

**Item 2**                      **09/00180/FULMAJ Permit Full Planning Permission**

**Case Officer**            **Mrs Nicola Hopkins**

**Ward**                      **Astley And Buckshaw**

**Proposal**                **Erection of a primary school with associated playing fields, 2.4 metre high boundary fence and car park at Buckshaw Village.**

**Location**                **Land 100m East Of 3 Crompton Walk Buckshaw Avenue Buckshaw Village Lancashire**

**Applicant**                **Mr Fred Kershaw, Diocese Of Blackburn**

**Consultation expiry: 14<sup>th</sup> April 2009**

**Application expiry: 9<sup>th</sup> June 2009**

**Proposal**                The application relates to the erection of a primary school on Buckshaw Village. Outline planning permission was originally granted for Buckshaw Village in 1997 and subsequently amended in 2002. The Section 106 Agreement associated with the site required the retention of a 1.7 hectares area of land for the provision of a Primary School. The land is required to be handed over to the Local Authority.

The site, retained for a Primary School on the Village, fronts onto Buckshaw Avenue and forms part of the 'community core' of the Village. To the north of the school the community centre and health centre will be sited.

The proposal incorporates the erection of a two storey one-form entry Primary School which can accommodate 210 pupils. The design of the building ensures that in the future the building can be extended to accommodate a two-form entry Primary School capable of accommodating 420 pupils.

**Summary**                The principle of erecting a primary school on the Village was established with the grant of outline planning permission and the accompanying Section 106 Agreement. The development will enable a critical element of the sustainable village concept of the Village.

**Planning Policy**        **National Polices:**  
PPS1, PPS22, PPS23, PPG13, PPG17, PPG24

**North West Regional Spatial Strategy:**

**Policy DP1:** Spatial Principles

**Policy RDF1:** Spatial Priorities

**Policy RT9:** Walking and Cycling

**Policy EM2:** Remediating Contaminated Land

**Policy EM3:** Green Infrastructure  
**Policy EM5:** Integrated Water Management  
**Policy EM15:** A Framework for Sustainable Energy in the North West  
**Policy EM16:** Energy Conservation and Efficiency  
**Policy EM17:** Renewable Energy

**Adopted Chorley Borough Local Plan Review:**

**GN2:** Royal Ordnance Site, Euxton  
**GN5:** Building Design and Retaining Existing Landscape Features and Natural Habitats  
**GN9:** Transport Accessibility  
**EP17:** Water Resources and Quality  
**EP18:** Surface Water Run Off  
**EP20:** Noise  
**TR1:** Major Development- Tests for Accessibility and Sustainability  
**TR4:** Highway Development Control Criteria  
**TR18:** Provision for pedestrians and cyclists in new developments

**Sustainable Resources DPD**

**Planning History**      **97/00509/OUT:** Outline application for mixed use development (granted in 1999)  
**02/00748/OUT:** Modification of conditions on outline permission for mixed use development

**Applicants Case**      The following points have been submitted in support of the application:

- The proposed school reflects the design philosophy that has taken an initial brief and retried it to provide a school that not only meets the needs of future pupils but will be a visual asset for the benefit of the local area.
- It will be modern, accessible and capable of providing a high quality learning environment for future pupils
- On 19<sup>th</sup> February the Office of the Schools Adjudicator announced that the proposal presented by Blackburn Diocese and the Chorley Methodist Circuit had been successful through a competition to establish the proposed new primary school for Buckshaw Village which would serve the local community.

**Representations**      None received

**Consultations**      **Lancashire County Council (Highways)** originally objected to the scheme.

**The Architectural Liaison Officer** has suggested conditions related to Secured by Design and has also raised concerns about the wall that is proposed between the staff room and visitor's entrance, as it would assist a person to climb onto the roof and furthermore reduces the natural surveillance.

**United Utilities** have no objection subject to various conditions/informatives

**South Ribble Borough Council** have no objection to the proposal subject to suggested amendments to the main entrance and the removal of hand rails on the east elevation

## **Assessment**

### **Principle of the Development**

When planning permission was originally granted for a mixed use development the main aim was to create a sustainable Village and the provision of a Primary School was considered a central part of the Village philosophy. Hence why the legal agreement associated with the outline permission and the site took account of the need to retain an area of the site for the provision of a Primary School.

