

Development Control Committee
Meeting to be held on 8th May 2019

Electoral Division affected:
Clitheroe

Ribble Valley Borough: Application Number. LCC/2019/0008
Demolition of existing caretakers house to provide 8 car parking spaces with lighting and bin store area. Demolition of Block D building and erection of a single storey building to provide Multi Functional Activity Studio. Erection of a double storey extension to existing Block G building to provide 10 classrooms. Resizing of existing multi use games area with erection of 3m high ball stop fence. Creation of a new pedestrian entrance and widening of existing vehicular entrance on Turner Street. Erection of 2.4m high weldmesh fencing along northern boundary and south eastern corner of the school site. Ribblesdale High School, Queens Road, Clitheroe.

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Executive Summary

Demolition of existing caretakers house to provide 8 car parking spaces with lighting and bin store area. Demolition of Block D building and erection of a single storey building to provide multi functional activity studio. Erection of a double storey extension to existing Block G building to provide 10 classrooms. Resizing of existing multi use games area with erection of 3m high ball stop fence. Creation of a new pedestrian entrance and widening of existing vehicular entrance on Turner Street. Erection of 2.4m high weldmesh fencing along northern boundary and south eastern corner of the school site.

Ribblesdale High School, Queens Road, Clitheroe.

Recommendation - Summary

That subject to the application being referred to the Secretary of State and him confirming that the application will not be called in, planning permission be **granted** subject to conditions controlling time limits, working programme, hours of working, highway matters and landscaping.

Applicant's Proposal

The planning application is for a number of developments at Ribblesdale High School, Queens Road, Clitheroe to allow the yearly admission at the school to be increased from 255 to 285 pupils increasing the total number of pupils at the school from 1305 to 1425 over a four year period.

The application included the following proposals:-

- the demolition of the existing caretaker's house located on Turner Street to allow the extension of the car park to provide 8 additional spaces. The proposed car park area would have lighting and an adjacent bin store surrounded by a 1.8m high timber fence.
- The demolition of an existing two storey building (Block D) off Turner Street followed by the erection of a single storey Multi Functional Activity Studio building. The proposed building would measure approximately 23m x 17m with a maximum height of 7m. The building would be constructed from a mix of materials including glazing, brick masonry and insulated metal panel's coloured grey and green. The side of the building facing Turner Street would be mainly glazed with the rear being in brick. The roof of the building would be a mono pitch design constructed from insulated single ply roof deck with a mid-grey finish. The maximum height of the roof would be 7m above ground level falling to 6 m at its lower end. The soffit boards and rainwater pipes would also be coloured grey.
- The erection of a double storey extension to the existing G Block building to provide an additional 10 classrooms at the school. The extension would measure approximately 33m x 18m with a maximum height of 9m, matching the height of the existing building. The building would be constructed from brick to match the existing building and would have a pitched roof with a lightweight tile effect metal roofing system also to match the existing building. The windows would be white plastic UPVC with polyester powder coated aluminium doors to match existing.
- The proposal includes the resizing of the existing Multi - Use Games Areas at the school to form four pitches marked out for netball, basketball, tennis and football. Three of the Multi Use Games Areas would measure approximately 37m x 18m with the other measuring 32m x 18m. All four of the pitches would be surrounded by 3m high green weldmesh ball fencing and would have a bitmac macadam surface coloured black.
- Improving the security at the school by erecting a 2.4m high green weldmesh fencing along the northern boundary of the school to the rear of gardens of properties on Highfield Road. The fencing would measure a linear distance of 150m and would continue from the existing fencing located north west of the school towards the north eastern boundary of the school site. The new boundary fence would be installed as close as possible to the existing garden fences to properties on Highfield Road. Once the proposed demolition works have been carried out to the caretaker's house and the Block D building, 2.4m high fencing would also be erected around the south eastern corner of the school and the existing vehicular access on Turner Street would be widened to accommodate the proposed car park area. The existing pedestrian entrance on Turner Street area would also be widened for access purposes.

