

Signing Off Form

Planning Application Number: LCC/2023/0028

	Cleared By	Date Cleared	Date Forwarded	Notes
Case Officer – Forward to Head of Development Management	HA	11/10/2023		Further discussion with UU regarding SUDS design
Head of Development Management for signing by other	JMH	10/11/23	10/11/23	
Signing Off			Tick	
Director of Environment & Planning			✓	
<i>A Mullaney</i>				
Date: 14 November 2023				
	Date	By		
Decision Notice Issued	14/11/23	SB		
Notifications completed	14/11/23	SB		

**Development Management
Planning Application Delegated Report**

Electoral Division affected: Preston South West
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Date app.valid	Dec. due by
15/08/2023	14/11/2023

Preston City: Application No. LCC/2023/0028

Creation of new 325 sq m tarmac playground and new tarmac car park to the north of the school utilising the existing school entrance to provide an additional 11 car parking spaces.

Lea Community Primary School, Greavestown Lane, Preston

Contact for further information:

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Executive Summary

Application – Creation of new 325 sq m tarmac playground and new tarmac car park to the north of the school utilising the existing school entrance to provide an additional 11 car parking spaces. Lea Community Primary School, Greavestown Lane, Preston

Recommendation – Summary

That planning permission be **granted** subject to conditions controlling approved plans, materials, highway matters and drainage.

Applicant's Proposal

Planning permission is sought for the formation of an additional hard surfaced (permeable tarmac) play area measuring approximately 325 sq m and an additional 11 car parking spaces, also to be hard surfaced with permeable tarmac.

The proposal has been amended to omit a further 11 car parking spaces to the south of the existing school buildings.

Description and Location of Site

The proposed developments would be located within the grounds of Lea Community Primary School. The proposed playground area would be situated to the north of the main school building, adjacent to two temporary classrooms that have recently been erected at the school. The proposed additional car parking would be located to the north east of the main school building and temporary classrooms. There would be a

pathway leading from the existing car parking area that would link the new parking and playground to the existing playground to the west.

The site for both the proposed playground and additional car parking are currently within a grassed area with trees and shrubbery along the school boundaries. The boundary of the nearest residential property is approximately 9m from the proposed playground and 14m from the proposed car park.

The school is located off Greavestown Lane within a predominantly residential area, approximately 3km to the west of Preston City Centre. To the north of the site are residential properties on Blackpool Road, to the east are residential properties on Greavestown Lane, to the south are residential properties on Westerlong and to the west are residential properties on Thorntrees Avenue.

Background

History; The following permissions have been granted at the school.

LCC/2023/0029: Extension to existing school to include 5 no. new classrooms, w.c.s, hygiene room and corridor. Currently awaiting determination

06/09/0839: Construction of new early years play area including two storage sheds, path, Clatter Bridge and two seating areas. Approved 27/01/2010

06/05/1167 Construction of new sports area enclosed by 3m high ball court fencing. Approved 02/12/2005

06/05/0792 Construction of new sports area enclosed by 3m high ball court fencing. Approved 15/09/2005

06/05/0425 Proposed play area, secure store, landscaping and security fencing and gates. Approved 27/06/2005

Planning Policy

National Planning Policy Framework

Paragraphs 11-14, 95, 98-103 and 126-136 are relevant in terms of the presumption in favour of sustainable development, the requirement for educational development, protecting open spaces and the need for high standards of design.

Central Lancashire Core Strategy (adopted 2012)

Policy 1: Locating growth

Policy 24: Sport and Recreation

Preston Local Plan 2012-2026 (adopted 2015)

Policy ST1: Parking Standards

Policy AD1: Development within (or in close proximity to) the Existing Residential Area

Policy EN9: Design of New Development

Consultations

Preston City Council: No objections to the proposals. The proposed additional parking spaces are considered to provide a benefit for the school which would outweigh the small-scale loss of green infrastructure land.

Lea Parish Council: Confirm their support for the application.

Sport England: No objections to the amended proposals.

Lancashire County Council Highways: No objections to the proposals. Two conditions are recommended: that wheel cleaning facilities are provided on site for the duration of construction and no use of the car park permitted shall commence until the parking area has been surfaced and marked out.

United Utilities: No objection. A condition requiring the details of a sustainable urban drainage scheme to be submitted is requested.

Representations – The application has been advertised by site notice and neighbouring residents informed by individual letter. No comments have been received.

