Development Control Committee  
Meeting to be held on 23 January 2013  

Electoral Division affected:  
West Craven

Pendle Borough : Application 13/12/0521  
Demolition works, extension to and remodelling of the school, all weather pitch with fencing, 8 x flood lighting columns, bin store, 2.4m high security fencing to boundary and landscaping at West Craven High Technology College, Kelbrook Road, Barnoldswick

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Executive Summary

Application - Demolition works, extension to and remodelling of the school, all weather pitch with fencing, 8 x flood lighting columns, bin store, 2.4m high security fencing to boundary and landscaping at West Craven High Technology College, Kelbrook Road, Barnoldswick.

Recommendation – Summary

That planning permission be granted subject to conditions controlling commencement, working programme, construction working, reversing alarms, and building materials.

Applicant's Proposal

Planning permission is sought for demolition works, remodelling of the school and the construction of an all weather pitch, bin store and fencing. The main elements of the proposal would be:

- Demolition of 3 single storey, flat roofed structures. Two of the structures are of stone and brick construction and are attached to the northern and southern elevations of the main college building with the third building being a stand-alone building constructed in wooden clad panels located to the north of the main college building.
- Two storey extension to the southern elevation of the main building. The extension would measure approximately 15m x 54m with a height from ground level varying from 9.5m to 12m. The elevations would be constructed in black, cream and buff brick finishes incorporating areas of glazed curtain walling, aluminium cladding and aluminium windows and doors. The mono-
pitch roof would be clad in an aluminium standing-seam (copper weathered finish).

- First floor extension to the rear of the school located above the existing workshops. The extension would measure approximately 27m and would increase the height of the existing elevation to approximately 9.5m. The elevations and mono-pitched roof would be constructed in aluminium standing-seam cladding (copper weathered finish) and panels incorporating aluminium windows.
- Construction of an external three storey passenger lift enclosure. The enclosure would be finished in aluminium cladding.
- Two small first floor extensions to front western elevation to provide a remodelled reception area and additional teaching accommodation. A third small extension would be constructed within an internal courtyard area to allow a social space adjoining the existing dining room. The small extensions would be constructed in the same materials as used in the major extensions.
- Replacement of existing flat and pitched roof areas with an aluminium standing seam roofing system.
- Construction of an all weather sports pitch (artificial grass pitch). The pitch would measure 50m x 30m and would be secured with weldmesh fencing, with a maximum height of 4m, coloured grey. The pitch would incorporate 8 lighting columns with a maximum height of 12m.
- Erection of 2.4m high grey weldmesh security fencing to the rear perimeter of the playing fields up to where they meet the Salterforth Railway Sections, Embankments and Cuttings Biological Heritage Site.
- Construction of a bin store. The store would measure 7.5m x 5.5m x 3.5m high with the elevations finished in timber cladding, white render and natural stone.
- Hard and soft landscaping including areas of tarmac playground, concrete buff paving, grass seeding and tree and ground cover planting.
- Reconfiguration of the existing car park.

Description and Location of Site

West Craven High School is located within a residential area on the southern periphery of the town of Barnoldswick. The site falls within the Barnoldswick settlement boundary with the proposed all weather pitch to be located on the footprint of buildings proposed for demolition. Land immediately to the east and north is allocated as Open Space within the Replacement Pendle Local Plan (RPLP). West Craven Swimming Pool and Sports Centre is located immediately to the north with Open Countryside located further to the north and to the east. Kelbrook Road borders the site to the west with residential properties beyond. The Salterforth Railway Sections, Embankments and Cuttings Biological Heritage Site (BHS) is located to the south east of the site. There are no definitive public rights of way across any part of the application site.

Background

The Development Control Committee resolved to visit the site, including the Primary School application site (ref. 13/12/0464) at the meeting of 12 December 2012. Members of the committee visited the site on 18 January 2013.
Planning History

Planning permission was granted in September 2001 for an extension to form new laboratory and preparation room (ref.13/01/0423)

Planning Policy

National Planning Policy Framework (NPPF)

Paragraph 72 - Promoting Healthy Communities.

Replacement Pendle Local Plan (RPLP)

Policy 4C   Natural Heritage – County and District Designated Sites
Policy 8   Contamination and Pollution
Policy 13   Quality and Design of New Development
Policy 16   Landscaping in New Development
Policy 32   New Community Facilities

Consultations

Pendle Borough Council – No observations received.

Barnoldswick Parish Council – No observations received.

LCC Assistant Director (Highways) – No objection.

Environment Agency – No objection. If there are to be no works or disturbances to ground taking place in the area of the railway cutting then the risk to controlled waters would be low and there would be no requirement to carry out a contaminated land assessment. In relation to the risk of any gas migration from the fill material within the cutting, this is a human health concern and the local environmental health officers should be satisfied that the risk is acceptable.

