

## Development Control Committee

Meeting to be held on 27th November 2019

Electoral Division affected: Preston East
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**Preston City: application number. LCC/2019/0050**

**Application for erection of a replacement garage, construction of an outdoor classroom to be used as an additional teaching space and the erection of a free-standing canopy to the front entrance (part retrospective) at Sir Tom Finney High School, Ribbleton Hall Drive, Preston**

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### Executive Summary

Application for the erection of a replacement garage, construction of an outdoor classroom to be used as an additional teaching space and the erection of a free-standing canopy to the front entrance at Sir Tom Finney High School, Ribbleton Hall Drive, Preston.

### Recommendation - Summary

That planning permission be **granted** subject to a condition controlling working programme.

### Applicant's Proposal

Planning permission is sought for the following:

- Replacement garage measuring approximately 2.7m x 2.2m x 2.3m high constructed with concrete block walls, corrugated steel roof and steel grey door.
- Construction of an outdoor classroom measuring approximately 6m x 4m x 3.5m in height. The building would be constructed from Cedral Lap cladding material coloured dark oak with pale grey roof panels. The windows would be dark grey aluminium with a dark grey roller shutter door
- Erection of a free standing canopy to the front of the school measuring 2.2m x 1.2m with a height of 2.7m rising to 3.2m. The canopy framework would be powder coated grey with metal composite grey roof panels to match the main school building.

## **Description and Location of Site**

Sir Tom Finney High School is situated on Ribbleton Hall Drive and Sawley Crescent in a residential area approximately 4 km northeast of Preston City Centre. The site is surrounded by playing fields. To the north is a Youth and Community Centre and a Sure Start Centre and to the east is Moor Nook County Primary School.

The canopy would be located over the main entrance to the school, with the new storage garage being located adjacent to the sports field and the outdoor classroom to the rear of the school.

The nearest residential properties are located on Ribbleton Hall Drive approximately 80m to the northwest of the school buildings and on Sawley Crescent to the south.

## **Background**

The proposed development is at an established educational facility.

Planning permission was granted for the provision of 3.0m high security fencing within the school boundary, including associated access gates to match in May 2007 (ref 06/07/0294).

Planning permission was granted in May 2014 (ref LCC/2014/0017) for alterations to the elevations of the existing buildings, extensions to form new sixth form block and hydro pool, alteration to the access to provide vehicle and pedestrian access, extension to existing car park to include disabled bays and cycle shed and mini bus parking, relocation of existing security fence and additional gate and associated landscaping.

Planning permission was granted for the relocation of existing 3m high security fence and creation of a multi-use games area with 3m high boundary fencing in August 2014.

## **Planning Policy**

National Planning Policy Framework (NPPF)

Paragraphs 11 and – 124 - 130 of the National Planning Policy Framework are relevant with regard to achieving sustainable development and the need for good design.

Central Lancashire Core Strategy

Policy 17 - Design of new buildings

Preston Local Plan

Policy EN2 - Protection of existing infrastructure

Policy AD1 (a) - Development within (or in close proximity to) existing residential area

## **Consultations**

Preston City Council - No objection

Lancashire County Council Highways Development Control - No observations to make.

Sport England: No objection

Representations - The application has been advertised by site notice and neighbouring residents informed by individual letter. One representation has been received commenting that the school is already big enough and the existing activities on the school site create parking issues for local residents. Building a bigger car park should be a priority. The resident also comments on the impacts of children accessing the school site out of school hours resulting in alarms being set off and general disturbance.

## **Advice**

Sir Tom Finney School supports children/young adults within the age range of 11 to 19 with generic learning difficulties. The school is accessed via Ribbleton Hall Drive and was constructed in the 1980's. The campus site includes a community centre and a sure start nursery which are both stand-alone buildings.

The proposed outdoor classroom would be located adjacent to the rear external doors leading onto the school's main playground area. The majority of the pupils learn through their sensory and physical experiences and the proposed classroom would enable them to learn in an outdoor environment. The design of the classroom would ensure access to all the pupils regardless of their disability / mobility. The proposed outdoor classroom would not increase pupil numbers.

The proposed garage has already been constructed and therefore this aspect of the application is retrospective. It is located to the side of the school site adjacent to an existing garage and has replaced a metal storage container and shed. It has provided the school with much needed additional storage and complements the design and materials of the adjacent garage and is therefore considered acceptable in terms of design.

The external canopy would be located to the front main entrance and would provide weather protection for the school when the front doors are opened and for pupils with mobility problems and their support workers.

The proposed developments are modest in scale and the design and materials would be complementary to the existing school buildings. Given the location of the proposed development within the school site and the proximity of the nearest residential properties, it would not have any unacceptable visual impact or result in any loss of amenities to the surrounding area or properties. The proposal is therefore acceptable in terms of the policies of the Development Plan.

One representation has been raised in relation to parking issues and the impacts of unauthorised access to the school site. However, the proposed developments would not result in an increase in pupil numbers and therefore would not result in additional parking demands. The impacts of unauthorised access are a matter for the police and are not a planning consideration.

In view of the scale, location and nature of the proposal 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 condition:

### **Working Programme**

1. The development shall be carried out in accordance with the following documents:
  - a) The Planning Application and supporting documents received by the County Planning Authority on 25th October 2019
  - b) Submitted Plans and documents:

Drawing EW-PS-LP-001 Rev E - Location Plan  
Drawing B02 Rev D1 Details as Proposed

*Reason: To minimise the impact of the development on the amenities of the area and to conform with Policies EN2 and AD1(a), of the Preston City Council Local Plan*

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

None

Reason for Inclusion in Part II, if appropriate

N/A