

**COMMITTEE DATE:** 24/10/2017

**Application Reference:** 17/0457

**WARD:** Waterloo

**DATE REGISTERED:** 12/07/17

**LOCAL PLAN ALLOCATION:** Protected School Playing Fields/Grounds

**APPLICATION TYPE:** Full Planning Permission

**APPLICANT:** Fylde Coast Academy Trust

**PROPOSAL:** Re-development of existing school site including erection of three storey building north of Arnold Avenue to form secondary school block, erection of single storey front extension to existing primary school building, south of Arnold Avenue, and external alterations including replacement windows, doors and cladding, refurbishment of existing sports hall and design centre including replacement windows and doors and installation of new external escape staircases to side elevations of design centre, formation of three Multi Use Games Areas ( MUGAs) and associated landscaping, cycle stores and car parking, including formation of new 36 space car park accessed from Arnold Avenue, following demolition of existing secondary school buildings.

**LOCATION:** SITE OF FORMER ARNOLD SCHOOL, LYTHAM ROAD, BLACKPOOL, FY4 1JG

---

**Summary of Recommendation:** Grant Permission

#### **CASE OFFICER**

Mr M Shaw

#### **BLACKPOOL COUNCIL PLAN 2015 -2020**

This application accords with **Priority one of the Plan** - The economy: Maximising growth and opportunity across Blackpool and **Priority two of the Plan** - Communities: Creating stronger communities and increasing resilience.

#### **SUMMARY OF RECOMMENDATION**

The application has been subject to discussions between Council officers and the agents which has resulted in revisions and further clarification of certain matters including the loss of part of a playing field for car parking, the future use of the playing fields and sports hall, the design of the Lytham Road elevation of the new school building, the potential impact of noise from the use of the Multi Use Games Area and also highways issues. As amended and conditioned the application is recommended for approval.

## **SITE DESCRIPTION**

The former Arnold School has been vacant for several years and comprises three separate parcels of land. Two parcels (11,195 sqm and 32,837 sqm respectively) front Lytham Road either side of the junction with Arnold Avenue which house the former two and three storey school buildings and some of the playing fields. The third parcel of land (25,420 sqm) solely comprising the former school playing fields situated at the junction of Arnold Avenue and St Anne's Road. The character of the immediate area, and of Arnold Avenue and adjoining roads, in particular, is primarily residential.

A number of the former school buildings on the Lytham Road frontage are locally listed, including the former Headmaster's house on the south side of the Arnold Avenue junction as is the cobbled boundary wall to Lytham Road. The three parcels of land which form the application site are designated and protected as Playing Fields and Sports Grounds under Policy BH7 of the Local Plan.

## **DETAILS OF PROPOSAL**

Demolition and re-development of the existing former school buildings, whilst retaining the former school assembly and sports hall and the Design and Technology block on the north side of the Arnold Avenue and the retention and conversion of the existing buildings on the south side of the Arnold Avenue junction. The former Headmaster's house will be retained and converted at a later date to offices for the Fylde Coast Academy Trust, of which the new proposed school will form a part, with the other building on the south side of the junction being utilised as a nursery.

The main new school building on the north side of the Arnold Avenue junction will be three storeys in scale, and has a modern, flat roof contemporary design constructed primarily of red brick with secondary areas of render framed in cladding panels in Blackpool Football Club colours. This building will accommodate primary and secondary school pupils with its entrance from Arnold Avenue. The school will ultimately accommodate a total of 1260 pupils between the ages of 2 and 16 building up its capacity over several years. The new school is due to open, planning permission permitting, in September 2018. The school population will ultimately comprise 60 nursery school children, 400 children of primary school age and 800 secondary school children.

A total of 68 car parking spaces will be provided for the proposed school including 36 spaces on part of the former playing field fronting Arnold Avenue. Three multi use games areas (MUGAs) enclosed by 2.4 metre high mesh fencing are proposed, two on the north side of Arnold Avenue and the third MUGA on the south side of Arnold Avenue to supplement the all-weather and grass pitches.

Highways amendments have been agreed comprising the provision of a second pedestrian crossing on Lytham Road to the north of the Arnold Avenue junction, the provision of six drop off/collection parking spaces to the front of the proposed nursery together with the re-instatement of redundant vehicle crossings and an on-street car parking survey being carried out as part of the travel plan

The application is accompanied by a Bat Report, a Design and Access Statement, Ecological Report, Heritage Statement, Noise Survey, Planning Statement, Statement of Community Involvement, Transport Statement, Tree Survey, Utilities Survey, Desktop Survey and Flood Risk Assessment.