Description and Location of Site

Ribblesdale High School is located approximately 400m to the south of Clitheroe town centre. The school site is located in a predominantly residential area surrounded by residential properties with Turner Street forming the southern

boundary, Queens Road to the west, Highfield Road to the north and Littlemoor Road to the east. Vehicular access to the school site is gained from the south off Turner Street with pedestrian accesses to the west from Queens Road. The school site consists of existing school buildings with hardstanding areas and small areas of amenity grassland. There are some scattered trees around the boundary of the school.

The caretaker's house which is proposed to be demolished is located within the school site on Turner Street adjacent to the existing school car park. The existing vehicular entrance off Turner Street would be widened to accommodate vehicles into the proposed car park area. The proposed Multi Functional Activity Studio would be located in the south east corner of the school site. The site is currently occupied by the Block D building which is in poor condition. This building would be demolished to accommodate the proposed studio building. The nearest residential properties to this building are located approximately 30m away on Turner Street and Littlemoor Road.

The school site currently includes six multi use games areas used for a number of different sports. These areas are located on the eastern side of the school site approximately 20m away from the nearest properties on Littlemoor Road. The applicant proposes to resize and resurface these areas creating four multi use games areas with 3m high fencing. The school also has formal playing fields located approximately 150m away from the site on Langshaw Drive.

The double storey extension would be located on the northern boundary of the school site on existing hardstanding which currently forms part of a multi-use games area. The proposed extension would match the height of the existing building and the nearest properties from this building would be located approximately 30m away on Highfield and Littlemoor Road. The proposed 2.4m high fencing would be located north of the proposed double storey block measuring a linear distance of 150m and would continue from the existing fencing located on the north west boundary of the school towards the north eastern boundary of the school site.

Background

The site is an established educational facility.

Planning permission was granted at the school in January 2015 for a dining room extension and creation of an outside seating area. (LCC/2018/0168)

Planning Policy

National Planning Policy Framework

Paragraphs 11-12, 94, 97, 108 – 111, 124 - 131 are relevant with regards to the definition of sustainable development, the need for new school places, open space and recreation, promoting sustainable transport and achieving well designed places.

Ribble Valley Core Strategy

Policy DMG1 - General Considerations

Policy DS1 - Development Strategy

Policy DS2 - Sustainable Development

Policy DME1 - Protecting Trees and Woodlands
Policy DME3 - Site and Species Protection and Conservation
Policy DME6 - Water Management
Policy DMI2 - Transport Considerations
Policy EN2 - Landscape

Consultations

Ribble Valley Borough Council - No objection. The lighting on the proposed car parking area should not have detrimental effect to properties on Turner Street and Littlemoor Road. No other concerns are raised regarding the proposed development.

Clitheroe Town Council - No objection. The status of the construction access route / ownership and status of the roads affected by the development needs to be checked.

Landscape Advice (Jacobs) - No objection to development. However a condition should be added requiring a landscape maintenance plan to be submitted prior to the completion of the development.

Ecology Advice (Jacobs) - Planning conditions are advised to secure precautionary mitigation for nesting birds and for the ecological enhancements which are recommended within the submitted ecology report.

LCC Highways Development Control - No objection. The status of the construction access road / route should be resolved. Provision of electric charging points to the proposed development need to be added to the scheme and a school travel plan should be submitted. A construction management plan should also be submitted prior to the commencement of development.

Sport England - Initially objected to the application due to the loss of the multi use games area space resulting from the development and the applicant not demonstrating this area would be surplus to the requirements of the school. The school have since provided further information to demonstrate this area would not be needed and the objection has been removed subject to conditions being imposed requiring further information and a community use agreement being agreed for the proposed multi use games areas.

Lead Local Flood Authority - No comment.

United Utilities – No objection. The foul and surface water drainage systems should be separate and surface water should be drained in accordance with a scheme to be submitted based upon the hierarchy of drainage options in the National Planning Policy Framework.

Representations - The application has been advertised by site notice and neighbouring residents informed by individual letter. Four objections have been received from local residents. Three relate to the proposed construction access using a side road off Littlemoor Road and the impact that construction vehicles would have on parked cars due to the narrow nature of the road. It is also stated that the side road is a private road and not adopted and therefore the school should not be allowed to gain access through this area. The other representation relates to the new build double storey block and concerns that it would block sunlight and result in loss

of privacy to properties on Highfield Road and how the closest trees and associated wildlife would be impacted by this element of the development and disturbance during construction.

