plans and documents:

Drawing No - 01 / Location Plan

Drawing No - 02 / Plan as Existing

Drawing No - 03 / Proposed Layout of the new Parking Area / Rev B

Drawing No - 04 / Proposed Section

c) All schemes and programmes approved in accordance with this permission.

*Reason: To minimise the impact of the development on the amenities of the area and to conform with Policy DS2 of the Ribble Valley Core Strategy.*

### **Highway Matters**

3. Prior to the car park area being brought into use, the car parking spaces shall be marked out on the surface of the car park as shown on Drawing No - 03 Rev B. - Proposed Layout of the new Parking Area.

*Reason: In the interests of highway safety and to conform with Policy DMI2 of the Ribble Valley Core Strategy.*

### **Landscaping**

4. No development shall commence until the tree protection measures outlined in Section 11 (Arboricultural Recommendations and Method Statement) of the submitted Arboricultural Survey, Implication Assessment and Tree Protection Report have been implemented. Such measures shall be retained during the construction of the development.

*Reason: To protect existing trees within or adjacent to the site in the interests of the visual amenities of the area and to conform with Policy DME1 of the Ribble Valley Core Strategy.*

### **Local Government (Access to Information) Act 1985**

#### **List of Background Papers**

Paper	Date	Contact/Ext
LCC/2017/0068	October 2017	Faiyaz Laly / Planning and Environment / 01772 538810

Reason for Inclusion in Part II, if appropriate

N/A