It is considered that the provision of a Primary School is one of the key elements of creating a Sustainable Village and the principle of the development was established with the grant of outline planning permission and the inclusion of such a provision within the Section 106 Agreement.

### **History**

The future occupiers of the school were determined by a 'competition' type arrangement where, in this case, the Schools Adjudicator considers any proposals made and makes the decision. In the case of this Primary School there were two bids, one to establish a community school submitted by Lancashire County Council and a joint bid to establish a voluntary aided Church of England/ Methodist Church submitted by Blackburn Church of England Diocese and the Chorley Methodist Circuit. The Adjudicator considered both bids and following several public meetings determined that Blackburn Church of England Diocese and the Chorley Methodist Circuit's bid was the most appropriate for the site. As such the applicants are the Diocese of Blackburn and the proposed school will be a voluntary aided faith school.

### **Design**

The proposal incorporates a modern design which is considered to be appropriate for this site which is very prominent within the Village and will create a focal point building. The agents for the application considered various options for the layout of the site and the proposed layout incorporates the school building in the north east corner of the site with the playing areas and fields to the south of the site adjacent to Buckshaw Avenue and the Green Corridor. This layout was considered most appropriate, by the applicants, as the building is sited away from the neighbouring residential properties, therefore maintaining residential amenity, and away from Buckshaw Avenue, therefore reducing any potential noise impacts from highway traffic on the school.

The classrooms all have southern aspects to benefit from natural light and the reception, Year 1, 2 and 3 classes all have individual access points to the outdoor play areas to allow for specific learning and teaching needs. The main hall area is located in the centre of the building. At first floor levels there are the Year 4,5 and 6 classrooms with the multi-media suite.

As stated earlier within the report the building has been designed to accommodate future expansion which will ensure that a larger school capable of accommodating more pupils can be achieved on the site. Due to the potential for future housing within the vicinity of the Village it is predicted that there will be demand for primary school places. As such the demand for school places in the future will drive the expansion of the school to either a one and a half or two form entry Primary School.

The administration areas, kitchen and halls which are proposed as part of this development are large enough to accommodate and future phases.

The design of the building is contemporary utilising buff brick, white render and green cladding panels for the materials.

The outdoor space will include the provision of a junior league sized football pitch, a 'mini soccer' sized football pitch, two netball/basketball courts, a multi-use games area, hard play space and a learning space incorporating habitat area to the south east corner of the site. The reception class will have its own secure soft play area.

Due to the nature of the proposed use the site has to be secure and as such the proposal includes 2.4 metre high mesh fencing around the site boundary, 1.1 metre high mesh fencing dividing the public areas from the non-public areas, around the secure play area for the reception class a 1.4 metre 'Pencil' fence is proposed (each panel is a brightly coloured pencil design) and 3 metre high mesh fencing is proposed around the multi use games area. Additionally the proposed bin storage area, to the north east corner of the site, will be surrounded by 1.2 metre high timber fencing and gates.

Due to the prominent location of the site the boundary fencing could be very visually imposing however the agents for the application have confirmed they propose to utilise similar fencing to that approved at Cuerden Church School in Bamber Bridge. The fencing is green mesh fencing which accords with Secure by Design and allows views through the fencing, which ensures that the fencing will not be visually intrusive within the street scene. The precise specification of this fencing will be secured via condition.

The Architectural Liaison Officer requested that Secure by Design principles are adhered to. The comments were passed onto the agent for the application who has confirmed that his clients are happy to accord with his requirements.

Additionally the Architectural Liaison Officer and South Ribble Council have raised concerns with the proposed entrance wall. Following these comments this entrance wall has been reduced in size and will not be kept beneath the eaves line to avoid the possibility of people climbing on the roof. The amended wall detail

is considered to be more acceptable. With regards to the railings, raised as a concern by South Ribble, above the copper cladding, these serve the purpose of providing edge protection for the plant equipment on the roof. In this situation the agents for the application propose to use a handrail system that normally would lay flat on the roof, and only be lifted in to position when needed.