Advice

Lea Community Primary school is a community school for children aged 5 to 11. There are presently around 270 pupils places at the school.

The proposal is for a new play area measuring 325 sq m and 11 additional car parking spaces at the school. The proposals initially included a proposal for a further 11 car parking spaces to be located to the south of the existing car parking area. Following discussion the application was amended to remove this element of the proposals.

The applicant has provided the following in support of the application:

- Due to an increase in pupils in primary schools in recent years, Lea Community Primary School has agreed to take additional pupils from September 2023.
- This will raise total pupil places from 270 to 420 at the school and will result in an increase in staff numbers from 41 to 55.

The main issues in determining the proposal are impact on the amenity of local residents, loss of open space/playing pitches, highway safety and visual impact.

Amenity

The National Planning Policy Framework (NPPF) states that developments should provide a high standard of amenity for existing and future users.

The application site is identified as being within an Existing Residential Area as defined by Policy AD1(a) of the Preston Local Plan. This policy states that development will be permitted, provided that:

- a) the design and scale of development is sensitive to, and in keeping with, the character and appearance of the area;
- b) there would be no adverse impact on residential amenity, particularly by reason of noise, general disturbance and loss of privacy due to the activity under consideration or the vehicular/pedestrian movement it generates;
- c) the proposal would not lead to an over-concentration of non-residential uses, detrimental to residential character and amenity, and;
- d) the proposal would not lead to an over-intensification of use of the site.

The proposed playground would be located approximately 9m from the boundary with neighbouring residential properties on Blackpool Road. The proposed playground would be likely to result in a more intensive use of this part of the school grounds than is presently the case, particularly as it is to be located adjacent to two recently erected temporary classrooms (these have been provided under permitted development rights). However, it is important to note that this part of the school can already be used by the school at any time. The proposed playground is to be located in close proximity to the existing playground, multi-use games area, trim trail and school buildings. The impact of the new playground area is therefore not considered to be so detrimental to the amenity of neighbouring residents to warrant refusal of the proposals.

Similarly, the proposed car parking area is likely to result in intensified use of this particular part of the school grounds. The proposed car park would be approximately 23m from the boundary with properties on Blackpool Road and 14m from the boundary of properties on the opposite side of Greavestown Lane. However, it is considered that the benefits of providing additional off-street parking would outweigh any impacts for neighbouring residents arising from the use of the land as a car park.

Loss of open space

Paragraph 99 of the National Planning Policy Framework (NPPF) states that existing open space, sports and recreational grounds should not be built on unless an assessment has identified that the open space is surplus to requirements, the loss would be replaced, or the development is for alternative sports and recreation provision, the benefits of which clearly outweigh the loss of the current or former use.

Sport England have a statutory remit to protect playing fields. Sport England's policy is to oppose the granting of planning permission for any development which would lead to the loss of, or prejudice the use of, all/part of a playing field, unless it meets a number of exceptions.

Sport England initially raised concerns that the proposed car parking area to the south of the existing car park could encroach into the school playing field. The plans were amended to remove this element of the proposal. Following re-consultation Sport England confirmed that they had no objections to the proposed playground and the remaining 11 space car park as both areas would be located on land that is

incapable of forming part of a playing pitch and does not prejudice the use of any playing field on the site.

The area of the school where the proposed playground and car parking area are to be located are presently grassed areas, located to the north of the existing school buildings. Whilst this forms part of the open space around the school it is not specifically identified as green infrastructure within the Preston Local Plan.

The areas of hard surfacing proposed are considered to be relatively small and would not encroach into the areas of school grounds that are presently either used as formal playing fields. It is therefore considered that the loss of open space would not be contrary to local or national planning policies or warrant refusal of the application.

Highway Safety

Policy ST1 of the Preston Local Plan states that development proposals should provide car parking spaces in accordance with parking standards set out in the Local Plan. The adopted standards require two car parking spaces per classroom for schools. The school presently has 22 car parking spaces and approximately 15 classrooms (plus two temporary classrooms). There is also currently a planning application under consideration (ref. LCC/2023/0029) for an extension to the school to provide a further five classrooms which, if approved, would further increase the demand for parking at the school.

The present level of off street car parking provision at the school falls short of the existing parking requirements, and demand is likely to increase in the future. The proposed car parking area would provide improve this level of provision and provide additional off-street parking which would be beneficial to neighbouring residents and highway safety.