Sport England – No objection.

LCC Public Rights of Way – No observations received.

Canal and River Trust – No observations received.

Representations – The application has been advertised by press and site notice, and neighbouring residents informed by individual letter. No letters of representation have been received.

Advice

Director of Transport and Environment – Observations
Planning permission is sought for demolition works, remodelling of the school and the construction of an all weather pitch, bin store and fencing. The development is required to upgrade and extend sub-standard areas of the school which currently do not provide suitable accommodation or facilities for the pupils on role. The application would also improve accessibility for disabled school users.

The main issues to consider are building design and the impacts of construction and demolition work on local amenity.

**Development Plan and Government Planning Policy**

Planning law requires that applications for planning permission must be determined in accordance with the development plan, unless material considerations indicate otherwise. The National Planning Policy Framework (NPPF) sets out the Government’s Planning Policies and is a material consideration in planning decisions.

Policy 32 of the RPLP offers support for new and improved community facilities within the settlement boundary so long as the proposed development would be accessible by a variety of travel modes, would not compromise residential amenity and would be of a high quality design.

Paragraph 72 of the NPPF states ‘The Government attaches great importance to ensuring that a sufficient choice of school places is available to meet the needs of existing and new communities. Local planning authorities should take a proactive, positive and collaborative approach to meeting this requirement, and to development that will widen choice in education. They should:

- give great weight to the need to create, expand or alter schools; and
- work with schools promoters to identify and resolve key planning issues before applications are submitted.’

The proposed remodelling of the school would provide extended and improved school accommodation and facilities to allow a more effective delivery of the curriculum. The proposed all weather pitch would be constructed on part of the existing school footprint following the demolition of building that are no longer fit for purpose. The all weather pitch would provide a valuable play surface for the High School and, should permission be granted, an adjoining new primary school. The applicant has also advised that the all weather pitch would be made available for community use. In view of the submitted details, it is considered that all elements of the scheme accord with the provisions of the NPPF and the development plan and should be supported in principle.

**Building Design**

Policy 13 of the RPLP stipulates that the siting and design of all new development should be in scale and harmony with the surroundings and should incorporate the use of sympathetic materials and appropriate landscaping. This is an edge of settlement site but one which is characterised by the prominent High School and sports building and surrounding residential properties. The High School is largely comprised of natural sandstone block with smaller areas of pale brick on more
modern extensions. The proposed extension and re-modelling of the school would involve the use of neutral materials including, black/buff/cream brick, curtain walling, neutral renders, timber and aluminium cladding and aluminium standing seam roofing. Although the materials detract marginally from those used in the existing building, it is considered that they are acceptably sympathetic and appropriate for use in the provision of a modern school building, given the edge of settlement setting, and the nature, age and style of surrounding buildings. Should permission be granted, a condition requiring further details of the proposed materials is recommended.

The application would provide for the erection of 2.4m high security fencing to the perimeter of the school playing fields up to where they meet the Salterforth Railway Sections, Embankments and Cuttings Biological Heritage Site, and the erection of fencing, with a maximum height of 4m, to the perimeter of the proposed all weather pitch. The fencing would be of a weldmesh type to provide a high degree of translucency and would be finished in a neutral colour to minimise the visual impact on the area. The fencing would have a marginal visual impact upon views across the school playing fields but in the interests of maintaining security at school, the minimal visual impact would be acceptable and considered typical in the context of a school site.

The closest residential properties are located on the opposite side of Kelbrook Road at a distance of approximately 45m. The proposed extension to the school building would not encroach on the proximity of the residential properties and the majority of the development would take place to the side and rear of the existing building. It is considered that the development would not impact upon residential visual amenity.

The proposed all weather pitch would incorporate 8 lighting columns with a maximum height of 12m, which would support 8 x 1kW floodlights. The applicant has submitted a lux diagram demonstrating that the light dispersal from the proposed pitch would be adequately contained within the site so as not to impact upon any residential properties or adversely affect users of the public highway.

**Construction and Demolition works**

Construction and demolition works in close proximity to residential properties would have the potential to cause disturbance. However, unreasonable disturbance could be controlled by appropriate conditions to restrict the hours of construction working from 0730 to 1800 Monday to Friday and 0800 to 1400 on Saturdays, with no working on Sundays and Bank Holidays, and to restrict plant and equipment reversing alarms to broadband (white sound) type.

**Bats**

The proposed development would involve the demolition of three buildings. Buildings have the potential to provide habitat for bats which are afforded full protection under the Wildlife and Countryside Act 1981 (as amended). The applicant has carried out a survey to assess the potential for bats at the site. The survey report has concluded that the development would have no impact upon bats or result
in the loss of any roost potential and that no Natural England licence or mitigation measures would be necessary for the development to proceed.