### **MAIN PLANNING ISSUES**

The main planning issues are considered to be:

- Principle of Re-use/ Need for School
- Design of Buildings/ Impact on Character of the Area
- Impact on Residential Amenity
- Highway Safety/ Car Parking and Servicing Arrangements
- Community Benefits
- Other Issues

These issues will be discussed in the assessment section of this report.

### **CONSULTATIONS**

**County Archaeologist LCC** - Lancashire Archaeological Advisory Service (LAAS) - As set out in the Heritage Statement, the site of the former Arnold School is considered to be of some historic significance. Notably the report states that "the adjoined former semi-detached properties 'West Over' and 'Arnold Villa' (including the front cobble boundary wall) and the original school house block of Arnold House School were recently included on Blackpool Council's newly formed 'List of buildings of local architectural and/or historic interest. The report also indicates that "the undoubted primary significance of the site lies in its educational tradition" noting that "the choice of a domestic style for Arnold House followed long held rural 'school house' traditions where the school was adjoined to the school master's residence" At present the Lancashire Historic Environment Record does not hold any records of schools of this period and style and although the site is not so important as to warrant preservation at the expense of development, it does merit a record.

Consequently should the Local Planning Authority be minded to grant planning permission to this scheme, LAAS would recommend that a record of the building be made prior to the re-development of the site and that such work is secured by means of an appropriate condition. This is in accordance with National Planning Policy Framework paragraph 141: "Local planning authorities should ... require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible".

**Sport England-** Sport England has considered the application in light of the National Planning Policy Framework (NPPF) and Sport England's Playing Fields Policy and 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 one or more of the five exceptions stated in its policy apply.

The Proposal and Impact on Playing Field - The application is to bring a former independent school back into use as an academy trust school on the same three sites, including re-instating the playing fields and retaining the associated indoor sports facilities. We understand that the playing fields will be improved, however no details are set out on the works planned. In particular, clarification is required on renewing the sand dressed artificial pitch, as the chosen turf fundamentally affects the sports that can be played. No summer pitch markings are shown on the proposed plans either to indicate whether there is anticipated demand to mark out any athletics, cricket or rounder's pitches. To assist us in the assessment of this proposal we have consulted the national government bodies of sport whose sports were represented on the playing fields previously; they made the following comments.

### **Cricket**

- When the site was in use there has been a strong history of cricket being played, however the extent of community use is unclear as the site has been closed for a few years.
- Whilst the Playing Pitch Strategy suggests there is adequate playing pitch provision in the area, there has been a growth of women and girls and youth cricket in the area and there may be need for additional provision if this growth continues.
- From the proposals, it looks like the cricket provision will be lost therefore:
  - a. The additional car parking facility would prejudice the use of the playing provision in terms of cricket and therefore we would object to these proposals as they stand.
  - b. Whilst cricket has not been played on the site whilst the facility has been closed, the site has a long history of cricket use and with the games strategy specifically targeting an increase in cricket in schools notwithstanding for increased cricket participation within the community we would want to protect this facility.

### **Football**

- The site has been closed for a while and therefore there has been no formal usage of the grass or sand based / dressed astro turf.
- From the design and access statement it just refers to retaining the sand based pitch but refurbishing it, it is not clear if this will remain as sand dressed or change to 3G football Turf Pitch.
- The statement suggests there will be community use of the site; therefore the type of surface is fundamental to understand proposed usage and how this will affect local demand and strategic need.

The FA and Football Foundation are currently working on a wider project with Blackpool Borough Council to develop a number of full size 3G pitches across the borough; this will affect that project therefore swift clarification is required.

### **Rugby**

- There has been no previous community use of this site.
- There is only one community rugby club in Blackpool whose demand is currently being met by the existing supply of pitches.
- The Rugby Football Union (RFU) would recommend that the applicant follows the guidance outlined in the RFU's Technical Guidance Note 3 – Grass Pitches for Rugby.

