

**Development Control Committee**  
Meeting to be held on 8 September 2021

Electoral Division affected: Skerton
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**Lancaster City Council: application number LCC/2021/0023**  
**Proposed classroom extension including replacement and relocation of existing fencing and relocation of two car parking spaces, Loyne Specialist School, Sefton Drive, Lancaster.**

Contact for further information:  
Pauline Kelly, 01772 531929  
[DevCon@lancashire.gov.uk](mailto:DevCon@lancashire.gov.uk)

**Executive Summary**

Application - Proposed classroom extension including replacement and relocation of existing fencing and relocation of two car parking spaces, Loyne Specialist School, Sefton Drive, Lancaster.

**Recommendation – Summary**

That planning permission be **granted** subject to conditions controlling time limits, working programme, building materials, landscaping, protection of trees and ecological mitigation.

**Applicant's Proposal**

The applicant is proposing an additional classroom with a floor space of approximately 64sqm measuring approximately 7.5m by 9.4m by 5m high. The external elevations of the extension would be constructed from facing brickwork to match the existing school buildings, with a brick 'on edge' soldier course around all elevations of the building directly above window and door head level. The pitched roof would be covered in grey concrete roof tiles which would continue the existing eaves and ridge lines from the adjacent classroom. Windows would all be light grey colour powder coated aluminium to match the existing school. The new classroom would include 3 No. full height windows to the front elevation which would be in the same style as the adjacent classroom. To the rear elevation there would be a full height combined window and door to match other rear facing classrooms. Fascia's will be rosewood UPVC to match existing fascias and rainwater goods would be black UPVC to match existing.

The extension would require the removal of a length of existing 2.4 metre high palisade fencing. This would be replaced with 107 metres of 1.8 m high mesh fencing on a different alignment further from the school buildings to create extra play provision and outside resources for the school.

Two car parking spaces would be lost due to the extension. These are to be replaced by extending the existing car parking area at the front of the school. The spaces would be surfaced with an interlocking cellular paving grid, infilled with gravel.

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

The Loyne School is a specialist school off Sefton Drive, approximately 1.5km north of Lancaster city centre. The school is adjacent to another primary school to the north, playing fields to the east and residential properties to the south and west. The proposed extension would be to the northern elevation of the school building. The palisade fencing which is to be replaced by 1.8m high weld mesh fencing is at the rear (east side) of the school. The two replacement car parking spaces would be an extension of the existing car park fronting Sefton Drive.

### **Background**

The site is an established educational facility.

Planning permission was granted at the school in April 2020 for the installation of an Eco lodge in the woodland area. (LCC/2020/0011)

Planning permission was granted at the school in June 2019 for the erection of 1.8m high weld mesh security fencing and gates as part of the boundary on Sefton Drive (LCC/2019/0022)

Planning permission was granted at the school in April 2016 for a single storey extension to provide a therapy room, therapy office and alterations to form dining table storage. (LCC/2016/0023)

### **Planning Policy**

National Planning Policy Framework

Paragraphs 11 – 14, 95 and 126 - 130 are relevant with regards to the definition of sustainable development, the need to provide for school places and the requirement for good design.

Lancaster District Core Strategy

Policy SC1 - Sustainable Development

Policy SC5 - Quality in Design

Lancaster District Local Plan (Development Management DPD)

Policy NPPF1 - Presumption in favour of Sustainable Development

Policy DM29 - Key Design Principles

Policy DM33 – Development and flood risk

Policy DM45 – Protection of trees, hedgerows and woodland

## **Consultations**

Lancaster City Council: No objection subject to conditions controlling external finishes, a landscaping scheme, and the development being carried out in accordance with the submitted Arboricultural Implications Assessment.

Lancashire County Council (LCC) Highways Development Control: No objection.

Lancashire County Council (LCC) Ecology Service: An assessment of bat roosting potential of the trees and areas of building to be impacted (directly and indirectly) should be submitted. If there is potential for use by roosting bats, then further surveys (dusk emergence/dawn re-entry surveys) to establish the presence/absence of bat roosts may be required prior to determination of the application. All assessments and surveys will need to be complete prior to determination of the application. If permission is granted, conditions relating to habitat creation/planting details and protection of existing vegetation would be required.

Representations - The application has been advertised by press and site notice, and neighbouring residents informed by individual letter. One representation has been received raising the following concerns:

1. The extension and additional pupils and staff will increase the problems with traffic and parking on Sefton Drive. The application does note the congestion on the street already and therefore with additional pupils and staff, additional parking is required
2. There is no enforcement of the existing parking and parents frequently park on the yellow lines on the corners. The buses that bring the children to the school struggle and the children coming out from Ryelands School or who are collected from the Loyne School are in danger from all the traffic and congestion.
3. Due to the coronavirus there are an increased number of buses with the buses on occasion having to reverse out of the Loyne School.
4. It would be safer if there was a one-way system around Bowland/Sefton Drive. This seriously needs looking at for the safety of everyone in the locality.