Within the original Residential Design Brief for the Village the layout of the central community area differed from what is proposed for this area and the school was indicated as a Landmark Building. The updated Southern Commercial Design Code amended the layout of this area and located the school adjacent to Buckshaw Avenue. In accordance with the Design Code modern buildings can be incorporated dependent on the character theme of the immediate surrounding area.

The site is adjacent to a Village Street residential parcel, a contemporary housing parcel, the future health centre and the community centre which is currently under construction. Additionally the southern commercial area is located on the opposite side of Buckshaw Avenue. Taking into account the community centre is a modern building and the proximity of contemporary housing a modern school building can be accommodated on this site.

This use of 'buff' brick, as proposed, is not usually considered acceptable on the Village as it is not a 'traditional' building material for Lancashire. However for this building the use of buff brick along with white render and modern building materials such as copper cladding and aluminium for the roof creates a modern building which will create a landmark building within this prominent location.

### **Highways and Access**

Vehicular access to the site will be achieved via the road proposed, and currently being constructed, to the northern boundary of the site. This access road will also serve the community centre and the health centre.

There are 18 car parking/ staff spaces, 2 disabled spaces and a designated drop off area. There is also an egress point for vehicles from the car park which enables a one way facility through the car park and drop off point.

Originally the road to serve the school was designed as a vehicular through route to the adjacent housing parcel however this involved vehicular traffic crossing the green corridor which was not considered the most appropriate way of maintaining a safe pedestrian/cycle facility along the green corridor. As such the road was redesigned to create a turning head with only pedestrian/ cycle access to the Green Corridor. However due to the size constraints of the site and in order to achieve an egress point from the car park it is proposed to extend this section of road back upto the green corridor (whilst not crossing the green corridor). This access was indicated as a secondary access point

on the original master plan. However pedestrian/ cycle access will still be achieved at this point and vehicular access to the housing parcel can be achieved via the adjacent housing parcels. As such this is considered to be the most appropriate solution for the site.

The Highway Engineer at Lancashire County Council originally objected to the proposal for the following reasons, whilst he does not object to the master plan being modified the road to the North of the site is now shown as a cul-de-sac, but has no turning facility at the end of the truncated section. At the end of the truncated section, another section is shown set out in the same manner as the adoptable highway. This layout will not discourage traffic speed to a level required at a school site and indeed encourage excess speed. The entrance to the drop-off zone should come off the highway at 90°. Concerns were raised with the entrance to the goods delivery area which requires redesigning. The entrance to the drop off zone is shown too near the opposite junction. A plan showing the swept vehicle paths is needed. No access is now shown to allow pedestrians/cyclists who use the Green Corridor to access the cul-de-sac from the closed off end.

Following receipt of these comments the agent for the application has discussed the proposals with the Highway Engineer which has led to amendments to the layout. No comments had been received from the Highway Engineer at the time of writing this report in respect of the amended plans however his comments will be reported on the addendum.

Pedestrian access to the site will be achieved via several access points to the north of the site.

### **Sustainability**

A Sustainability Statement has been submitted with the application. This is in line with the Governments targets to reduce carbon emissions and to demonstrate how renewable energy can be achieved as part of the development.

The curved design of the roof, facing south, would be suitable for the installation of solar-based technology. Rain harvesting could be accommodated into the development. All the classrooms face south to benefit from natural light and heating. The rooms will be well ventilated and heated by the use of under floor heating.

It is intended for the school to achieve BREEAM 'very good' rating. The submitted statement assesses various ways of achieving this standard including solar panels, low carbon technology, water reduction and wind turbines. The precise technologies to be utilised will be secured via condition.

### **Conclusion**

The principle of constructing a primary school on the site was established with the original grant of outline planning permission in 1999 and the associated Section 106 Agreement. The proposal represents a modern building in a prominent location on the site. The school will represent a valuable community facility contributing the sustainable village concept.