Advice

This planning application includes a number of development proposals at Ribblesdale High School, Queens Road, Clitheroe to allow the yearly admission at the school to be increased from 255 to 285 pupils thereby increasing the total number of pupils at the school from 1305 to 1425 over a four year period. The main elements of the development are a double storey extension creating 10 new classrooms, a multi-functional activity studio building and the demolition of the existing caretaker house creating 8 further car parking spaces at the school and reconfiguration of the existing multi use games areas.

Paragraph 94 of the National Planning Policy Framework states that it is important that a sufficient choice of school places is available to meet the needs of existing and new communities and Local Planning Authorities should take a proactive, positive and collaborative approach to meeting this requirement and to development that will widen choice in education. The National Planning Policy Framework also requires that planning authorities should give great weight to the need to create, expand or alter schools through the preparation of plans and decisions on applications.

Lancashire County Council has a statutory duty to provide a school place to every child of statutory school age, living in Lancashire who requests one. A combination of sustained increase in the number of births together with the development of new housing in the area has resulted in an increase in demand which the current high schools in the area cannot accommodate. The county council's general strategy towards providing new education provision is to provide additional places at existing schools rather than construct new schools in order that new places can be delivered more quickly and to achieve best value for money by reducing infrastructure and land acquisition costs. However, it is also important to balance the need for the proposal against the impacts of the development which relate to traffic and associated impacts, protecting residential amenity to the nearest houses and other environmental considerations.

Policy DMG1 of the Ribble Valley Core Strategy identifies the general considerations that development proposals must comply with. This includes a high standard of building design which is sympathetic to existing and proposed land uses in terms of size, intensity, nature, scale, style and use of building materials. There should be consideration of traffic and parking issues and that adequate day lighting and privacy distances should be provided. The policy also requires that consideration should be given to the likely effect on existing trees and other natural features on the site, visual appearance and relationship to surroundings and local landscapes and landscaping.

The school stands on an area of land in between Queens Road, Turner Street, Littlemoor Road, and Highfield Road in a predominantly residential area in Clitheroe. The majority of the existing school consists of traditional build and detached two storey buildings mainly consisting of brick with later additions using more modern materials such as glazing and render. Other parts of the school contain small

grassland amenity areas as well as hardstanding areas. The school playing fields are located approximately 150m away from the main school site on Langshaw Drive.

The site of the proposed two storey extension is located in the north east corner of the school, adjacent to the existing Block G building on a tarmac area consisting of paths and tennis courts. North of this area is a grassed area containing some mature trees which then slopes down to residential gardens of properties on Highfield Road. The applicant has chosen this area so that the new classrooms are closely related to the existing classrooms at the school as Block G is the main teaching area. The height and materials for the extension would match the existing building and are therefore considered to be acceptable in terms of general design and visual amenity considerations.

The nearest properties to the G Block extension are located approximately 35m away on Highfield and Littlemoor Road. An objection has been received from a property on Highfield Road that the proposed double storey building would block the light and detract from the privacy of the nearest properties which would impact residential amenity. The extension would be 9m high matching the height of the existing building. However, the houses on Highfield Road do benefit from long back gardens so that the rear elevation of the houses would be at least 30 metres from the new extension. There are also some trees located on the boundary of the school and the houses on Highfield Road. The applicant states that the orientation or location of the building cannot be changed due to constraints of the site and the wish to link into the existing teaching spaces. As the school site is surrounded on all sides by residential development, it is likely that any site would be relatively close to houses. It is probable that there would be some additional shading of gardens arising from the extension but this would only be during the late afternoon / evening where there is already some shading from the existing trees. Ribble Valley Borough Council have been consulted on the application and raised no concerns in relation to the impact on the nearest properties. Taking into account these factors, it is considered that the impact of the extension would be acceptable in relation to privacy and light / shading issues and that this aspect of the development complies with Policy DMG1 of the Local Plan. In relation to the other concerns raised by this resident, the new building would not require the loss of existing trees or shrubs and therefore the impacts on local ecology would be negligible.

