

## Signing Off Form

**Planning Application Number:** LCC/2023/0032

	<b>Cleared By</b>	<b>Date Cleared</b>	<b>Date Forwarded</b>	<b>Notes</b>
Case Officer – Forward to Head of Development Management	HA	16 Oct 23		
Head of Development Management for signing by other	JMH		20/10/23	
<b>Signing Off</b>			<b>Tick</b>	
<b>Director of Environment &amp; Planning</b>			✓	
<i>A Mullaneey</i>				
<b>Date:</b> 26 October 2023				
	<b>Date</b>	<b>By</b>		
Decision Notice Issued	<b>30/10/23</b>	<b>SB</b>		
Notifications completed	<b>30/10/23</b>	<b>SB</b>		

**Development Management  
Planning Application Delegated Report**

Electoral Division affected: Burnley Central East
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<b>Date app.valid</b>	<b>Dec. due by</b>
15 Sep 2023	15 Nov 2023

**Burnley Borough: Application No. LCC/2023/0032**  
**Retention of existing two no. single storey modular buildings consisting of two classrooms per unit with a connecting level landing between the buildings for a further five years.**

**Brunshaw School, Morse Street, Burnley**

Contact for further information:  
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**Executive Summary**

Application – Retention of existing two number single storey modular buildings consisting of two classrooms per unit with a connecting level landing between the buildings for a further five years. Brunshaw School, Morse Street, Burnley

**Recommendation – Summary**

That planning permission be **granted** subject to conditions controlling time limits and approved plans.

**Applicant's Proposal**

Planning permission is sought for the retention of two temporary single storey modular buildings for a further five years. The buildings consist of two classrooms per unit with a connecting level landing between the buildings. The buildings are of cream faced steel construction and each modular building measures approximately 16.7m x 9.6m x 3.5m in height. Although the buildings are located within the grounds of Brunshaw School Nursery, they serve Unity College to the rear.

**Description and Location of Site**

Brunshaw Primary School and Nursery is located on Morse Street in a residential area approximately 2km to the south east of Burnley town centre. Residential properties are located to the north and east on Morse Street with the school playing fields and Unity College to the west. The two temporary modular buildings are located on the playing field to the rear of the nursery boarding, adjacent to the Unity College grounds to the west.

## **Background**

Planning permission for a single storey extension at the Nursery was granted in May 2008 (ref 12/08/0331)

Planning permission for the erection of a conservatory to south elevation was granted in August 2011 (ref 12/11/0322)

Planning permission for a two storey building with 2.4m with fencing to provide additional teaching accommodation for Unity College was granted in December 2020 (ref LCC/2020/0050)

Planning permission for two temporary single storey modular buildings consisting of two classrooms per unit with a connecting level landing between the buildings was granted in June 2021 (ref LCC/2021/0020)

## **Planning Policy**

National Planning Policy Framework

Paragraphs 11-12, 47- 48, 95 and 126 - 136 are relevant with regards to the definition of sustainable development, determining applications in accordance with the development plan, the need for new school places and the need for high standards of design.

Burnley Local Plan 2012-2032

Policy SP1 – Achieving Sustainable Development  
Policy SP4 – Development Strategy  
Policy SP5 – Development Quality and Sustainability

## **Consultations**

Burnley Council: No objection.

Coal Authority: the site is within a low risk area for coal mining activity. Standing advice.

LCC Highways Development Control: No objection.

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

## **Advice**

The application is for the retention for a further five years of two temporary single storey modular buildings, consisting of two classrooms per unit with a connecting

level landing between the buildings. The buildings were granted permission in June 2021 under permission LCC/2021/00220 on condition that they were removed from the site by 1 September 2022 and the site restored to a grassed play area within a further six months. The buildings presently remain in situ.

At the time application LCC/2021/0020 was granted the applicant advised that the proposed temporary classrooms were necessary to accommodate the increased number of pupils attending Unity College from September 2021 (following an earlier increase in pupil numbers in September 2020), until the new building under construction to the north of the main school building was completed. The college building was not expected to be completed until February 2022.

This building has now been completed. However, the applicant has advised that the demand for secondary school places in Lancashire for 2023-24 has materialised more rapidly than anticipated, due to increased housing development and migration. They have advised that in this area the following have proved to be particular factors in this increase: the County Council, in partnership with various agencies, is currently supporting a number of families as part of the UK Government's Afghan Locally Employed Staff (LES) Relocation Scheme. The scheme aims to find homes for people who were employed by the British Army to support troops in Afghanistan, as well as their families. The County Council are also supporting the Government's 'Homes for Ukraine Scheme' so that members of the public can offer rooms in their houses to refugees fleeing the fighting in their country. There has also been unprecedented migration of families into Lancashire from surrounding counties. This increase in demand is anticipated to fall away from 2028-29.

Paragraph 95 of the National Planning Policy Framework (NPPF) states that the Government attached great importance to ensuring that a sufficient choice of school places is available to meet the needs of existing and new communities and that Local Planning Authorities should give great weight the need to expand schools.

Policy SP5 of the Burnley Local Plan sets out criteria in respect of the design and layout of new development, materials and accessibility. It requires that development should respect existing street layouts, scale and massing and respect the amenities of neighbouring properties. The policy also requires that building materials are appropriate to the local context. The buildings are temporary and are set well away from Morse Street and at a lower level than the street, and therefore have limited visual impact. The buildings are not visible from the residential streets to the north. The design and appearance of the buildings is functional and appropriate to the proposed use which is considered acceptable for a short term, temporary development. They do not appear incongruous or unduly prominent in the context of the existing school buildings nearby. The need to retain the buildings for a further five years is considered to have been adequately demonstrated. It is considered appropriate to impose a condition requiring their removal and site restoration at the end of the requested time period.

The development is therefore considered acceptable in terms of the policies of the National Planning Policy Framework and the Burnley Local Plan.

In view of the nature 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 Granted subject to the following conditions

### **Time Limits**

1. The temporary classrooms including all foundations, services and associated hardstanding and access path, ramps, steps and hand rails shall be removed from the site by 1 September 2028 and the area restored to a grassed playing area with a further period of six months.

*Reason: In the interests of local amenity and to conform with policy SP5 of the Burnley Borough Local Plan.*

### **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 07 June 2023

b) Submitted Plans and documents:

Drawing No. 11303\_LCC\_XX\_0\_PE\_A\_20-01 P1 Existing Site Plan

Drawing No. 11303\_LCC\_XX\_ZZ\_P\_A\_90-01 P1 Existing Site Location Plan

Drawing No. 11303\_LCC\_XX\_ZZ\_P\_A\_90-02 P1 Existing Site Plan

Drawing No. 11303\_LCC\_XX\_ZZ\_P\_A\_90-03 P1 Proposed Site Plan

*Reason: To minimise the impact of the development on the amenities of the area and to conform with Policy SP5 of the Burnley Local Plan*

### **Notes**

The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to the Coal Authority on 0345 762 6848

Local Government (Access to Information) Act 1985

List of Background Papers

Paper	Date	Contact/Directorate/Ext
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LCC/2023/0032

Planning and Environment

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