**Hockey.**

As far as I know there has been no previous use for hockey at this site. There is a loss of playing field due to the creation of a staff car park, in the region of approximately 1700 sqms. While the planning statement states the remaining playing fields meet the minimum standard set by Sport England we have no such 'minimum standards' and this is misleading and false. If playing fields are lost we will oppose this unless it can be shown the proposal can comply with one of our policy exceptions of the NPPF. The loss of playing field on this application also effectively has a prejudicial impact on land last used as a cricket pitch, indicating the playing field prejudiced is much larger than the 1700 sqm lost to the car park.

I also note that on the site with the proposed staff car park, there appears to be a linear building to the north, not retained in the plans. We would consider this part of the 'whole of a site' definition of a playing field and also be very resistant to its loss unless replaced elsewhere.

We note the retention of the indoor facilities, including the sports hall. We advise the applicants to consider Sport England advice for indoor halls and the updated guidance of the limitations of size and space available. Looking at the plans we advise that all doorways should open outwards of the hall to prevent collision with players using the hall when new participants enter.

**Conclusion** - In light of the above, Sport England objects to the application because it is not considered to accord with any of the exceptions to Sport England's Playing Fields Policy or with Paragraph 74 of the NPPF. Should the Local Planning Authority be minded to grant planning permission for the proposal, contrary to Sport England's objection, then the application should be referred to the Secretary of State.

**Up-dated comments** - We wish to amend our response on this application, **withdrawing our objection** subject to conditions.

Sport England raises no objection to this application which is considered to meet exception E5 of our adopted Playing Fields Policy, subject to conditions relating to re-provision of a cricket pitch with improvements to ensure it will be to safe playable standard and ensuring that it, alongside the indoor sports facilities, will be available to the community.

It is understood that the proposal prejudices the use, or leads to the loss of use, of land being used as a playing field or has been used as a playing field in the last five years. Sport England has considered the application in the light of the NPPF and Sport England's policy on planning applications affecting playing fields 'A Sporting Future for the Playing Fields of England'.

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 or any part of a playing field, unless one or more of the five exceptions stated in its policy apply. The proposal will bring sports facilities back into use and since our original response the applicant has clarified this will now include marking out and improving a cricket wicket and outfield on the eastern

playing field. The application needs to be considered against exception E5 of the above policy, which states:

E5 - The proposed development is for an indoor or outdoor sports facility, the provision of which would be of sufficient benefit to the development of sport as to outweigh the detriment caused by the loss of the playing field or playing fields. I have therefore assessed the existing and proposed playing fields against the above policy to determine whether the proposals meet exception E5. Previously, the Sports National Governing Bodies made detailed comments on this proposal. Today the applicant has confirmed that the new surface for the renewed artificial Turf Pitch will indeed be a 3G football compliant surface.

We are now satisfied that the sports facilities will be brought back in a satisfactory manner, be fit for purpose and be available to the community. This will be of significant benefit to sport to outweigh the minor loss of the main playing field to access and car parking.

**Conclusions and Recommendation** Given the above assessment, Sport England does not wish to raise an objection to this application as it is considered to meet exception E5 of the above policy. The absence of an objection is subject to the following condition(s) being attached to the decision notice should the local planning authority be minded to approve the application:

- No development shall commence until details of the design and layout of the playing fields have been submitted to and approved in writing by the Local Planning Authority [after consultation with Sport England]. The playing fields shall not be constructed other than in accordance with the approved details.

Reason: To ensure the development is fit for purpose and sustainable to accord with Development Plan Policy.

Informative: The applicant is advised that the design and layout of the playing fields should comply with the relevant industry Technical Design Guidance, including guidance published by Sport England, National Governing Bodies for Sport.

Informative: (artificial grass pitches - football only) - The applicant is advised that the pitch should be tested in accordance with Football Association (FA) standards and be registered on the FA Register for 3G Football Turf Pitches.

Informative: (artificial grass pitches - football only) - The applicant is advised that for any football match play to take place the pitch should be built in accordance with FIFA Quality Concept for Football Turf - FIFA Quality or International Match Standard (IMS) as a minimum.

Informative: (artificial grass pitches for Steps 1 to 6 of the FA's National League System) – The applicant is advised that pitches to be used for Step 1 and Step 2 level football matches should be built in accordance with FIFA Quality Concept for Football Turf - FIFA Quality Pro and Steps 3 to 6 should be built in accordance with FIFA Quality as a minimum and tested annually as per league rules.