## **Advice**

The Loyne Specialist School is a special needs school in Lancaster catering for children aged 2 – 19 years with 110 pupils currently on roll, all of which have special educational needs with some pupils also having sensory, mobility and medical impairments.

The Early Year Foundation Stage (EYFS) currently consists of 2 classes, accommodating 22 pupils. For several years, the school has come under increasing pressure to increase its intake. The school are constantly adapting the footprint of the building and have made internal alterations to try and meet the need. However, there

is an increasing number of very young children with special educational needs that require placement in a specialist school. The applicant states that it is critical, that once a child has received a formal Statement of Educational Needs, that they are placed within a school where their special needs can be catered for and the child can develop and flourish. Unfortunately, the school are currently unable to accommodate the large number of Early Year Foundation Stage (EYFS) children being put forward for placement due to the lack of classroom and outdoor space within the current EYFS. The children that are not placed often end up in mainstream provision in classes of up to 30 pupils where they struggle to progress. The proposed extension would allow more Early Year Foundation Stage children with special educational needs to learn in an environment that suits their needs.

Paragraph 95 of the National Planning Policy Framework (NPPF) states that it is important that there is a sufficient choice of school places available to meet the needs of existing and new communities and that great weight should be given to the need to create, expand and alter schools. The proposal would meet this objective.

Paragraph 130 of the National Planning Policy Framework (NPPF) requires that planning decisions should ensure that developments function well and add to the overall quality of the area and are visually attractive as a result of good architecture, layout and appropriate and effective landscaping. Policy DM29 of the Lancaster City Development Management Development Plan Document (DPD) states that the Council will expect development to contribute positively to the identity and character of the area through good design having regard to local distinctiveness, appropriate siting, layout, materials, separation distances and scale and that there will be no significant detrimental impact on local amenity.

The new extension would extend the existing school building to the north and would not bring the school any closer to the nearest residential properties on Sefton Drive. The separation distance would be around 44 metres. The roof line of the new building would match that of the existing school and the materials to be used for the external elevations would match that of the adjacent school buildings. The design, scale and location of the proposed extension is therefore considered acceptable and complies with paragraph 130 of the National Planning Policy Framework (NPPF) and Policy DM29 of the Lancaster City Development Management Development Plan Document (DPD).

The floor level of the extension would have the same floor level of the existing school ground floor level, enabling users of the building to have unrestricted access throughout the extension. An internal door into the adjacent classroom will enable disabled access into the remainder of the school building. External surfacing will be taken up to the new Entrance Door and Rear Door and the external surfacing will be ramped up to the door threshold to ensure level access, with an Aco Channel being installed around the perimeter.

The area where the proposed extension is to be constructed is currently tarmac which drains into the drainage system. Therefore any rainwater running from the building will not increase discharge rates to the drainage system. It is proposed to surface the areas around the side and rear of the proposed extension with porous tarmac to the side with wet pour to the rear, both of which are porous and would allow the water to percolate into the ground without adding additional inputs into the

existing drainage system complying with Policy DM33 of the Lancaster City Local Plan and Policy SC1 of the Lancaster District Core Strategy.

With the agreement of the neighbouring Ryelands Primary School, the existing palisade fencing to the rear of the school is to be replaced by 1.8m high weld mesh fencing with the fence line being moved to the east to give the Loyne School more outside resource area for play and education. Another length of 2.4 metre high palisade fencing at the front of the school between the proposed extension and the garages is to be replaced with 1.8m high weld mesh fencing and gate with security controls which would give a more aesthetically pleasing appearance complying with Policy DM29 of the Lancaster City Local Plan.

The 2 no. car parking spaces which would be lost due to the extension are to be reinstated by extending the car parking area at the front of the school. The extended area would be surfaced with interlocking cellular paving grid, infilled with gravel which would provide a sustainable urban drainage system.

A local resident has raised the issues of highway safety and car parking issues on Sefton Drive especially at the start and end of the school day. The new extension would allow an increase in pupil numbers. However, the majority of pupils at the school are transported by bus and therefore a significant increase in traffic is not expected. With regards to parking at the school, there are already yellow lines on Sefton Drive to the north of the school entrance and the school should be asked to request that parents are aware of the road markings and not to park on the yellow lines when they drop off and pick up pupils. In relation to the one-way system, this is a matter that would normally need to be the subject of a traffic regulation order. Such an order would impinge on the rights of local residents and it is therefore considered that it would not be desirable to introduce this as a legally enforceable measure. However, it is an issue that the school could investigate on a voluntary basis.