The proposed parking area would be accessed via the existing vehicular access to the school off Greavestown Lane and LCC Highways have raised no concerns with regards to highway safety. Two planning conditions are recommended relating to the provision of wheel cleaning facilities during construction and the completion of the parking spaces.

Visual impact

Policy AD1 (a) of the Preston Local Plan states that development will be permitted provided that the design and scale of development is sensitive to, and in keeping with, the character and appearance of the area. Policy EN9 of the Preston Local Plan also states that new development should take the opportunity to make a positive contribution to the character and local distinctiveness of the area through high quality design.

The proposals are considered to be in keeping with the existing use of the site as a school. The proposals involve the provision of hard surfacing and as such there will be limited visual impact. There would be very limited views of the proposals from outside of the site and they would be viewed against the existing backdrop of school buildings. The proposal would therefore not appear so visually incongruous or prominent as to warrant refusal of the proposals.

Drainage

The application site is not within an area at risk from flooding from rivers and the sea or at risk from surface water flooding. United Utilities (UU) have not raised any objections to the proposals and have recommended that conditions are imposed regarding the submission and implementation of a surface water drainage system. The applicant subsequently confirmed that the proposed car park and playground would be surfaced in permeable tarmac but that it would still need to be actively drained due to the low porosity of the ground. An attenuation tank would be provided as part of the drainage scheme prior to discharge to the existing sewer. United Utilities have requested that a surface water and foul water drainage strategy report and a full set of calculations be submitted for assessment. It is considered appropriate to require these details to be submitted by condition.

Conclusions

Subject to the imposition of appropriate conditions the proposal would not give rise to any undue loss of amenity for neighbouring residents and would improve off street parking provision at the school.

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

Recommendation

That planning permission be Approved 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 supporting statement received by the County Planning Authority on 26 July 2023.

- b) Submitted Plans and documents:

13336-LCC- XX-00-DR-A-40_50_63-0001 Rev S1-P01 Site Location Plan
(28/06/2023)

13336-LCC- XX-00-DR-A-40_50_63-0002 Rev S1-P1 Existing Site Plan
(28/06/2023)

13336_VT Rev A Vehicle Tracking Fire Engine (28/06/2023)
13336-LCC-XX-00-DR-A-40_50_63-0005 Rev S1-P05 Plan as proposed
(20/09/2023)
9378-SWF-XX-XX-D-C-1102 P03 OVERALL DRAINAGE STRATEGY
(04/10/2023)
9378-SWF-XX-XX-D-C-1501 C02 DRAINAGE DETAILS (04/10/2023)

Reason: To minimise the impact of the development on the amenities of the area and to conform with Policy Ad1(a) of the Preston Local Plan

Highway Matters

3. Measures shall be taken throughout the period of development works to ensure that no mud, dust or other deleterious matter is deposited on the public highway by HGVs leaving the site.

Reason: To prevent stones, mud and debris being carried onto the public highway to the detriment of road safety and in accordance with policy AD1 (a) of the Preston Local Plan.

4. The car parking area shall not be brought into use until it has been surfaced and the car parking spaces marked out in accordance with the approved plan. The car parking area shall thereafter be kept free of obstruction and available for the parking cars at all times.

Reason: To allow for the effective use of the parking areas and in accordance with Policy AD1(a) of the Preston Local Plan.

Safeguarding of Watercourses and Drainage

5. Prior to the commencement of development, a sustainable surface water drainage strategy and full set of calculations to accompany the submitted drawings (ref: 9378-SWF-XX-XX-D-C-1102, revision P03, dated 21 July 2023 and ref. 9378-SWF-XX-XX-D-C-1501, revision C02, dated May 2023) shall be submitted to and approved in writing by the County Planning Authority. The sustainable surface water drainage strategy shall include details of the following: -

- (i) An investigation of the hierarchy of drainage options in the National Planning Practice Guidance (or any subsequent amendment thereof). This investigation shall include evidence of an assessment of ground conditions and the potential for infiltration of surface water in accordance with BRE365;
- (ii) A restricted rate of discharge of surface water agreed with the local planning authority if it is agreed that infiltration is discounted by the investigations);
- (iii) Incorporate mitigation measures to manage the risk of sewer surcharge where applicable; and

The drainage system shall be completed in accordance with the approved details prior to the car park being brought into use and thereafter retained in working condition for the lifetime of the development.

Reason: To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution and to conform with Policy EN9 of the Preston Local Plan

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

Paper	Date	Contact/Directorate/Ext
LCC/2023/0028		
Helen Ashworth		
01772 530084		