- **Community Use Agreement** - Use of the development shall not commence [or no development shall commence or such other timescale] until a community use agreement prepared in consultation with Sport England has been submitted to and approved in writing by the Local Planning Authority, and a copy of the completed approved agreement has been provided to the Local Planning Authority. The agreement shall include details of pricing policy, hours of use, access by non-[educational establishment] users [/non-members], management responsibilities and a mechanism for review. The development shall not be used otherwise than in strict compliance with the approved agreement."
- Reason: To secure well managed safe community access to the sports facilities, to ensure sufficient benefit to the development of sport and to accord with Development Plan Policy.

When responding to consultation on applications for sports facilities (e.g. Artificial Grass Pitches, Multi Use Games Areas, sports halls etc., the availability of the facility for community use is a material planning consideration in order for Sport England to assess whether Exception E4 or Exception E5 of Sport England's policy on planning applications for development on playing fields is met.

b. Exception E4 of Sport England's Policy states that Sport England will not object to an application for planning permission to develop on a playing field if, "the playing field or playing fields, which would be lost as a result of the proposed development, would be replaced by a playing field or playing fields of an equivalent or better quality and of equivalent or greater quantity, in a suitable location and subject to equivalent or better management arrangements, prior to the commencement of development."

c. Where an applicant is relying on Exception E4 to overcome Sport England's objection, there will be cases where the imposition of the condition will be necessary to ensure that the replacement playing fields will be "subject to equivalent or better management arrangements". This will be the case where the playing field which is being lost was available for community use. It may also be the case even if the playing field which is being lost was not available for community use, as Sport England's Policy seeks "equivalent or better management arrangements."

d. Exception E5 of Sport England's Policy states that Sport England will not object to an application for planning permission to develop on a playing field where, "the proposed development is for an indoor or outdoor sports facility, the provision of which would be of sufficient benefit to the development of sport as to outweigh the detriment caused by the loss of the playing field(s)."

e. Where an applicant relies on Exception E5 to overcome Sport England's objection, there will be cases where the imposition of the condition will be necessary in order to ensure that the provision of the new sports facility is of sufficient benefit to sport to outweigh the detriment caused by the loss of playing field. What constitutes "sufficient benefit" is a matter of planning judgement for Sport England.

f. In some cases it will be more appropriate for community use requirements to be dealt with by a planning obligation under a section 106 agreement. There are however many instances in which the imposition of the condition will meet each of the six tests in the planning practice guidance, i.e. where it will be necessary; relevant to planning; relevant to the development to be permitted; enforceable; precise; and reasonable in all other respects.

Should conditions recommended above not be imposed on any planning consent, Sport England would consider the proposal to not meet exception E5 of our playing fields policy, and we would therefore object to this application. Sport England does not object to amendments to conditions, provided they achieve the same outcome and we are involved in any amendments.

Should the local planning authority be minded to approve this application against the recommendation of Sport England; then the application should be referred to the Secretary of State via the National Planning Casework Unit.

**Children's Services** - It is requested that the statutory space requirements for 2, 3 and 4 year old children, as laid out in the Early Years Foundation Stage Statutory Framework 2017 are noted, which apply to all types of providers of early education, including schools. This stipulates a provision of 2.5 sqm for 2 year olds, and 2.3 sqm for 3 and 4 year olds accessing nursery provision.

The information about the proposed school details a 60 place nursery, however the dimensions on the plans would not allow for this number of children. Even taking into account the small areas off the main nursery classrooms that are marked as 'group', to be in line with statutory requirements the rooms would only be able to accommodate a maximum of 28 x 3 and 4 year olds per class, or 26 x 2 year olds per class, or a combination thereof.

Whilst toilet facilities are directly accessible from both nursery classrooms, there also appears to be no provision for changing facilities within this space, and therefore no changing facilities directly accessible from within the nursery classrooms. These facilities are highly likely to be needed to accommodate the needs of 2-4 year olds, particularly those with additional needs to ensure that the provision is fully inclusive.

It is recommended that this is considered to ensure children's individual needs can be easily met and to lessen the impact on adult/child ratios within the nursery space. It is positive to note that both nursery classrooms have direct access to an outdoor learning environment that includes natural materials. Consideration will need to be given to the impact on children's safe use of the outdoor learning space by the area also being used as main drop-off and pick-up point for the nursery, as, if children have different patterns of attendance such as full and part-time, parents may be dropping off and collecting at times where other children are remaining on-site. The security of this area will also need to be considered to prevent children exiting the site unaccompanied when using the outdoor learning space, or any unauthorised persons accessing the area when it is being used by children.