The proposed development would require the removal of a Larch tree which has outgrown its current location together with an area of goat willow and section of hedge. It is proposed to plant 6 no. other trees as replacements. These would be planted on a sloping grassed area at the rear of the school's cycle track and is an area where the newly planted trees would be able to thrive. All trees, shrubs and hedgerows being retained in or adjacent to the area of the proposed extension would be protected during the construction period. In addition to the replacement trees, the school propose to provide a number of bird boxes which would be fixed to mature trees.

In terms of ecology, the new extension would also affect the eaves and roof of the existing school building. Bat surveys of the building and trees to be impacted have been carried out in accordance with the recognised guidelines (Bat Conservation Trust published *Bat Surveys: Good Practice Guidelines*, 2016). No evidence of roosting bats was found. The report includes a number of best practice recommendations including careful removal of building features and installation of a bat box (which would replace the bat roost potential being lost as a result of the works).

A site compound would be established in the area immediately next to the extension and would be surrounded by lockable fencing. The area would be reinstated upon completion of the works and surfaced with porous tarmac. Construction deliveries and vehicle movements would only take place during normal working hours

from Monday to Friday, with vehicle movements prohibited between 08.30 to 09.30 and 14.30 to 15.30 during school term time. During school holidays this would not apply, although deliveries and vehicle movement would still be confined to normal working hours from Monday to Friday.

The proposed development is modest in scale and the design and the materials would be complementary to the existing school. Given the location of the proposed development within the school site and the distance to the nearest residential properties, the development 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.

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 conditions:

#### **Time Limits**

1. The development shall commence not later than three 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 8 June 2021 as amended by the emails and additional/amended information dated 14 July 2021 and 11 August 2021.

- b) Submitted Plans and documents:

Plan LSS/SSSE21/JH/1 Rev C - Location of the Extension, New Boundary Fenceline, Tree Planting and Car Parking

Plan LSS/SSSE21/JH/2 Rev A - Existing Plan and elevations

Plan LSS/SSSE21/JH/3 - Proposed Plan

Plan LSS/SSSE21/JH/4 - Proposed Elevations

Plan LSS/SSSE21/JH/5 - Relocated Car Parking Spaces

*Reason: To minimise the impact of the development on the amenities of the area and to conform with policies NPPF1, DM29 and DM35 of the Lancaster City Development Management Development Plan Document (DPD).*

3. The development and bat mitigation measures shall be carried out in accordance with the recommendations and appendix 6 of the Bat Survey Report prepared by Ecology Services Ltd, dated August 2021.

*Reason: In the interests of ecology and to conform with Policy DM29 of the Lancaster City Development Management Policies Development Plan Document (DPD).*

4. No construction development, delivery or removal of materials shall take place outside the hours of:

08.00 to 18.00 hours Monday to Friday (except Public Holidays),  
08.00 to 13.00 hours on Saturdays.

No 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 DM29 of the Lancaster City Development Management Policies Development Plan Document (DPD).*

### **Building Materials**

5. The building materials used for the external elevations and roof of the building shall comply with the details shown on drawing SSE/JH/4 - Proposed Elevations

*Reason: In the interest of visual amenity of the area, the appearance and character of the building and to conform with Policies NPPF1 and DM35 Lancaster City Development Management Development Plan Document (DPD).*

### **Landscaping and Ecology**

6. The landscaping details as shown on Drawing. No. LSS/SSSE21/JH/1 Rev B shall be implemented in the first planting season following completion of the development.

*Reason: In the interests of the amenity of the area and to conform with Policy DM29 of the Lancaster City Development Management Development Plan Document (DPD).*

7. The development hereby permitted shall be carried out in accordance with the submitted Arboricultural Implications Assessment. In particular, the approved tree protection measures shall be fully implemented prior to any equipment, machinery or materials being brought onto site and retained in situ for the duration of the works, and only removed once the development is complete and all machinery and works material removed from the site.

*Reason: In the interests of the amenity of the area and to conform to Policy DM29 of the Lancaster City Development Management Development Plan Document (DPD).*

8. The nesting bird mitigation shall be undertaken in accordance with the amended supporting statement as modified by the email from Jeff Heskinen dated 11 August 2021. The mitigation measures shall be carried out with three months of the completion of the development.

*Reason: In the interests of ecology and to conform with Policy DM35 of the Lancaster City Development Management Development Plan Document (DPD).*

9. No trees or hedgerows shall be removed during the bird-breeding season between 1 March and 31 July inclusive unless they have been previously checked and found clear of nesting birds in accordance with Natural England's guidance and if appropriate, an exclusion zone set up around any vegetation to be protected. No work shall be undertaken within the exclusion zone until birds and any dependant young have vacated the area.

*Reason: To protect nesting birds and to conform with Policy DM29 of the Lancaster City Development Management Development Plan Document (DPD).*

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

Paper	Date	Contact/Directorate/Ext
LCC/2021/0023	August 2021	Pauline Kelly, Planning and Environment 01772 531929

Reason for Part II

N/A