The other main aspect of the development includes the erection of a multi-functional activity studio which would be located in the south eastern corner of the school site. The building would be single storey with a mono pitched roof to a maximum height of 7m. The nearest residential properties to this building would be located approximately 30m away on Turner Street and Littlemoor Road. No representations have been received from local residents to this aspect of the proposal and given that there is currently a two storey school building and a two storey caretaker's house in this location, both of which would be demolished, the impact of the new building on the adjacent residents is considered acceptable. The design of the studio building is contemporary with extensive use of glazing but is considered acceptable. The roof design is particularly novel but is constructed to allow rainwater to discharge quicker into the existing underground drainage system located within the front entrance area to the multi-functional activity studio.

The proposals would result in the removal of one tree, two hedges and an area of ornamental shrubs alongside Turner Street. None of the trees within the site are

protected by a Tree Preservation Order and the application site is not located within a Conservation Area. The applicant has proposed to plant three new trees in the newly extended grass verge at the north-east corner of the site which would comply with Policy DME1 of the Ribble Valley Core Strategy. Further hedging would also be established between the proposed car park extension and the outdoor dining area, providing privacy for dining and screening from the adjacent parked cars. The applicant has proposed a series of tree protection measures during construction, to protect trees in close proximity to the development sites. A condition can be added to ensure these measures are maintained at all times during the construction stage of this application.

The key ecological consideration is the potential impact on bats due to the demolition of two buildings. The submitted ecology report includes details of tree and building inspections for bats. None of the buildings being demolished or the tree to be felled contained evidence of bats, potential bat roosting features or access points and therefore no further survey or mitigation requirements are required. A condition can be included for the protection of nesting birds.

The development proposals would allow the yearly intake at the school to be increased from 1305 to 1425 over a four year period. Even though the increase would be gradual, the impacts of the additional traffic arising from the expansion of the school on highway safety and residential amenity should still be considered. Currently there are three pedestrian accesses to the school. There are also signal-controlled pedestrian crossings located at the T-junction of the A671 Queensway and Queens Road and at the A671 Whalley Road / Turner Street Junction to assist staff, pupils and visitors to access the school on foot. The existing school car park is situated off Turner Street and the proposed development would provide an additional eight parking spaces which would help alleviate the issue of school staff parking on the residential streets around the school. LCC Highways have also requested the school to submit a school travel plan which would promote other forms of transport during peak times and for wheel cleaning facilities to be available during construction. All of these matters can be controlled through planning condition.

Three objections have been received from local residents concerned that the proposed construction access point for the development off Littlemoor Road should be changed due to likely conflict with resident's vehicles. The objections also comment that the proposed construction access is not an adopted highway but a private road and therefore legally the construction vehicles would not be able to gain access to the school grounds through this area. The applicant has provided a detailed response why the proposed construction access route is the most suitable and would avoid impacting on trees or busier roads around the school site.

Private rights of access are not a valid planning consideration but are matters for negotiation between the applicant and the landowner concerned subject to the usual planning considerations relating to highway safety. The proposed construction access road is not an adopted highway on County Council records but on inspection of the road it shows features that would indicate maintenance by the County Council. The applicant is currently in negotiation with the resident over gaining access into the school using this road and managing residents parking so construction vehicles can gain access into the school site. LCC Highways have not raised an objection to the application but have requested further details of traffic management during construction of the development. This can be controlled through planning condition

which would need to include details of the confirmed construction access prior to the commencement of development.

Overall any highway impacts that are currently experienced by residents close to the school would not be made materially worse by the development and the increase in pupils would probably only extend existing parking impacts over a slightly wider area than currently occurs. It should also be recognised that these impacts occur for a comparatively small part of the day and that it would take a number of years for the full traffic impacts of the development to materialise. Also the school is located within the main urban area of Clitheroe and is therefore proximate to the locations where many children attending the school will reside and therefore there is potential to encourage children to travel to school by means other than private car. The traffic impacts during the construction phase are temporary and it is considered that these can be adequately managed and mitigated through the use of planning conditions. With regard to the installation of electric charging points, the school have requested that such facilities are not installed as part of this application due to their cost. There is no requirement within the National Planning Policy Framework or in local policy that requires such facilities to be installed as part of car parking developments.

