

Application Recommended for Delegation

Hapton with Park Ward

APP/2013/0186

Full Planning Application

Extension to existing reception classroom, reroofing of existing lean-to resource area and new ramped access to the resource area.

ST LEONARDS C OF E PRIMARY SCHOOL MOOR LANE HIGHER SLADE
PADIHAM

Background:

The school has been rated as 'Outstanding' by Ofsted and to build on the success and popularity of the school, it is proposed to build an extension to enable an increase in the reception class from 30 pupils to 45 pupils. Additional teaching and storage space are needed to accommodate the additional pupils, as the current facilities are fully utilised.

It is anticipated that the proposed extension, together with other improvements to the school, including the re-roofing of the adjacent lean-to resource area and new ramped access, will take place in the summer holidays, ready for the new intake in September this year.

There is no existing off street parking provision or drop off facilities within the school and the applicant has been asked to explore options to improve access and parking facilities.

Objections have been received to the application

Summary of Reason for Recommendation:

Providing the concerns relating to access and parking issues are adequately satisfied, the development is generally in accordance with the Development Plan, in particular the policies listed below, and there would be no other material considerations to indicate that planning permission should not be granted:

Relevant Policies:

Burnley Local Plan Second Review

CF17 - Provision of educational facilities

GP1 - Development within the Urban Boundary

GP3 - Design and Quality

TM15 - Car parking standards

Consultation Responses:

- 1 Lancashire County Council (Highways) - Currently there is no off street parking available for staff at the school and at the start and finish of the school day, the presence of on street staff parking reduces the availability for parent parking resulting in competition for spaces in the vicinity of the school. Also staff parking currently occurs on Moor Lane restricts through traffic and results in congestion and safety concerns.

The proposal is to increase the Reception year intake from the present 30 to 45 pupils. Whilst the initial impact of this increase will be minor the progression of the Reception year through the school will eventually lead to an increase in the total pupil roll of 105 which will have a significant impact on the road network around the school which will have road safety implications. On the basis of these safety concerns I would have to recommend that the application be refused,

The potential for creating a car park for staff and also a drop off area for the parents of children attending the nursery has been discussed and it is considered that the objection may be removed providing the off street parking facility is capable of being delivered in terms of both land and funding.

If Committee is minded to approve this application it is recommended that a suitably worded condition requiring a school travel plan be attached. Any existing school Travel Plan will need to be upgraded in line with the increase in the school roll

- 2 Two letters from nearby residents have been received expressing concern about the increase in traffic on East Street, access issues and lack of parking . The subsequent increase in the number of pupils over the following years is also of concern in relation to the development of the school and the impact on the surrounding area.

Planning and Environmental Considerations:

Policy CF17 sets out that proposals for the enhancement and improvement of existing schools will be permitted subject to a range of criteria, including:

- a. new or enhanced nursery and primary schools are located within safe and easy walking distance of the neighbourhoods that they are intended to serve;

The school's catchment area includes Higham, Fence, Barrowford, Burnley and the surrounding area. The school is within walking distance of large areas of housing in Padiham and although no information about the home addresses of pupils has been provided, the school's website sets out that the majority of pupils live in the Padiham area.

- b. wherever possible, new or enhanced facilities are located in, or adjacent to, district or local centres;

The school is located close to Padiham town centre where there is a range of shops and services, with good public transport links.

- c. the new or enhanced facilities do not create local traffic or parking problems;

Existing local traffic problems have been highlighted and these are likely to be exacerbated by the increase in the numbers of pupils, especially as the numbers will increase year by year when the additional intake moves up through the school, increasing the numbers of pupils attending from the existing 210 to 315 pupils. The Highway Authority recommend refusal as the application stands, because of the future highway safety consequences of allowing the school to increase its reception intake.



Parking on East Street



Parking on Meadow Street

The applicant is exploring options for the provision of alternative access arrangements and car parking to address the concerns. The results of this will be reported to the meeting.

d. *there will be no detrimental effect on residential amenity;*

The use of the extension to the classroom itself will have no additional impact on the nearby residents.

There is already a level of nuisance to local residents by the lack of adequate parking provision for the school and from the dropping of and picking up of pupils and this is to be expected at the peak times.

Policy TM15 sets out that all development proposals should have adequate parking facilities in line with the adopted standards. For primary schools, the standard is one per classroom / activity area.

There is a possibility that an area of land at the rear of the school could be used for staff parking to reduce congestion on the streets and this option is being considered. Providing the use of the land and the funding could be secured, it is likely that this could be accommodated without undue impact on nearby residential properties.

Design and Appearance of the Proposal

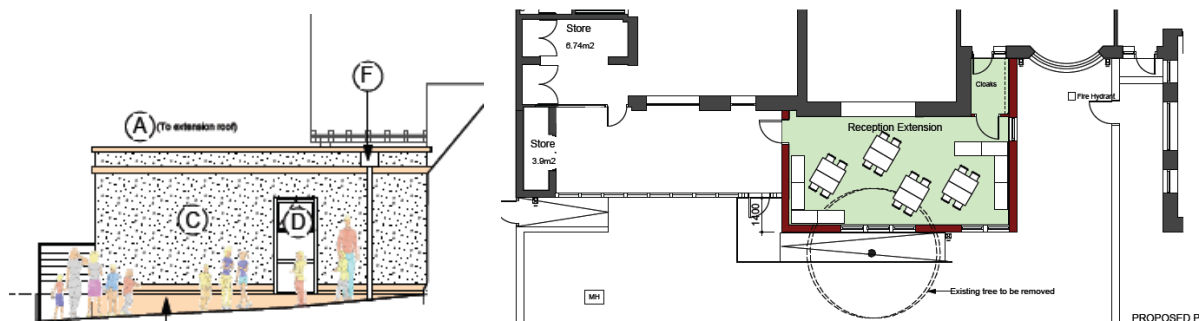
Policy GP3 expects a high standard of design in development proposals. The extension is proposed to be constructed on the elevation of the school facing East Street, attached to the existing Nursery and Reception area. This fits with the layout and practical operation of the school and has regard to the limitations of the site levels, drainage and play space. One tree would be lost, but it is not a significant tree worthy of a Tree Preservation Order.

The extension is single storey and constructed with a parapet roof in buff render with a buff cast stone plinth, band course and parapet capping, all to match the existing bay window detailing. It is not possible to include a pitch roof because of the position of

windows on the first floor of the existing school. The ramped access would be faced in natural coursed stone to match the existing.



Elevation facing East Street



Side elevation of extension

Proposed layout

The extension is acceptable in design. It could be improved by the use of matching stone in place of the buff render, especially to the front elevation, but the use of natural stone throughout the building has been ruled out because of the cost. There is existing render on other parts of the building.

The proposal is to improve a high performing school and is to be welcomed in principle. Providing the issues relating to car parking and access are satisfactorily addressed, the development would be in line with the policies of the Local Plan.

Recommendation:

That the Head of Housing and Development Control be delegated to grant planning permission subject to suitable conditions to secure the laying out and construction of the car park within an agreed timescale and the implementation of a Travel Plan.

If it is not possible to address the car parking issue, the application should be refused in line with the recommendation of the Highway Authority.