Ground Investigation

The applicant has submitted a geotechnical assessment to consider the potential implications of existing ground conditions and any contamination on the proposed development and any excavation works. The report concludes that there is no significant contamination at the development site. However, full radon protection measures are required in this area of Lancashire and the report recommends that such measures should also cater for general landfill gas. This would be a requirement under building control legislation.

There would be no building works taking place in the area of a railway cutting to the east of the site. Consequently, the Environment Agency has stated that the risk to controlled waters would be low and there would be no requirement to carry out a detailed contaminated land assessment.

Conclusion

The proposed remodelling and extension of the school and provision of an all weather pitch would provide extended and improved school accommodation and facilities to allow a more effective delivery of the curriculum. The development would be acceptable by way of scale and design and would not impact upon residential or local amenity. The development would not impact upon any protected species. The development would contribute towards the future needs of the community as supported by Policy 32 of the RPLP and given great weight of importance in Paragraph 72 of the NPPF.

In view of the nature and location of the proposed development it is considered that no Convention Rights set out in the Human Rights Act 1998 would be affected.

Summary of Reasons for Decision

The proposed remodelling and extension of the school and provision of an all weather pitch would provide extended and improved school accommodation and facilities to allow a more effective delivery of the curriculum. The development would be acceptable by way of scale and design and the conditions controlling building materials and construction work would ensure the development would not impact upon residential or local amenity. The development would not impact upon any protected species. The proposed development complies with the policies of the National Planning Policy Framework and the policies of the development plan. The policies of the development plan relevant to this decision are:

Replacement Pendle Local Plan (RPLP)

Policy 4C Natural Heritage – County and District Designated Sites
Policy 8 Contamination and Pollution
Policy 13 Quality and Design of New Development
Policy 16 Landscaping in New Development
Policy 32  New Community Facilities

In determining this planning application, the Local Planning Authority has worked with the applicant in a positive and proactive manner. This approach has been taken in accordance with paragraphs 186 and 187 of the National Planning Policy Framework and for the purposes of Article 31 of the Town and Country (Development Management Procedure) Order 2012, Statement of Compliance.

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, except where modified by the conditions to this permission, in accordance with the following documents:

   a) The Planning Application and Design and Access Statement received by the Director of Transport and Environment on 16th November 2012

   b) Submitted plans and documents:

   Drawing No.

   A001  Location Plan
   A010  Existing Site Plan
   A200  Proposed Basement Plan
   A201  Proposed Ground Floor Plan
   A020  Proposed Site Plan/ Proposed Bin Store
   A202, Rev A  Proposed First Floor Plan
   A203, Rev A  Proposed Second Floor Plan
   A204, Rev A  Proposed Roof Plan
   A210, Rev A  Proposed Elevations Elevation A
   A211, Rev A  Proposed Elevations, Elevation B, C & D
   A212  Proposed Elevations Elevation E, F, H & I
   A213  Proposed Elevations Elevation J, G & L
   A214, Rev A  Proposed Elevations, Elevation K
   A216, Rev A  Proposed Elevations, Elevation CY5 & CY6
   A217, Rev A  Proposed Elevations, Elevations CY7 & CY8
   Barnoldswick All Weather - Proposed New Floodlighting Layout
Reason: To minimise the impact of the development on the amenities of the area and to conform with Policies 4C, 8, 13, 16 and 32 of the Replacement Pendle Local Plan (RPLP).

Hours of Working

3. a) No demolition work, construction development, delivery or removal of materials shall take place outside the hours of:

0730 to 1800 hours Monday to Friday (except Public Holidays),
0800 to 1400 hours on Saturday (except Public Holidays).

No demolition work, construction development, delivery or removal of materials shall take place at any time on Sundays or Public Holidays.

Reason: To safeguard the amenity of local residents and adjacent properties/landowners and land users and to conform with Policy 32 of the RPLP.

Building Materials

4. No construction works shall commence until details of the building materials to be used for the external elevations and the roof of the school buildings have been submitted to and approved in writing by the Director of Transport and Environment. The development shall be carried out in accordance with the approved details.

Reason: To protect the visual amenities of the area and to conform with Policy 13 of the RPLP.

Control of Noise

5. All mobile plant and vehicles operated at the site shall be fitted with non-audible or broadband (white sound) reversing alarm systems and shall be used by all mobile plant and vehicles on the site at all times during construction development.

Reason: To safeguard the amenity of local residents and adjacent properties/landowners and land users and to conform with policy 32 of the RPLP.

Notes

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

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

**List of Background Papers**

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Reason for Inclusion in Part II, if appropriate

N/A