In relation to surface water and flooding, Policy DME6 of the Ribble Valley Core Strategy recognises that there should be a promotion of designs that adopt principles of sustainable construction including Sustainable Drainage Systems. The applicant has confirmed 27m³ of surface water attenuation is provided within an underground tank to the north of the site for the current G Block which was constructed approximately 15 years ago. The existing impermeable area draining to this attenuation is approximately 1000m². The proposed development will therefore increase impermeable area above those already existing by around 600m². The existing attenuation system will be increased by a further 27m³ in a similar tank to maintain existing flow rates to sewer of 4.5l/s. It is proposed that a pumping station is to be installed at the outfall of this attenuation to pump the water to the existing site drainage system at the required rate.

The proposed multi use games areas are to be constructed on areas already laid out for sports and are existing hardstanding. The new layout would provide no increase in area or flows and drainage will remain unchanged.

On the southern edge of the school, the total impermeable area would be increased by approximately 100m² due to the proposed car park extension. This area is currently occupied by the caretaker's house which is proposed to be demolished. This building drains to the combined sewer to the south of the site and the existing site connections will be utilised. Due to the minor increase in impermeable surface, this is considered acceptable and the proposals comply with Policy DME6.

The school currently has six outdoor tennis courts with further outdoor playing fields at an off – site location. The proposed two storey extension would be constructed on an area currently occupied by two of these courts. To compensate for the loss of provision, the school is proposing to revise the layout of the remaining outdoor play space to include four outdoor multi use games areas that can be used for five a side, netball, basketball and tennis. These areas would be re-fenced with new 3 metre high ball stop fencing. Sport England initially objected to the application due to the reduction in recreation space at the school. However, the existing facilities are in poor condition and Sport England now recognise that the proposed changes would

improve the area of recreational space located at the school. Sport England recommended a condition to be included to control the details for the construction and use of the games areas to ensure that they are suitable for the various sporting activities that are proposed. These conditions can be attached to any decision notice. Sport England also request that a condition be imposed to secure community use of the multi-use games area outside of school hours. However, community use was not included within the planning application and therefore a condition requiring such would introduce a method of operation for which no consultation has been undertaken with local residents and which may give rise to local amenity impacts. Furthermore there is no loss of community use due to the proposed development. It is therefore considered that such a condition would not meet the tests for conditions as it is not necessary to make the development acceptable. However, if the condition requested by Sport England is not imposed, it will be necessary to refer the application to the Secretary of State.

In conclusion, Lancashire County Council has a statutory duty to provide a school place to every child of statutory school age, living in Lancashire who requests one. Due to the sustained increase in population in Ribble Valley, there is an increase in demand for school places which the current high schools in the area cannot accommodate. The provision of the additional school places should be given great weight and there is a lack of alternative sites. The layout, scale and design of the development would ensure a suitable and modern educational setting. The new car parking area would relieve some of the existing parking deficiencies at the school and help use some unused space within the school grounds.

The impacts in terms of highways would have a comparatively short duration and are not considered to be of such severity that the development is unacceptable. Overall through the imposition of planning conditions, the disruption to local residents from the proposed development would be minimised and would be acceptable. The new buildings are also considered acceptable in terms of the amenity of local residents. It is therefore considered that the proposal is acceptable in terms of the policies of the Development Plan.

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 subject to the application being referred to the Secretary of State and him confirming that the application will not be called in, 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 received by the County Planning Authority on 7th February 2019.

b) Submitted Plans and documents:

Drawing No - A01A / Proposed Area of Development Plan

Drawing No - 00875-UVP-ELS-XX-DR-L-0001 (Rev PL01) / General Arrangement

Drawing No - 008785-UPV-ELS-XX-DR-L-0001 (Rev PL03) / Proposed Site Plan

Drawing No - A59 - Proposed Multi-Functional Activity Studio Proposed Elevations

Drawing No - A60 - Proposed Multi Functional Activity Studio Proposed Roof Plan

Drawing No - A26 - Proposed G Block Proposed Elevations

Drawing No - A27 - Proposed G Block Extension Roof Plan & Details

Drawing No - CW/9320-P-TP - Tree Protection Plan

Drawing No - A06 - Proposed External Drainage Layout Master Plan

Reason: To minimise the impact of the development on the amenities of the area and to conform with Policy DMG1 of the Ribble Valley Core Strategy.