## **Recommendation Permit Full Planning Permission**

### **Recommendation: Permit Full Planning Permission Conditions**

1. The proposed development must be begun not later than three years from the date of this permission.

*Reason: Required to be imposed by Section 51 of the Planning and Compulsory Purchase Act 2004.*

2. Before the development hereby permitted is first commenced full details of existing and proposed ground levels and proposed building slab levels (all relative to ground levels adjoining the site) shall have been submitted to and approved in writing by the Local Planning Authority, notwithstanding any such detail shown on previously submitted plans. The development shall only be carried out in conformity with the approved details.

*Reason: To protect the appearance of the locality and in accordance with Policy Nos. GN5 of the Adopted Chorley Borough Local Plan Review.*

3. Before the development hereby permitted is first commenced, full details of the position, height and appearance of all fences and walls to be erected on the site (notwithstanding any such detail shown on previously submitted plans) shall have been submitted to and approved in writing by the Local Planning Authority. In particular the details shall include the full specification of the 2.4 metre high site boundary fence. No building shall be occupied or land used pursuant to this permission before all walls and fences have been erected in accordance with the approved details. Fences and walls shall thereafter be retained in accordance with the approved details at all times.

*Reason: To ensure a visually satisfactory form of development, to protect the amenities of occupiers of nearby property and in accordance with Policy Nos. GN5 of the Adopted Chorley Borough Local Plan Review.*

4. No development shall take place until a scheme of landscaping has been submitted to and approved in writing by the Local Planning Authority, notwithstanding any such detail which may have previously been submitted. The scheme shall indicate all existing trees and hedgerows on the land; detail any to be retained, together with measures for their protection in the course of development; indicate the types and numbers of trees and shrubs to be planted, their distribution on site, those areas to be seeded, paved or hard landscaped; and detail any changes of ground level or landform.

*Reason: In the interests of the amenity of the area and in accordance with Policy No. GN5 of the Adopted Chorley Borough Local Plan Review.*

5. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of any buildings or the completion of the development, whichever is the sooner, and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.

*Reason: In the interest of the appearance of the locality and in accordance with Policy No GN5 of the Adopted Chorley Borough Local Plan Review.*

6. The development hereby permitted shall not commence until full details of the colour, form and texture of all external facing materials to the proposed building (notwithstanding any details shown on the previously submitted plans and specification) have been submitted to and approved in writing by the Local Planning Authority. The development shall only be carried out using the approved external facing materials.

*Reason: To ensure that the materials used are visually appropriate to the locality and in accordance with Policy Nos. GN5 of the Adopted Chorley Borough Local Plan Review.*

7. The development hereby permitted shall not commence until full details of the colour, form and texture of all hard ground- surfacing materials (notwithstanding any such detail shown on previously submitted plans and specification) have been submitted to and approved in writing by the Local Planning Authority. The development shall only be carried out in conformity with the approved details.

*Reason: To ensure a satisfactory form of development in the interest of the visual amenity of the area and in accordance with Policy Nos. GN5 of the Adopted Chorley Borough Local Plan Review.*

8. Prior to the commencement of the development full details of the renewable and low carbon technology to be incorporated into the building shall be submitted to and approved in writing by the Local Planning Authority. The development thereafter shall incorporate the approved details, unless otherwise agreed in writing by the Local Planning Authority.

*Reason: To ensure the proper planning of the area. In line with the objective of National Planning Policy contained in Planning Policy Statement: Planning, the Climate Change Supplement to PPS1, Policies EM16 and EM17 of the Regional Spatial Strategy and Chorley Borough Council's Sustainable Resources DPD*

9. No development shall take place until details of the proposed surface water drainage arrangements for the playing pitches/ fields have been submitted to and approved by the Local Planning Authority in writing. No part of the development shall be occupied until the approved surface water drainage arrangements have been fully implemented.

*Reason: To secure proper drainage and to prevent flooding and in accordance with Policy Nos. EP18 of the Adopted Chorley Borough Local Plan Review.*

10. Surface water must drain separate from the foul and no surface water will be permitted to discharge to the foul sewerage system.

*Reason: To secure proper drainage and in accordance with Policy Nos. EP17 of the Adopted Chorley Borough Local Plan Review.*

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