Hours of Working

3. No construction development shall take place outside the hours of:

08.00 to 18.00 hours Monday to Friday (except Public Holidays),
08.00 to 14.00 hours on Saturday.

No construction development shall take place at any time on Sundays or Public Holidays.

This condition shall not however operate so as to prevent the carrying out, outside of these hours, of essential repairs to plant and machinery used on the site.

Reason: To safeguard the amenity of local residents and adjacent properties and land users and to conform with Policy DMG1 of the Ribble Valley Core Strategy.

Highway Matters

4. No development shall commence until a construction management plan has been submitted to and approved in writing by the County Planning Authority.

The construction management plan shall contain details of the following:-

- a) details for the routing of construction vehicles to the site
- b) details of the access points to be used by construction traffic from the public highway into the school site
- c) measures to be taken to control the routing and timing of HGV movements to avoid school opening and closing times
- d) details for the parking of construction traffic during construction activities

The measures contained in the approved scheme shall be implemented at all times during the duration of construction works.

Reason: In the interests of highway safety and local amenity and to conform with Policy DMI2 of the Ribble Valley Local Plan.

- 5. Measures shall be taken at all times during construction works to ensure that no mud, dust or other deleterious materials are tracked onto the public highway by vehicles leaving the site.

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

- 6. Within three months of the development being brought into use, a School Travel Plan, as defined by this permission, shall be submitted to the County Planning Authority for approval in writing

The School Travel Plan shall include details of the measures to be implemented to reduce the highway impacts of the school and to encourage sustainable modes of travel and shall include:

- a) A brief description of the school, its location and a summary of the particular transport and road safety issues at the site;
- b) Evidence and results of consultation with staff, parents and other interested parties;
- c) Targets and measures to minimise the impact of/reduce private car use for the journey to and from the school by staff, parents and other visitors;
- d) A summary of the school's current road safety policies and practices, details of any new or proposed initiatives including a planned timetable of introduction;
- e) Proposals for monitoring progress of the School Travel Plan including a timetable for its review.

The measures contained in the approved travel plan shall thereafter be implemented throughout the operation of the school.

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

Landscaping

- 7. The landscaping works described in the 'Arboricultural Statement together with Drawing No - 008785-UPV-ELS-XX-DR-L-0001 (Rev PL03) / Proposed

Site Plan shall be implemented within the first planting season, as defined in this permission, following the completion of the development and shall thereafter be maintained for a period of five years including replacement of dead and dying species, weed control and maintenance of protection measures.

Reason: In the interests of the visual amenities of the area and to conform with Policy DME1 of the Ribble Valley Core Strategy.

8. No trees other than those identified for removal on Drawing No - CW/9320-P-TP - Tree Protection Plan shall be removed as part of the development. All other trees shall be retained and protected from damage throughout the duration of construction works as detailed in the submitted Arboricultural Statement.

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 ENV1 of the Fylde Local Plan.

9. The development shall not be brought into use until the area edged green on drawing no. 008785-UVP-ELS-XX-DR-L-0001 has been constructed as an outdoor sports facility 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 contain details for the construction, surfacing and marking out of the games areas.

Thereafter, the multi use games areas shall be constructed in accordance with the approved details.

Reason: In the interests of maintaining sports provision at the school and to conform with Policy DMG1 of the Ribble Valley Core Strategy.

10. No development shall commence until a scheme and programme for the management and attenuation of surface water from the development has been submitted to and approved in writing by the County Planning Authority.

The measures for the management and attenuation of surface water from the development shall be implemented as part of the construction works and maintained in operational condition thereafter.

Reason: In the interests of surface water control and to prevent flooding and to conform with Policy DME6 of the Ribble Valley Core Strategy.

11. The development shall not be brought into use until the additional car parking spaces shown on drawing no. 008785-UVP-ELS-XX-DR-L-0001 have been marked out on the surface of the car park in the positions shown on the drawing.

Reason: In the interests of highway safety and to conform with Policy DMG1 of the Ribble Valley Core Strategy.

Definitions

Planting Season: The period between 1 October in any one year and 31 March in the following year.

Notes

The applicant's attention is drawn to the observations of Cadent and United Utilities letters dated 26th February and 5th March respectively.

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

Paper	Date	Contact/Ext
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None

Reason for Inclusion in Part II, if appropriate

N/A