It is unfortunate that access to a dedicated outdoor learning space direct from each reception classroom is not provided for. It is considered good practice for reception age children to have direct access to outdoor learning opportunities on a regular basis and for them to be able to make choices about where they undertake their learning, rather than having a traditional 'playtime' approach. The proposed layout does not allow for this, as the outdoor space accessible via the reception toilets/ lobby area is a shared space with Key Stage 1, and would be impacted upon by Key Stage 1 playtimes. It is recommended that consideration is given to creating a dedicated outdoor space for the reception classes accessible directly from each reception classroom to maximise use and learning potential and to facilitate adult supervision and interaction.

There are some concerns about the access to toilet facilities from reception. Whilst these are directly adjacent to the reception classrooms, the children will have to effectively leave the classroom space and pass through the 'lobby'/cloakroom to access the toilets and sinks. This could lead to challenges with regard to supervising these facilities when needed. There is also an additional door which opens out onto the main corridor. It is recommended that consideration is given as to whether children will be able to exit the toilet area via this door and therefore enter the main corridor and other parts of the school unobserved and unsupervised.

One final comment relating to existing nursery provision within a mile radius of the proposed site, there are six childminders and two group childminders and nine nursery/preschool settings. During the summer term 2017, the time of year at which Early Years settings are at their busiest in terms of take-up of places, all settings have some session vacancies except one. A total of 38 full time places are available for over 2 year olds across four settings. Some sessional childminder places are also available. This would suggest that there is currently little or no need for additional nursery places in this area. 100% of Early Year registered providers across the local area are at least Good as judged by Ofsted, with 35% Outstanding provision, therefore quality of provision in the area is high.

**Amended comments** - The applicant has addressed the concerns around access to toilets and outdoors for Reception. It is not clear from this if they have thought any further about a designated area outdoors for Reception, but the internals would be the most important to get right at this stage – the outdoors can be remedied later by fencing off etc. if it is not providing an appropriate outdoor learning space for Reception. It is also positive that they have added direct access to outdoors from Year 1/2 classrooms. They will still need to come right out of the nursery space to access changing facilities, but it will be up to them how they staff this if it is not possible to include changing facilities on the nursery side due to existing configurations of fixed walls etc. The floor spaces will now accommodate the proposed 60 children if these are all 3 and 4 year olds. If the school wants to take two year olds also, the numbers that can be accommodated overall will be dependent upon the numbers in each age group.

**Blackpool Services, Contaminated Land** - The Phase 1 report highlights the elevated levels of Methane within the ground conditions. The recommendations that the report highlights are to be carried out. A report of the continuous gas monitoring is to be submitted to the

Local Authority prior to development occurring, showing the recommendations and the proposed design features to be implemented.

**Sustainability Manager** - Buildings are to be both refurbished and demolished on site. The Daytime Bat Survey indicated that the buildings have Moderate to High Potential for roosting bats although there was a low likelihood of bats being present due to the location of the site. However bats can fly considerable distances between roosting and feeding sites and there are feeding opportunities not too far away along the Blackpool South Railway, Yeadon Way and Watson Road Park. If a bat or bats are discovered during redevelopment works then work should cease immediately and advice sought from a suitably qualified ecologist.

The Ecological Survey suggested a species list for gapping-up existing hedgerows and/or planting new hedgerows. I would like to see Alder Buckthorn (*Frangula alnus*) included in the planting schedule. The survey also suggested that the mature trees on site should be retained where possible. Further tree planting should also be considered using suitable native species, preferably species with attractive flowers and/or fruits. Priority Bird Species identified as being present locally included the cavity nesting Swifts and House Sparrows. The buildings should provide suitable nest boxes either built into the structure of the building or attached to the exterior. The provision of Bat Boxes should also be considered. Nest cavities should be positioned away from doors and windows or any other areas where they could cause a nuisance.

**Built Heritage Manager** - The buildings on the north west and south west corners are locally listed, and the redevelopment includes the demolition of the building on the north west side. Although it is always regrettable when a building of local architectural and/or historic interest is lost, the fact that the Garlick and Sykes former villas on the south west corner are being retained is welcomed. I would be grateful if you would attach a condition that the method of repair and refurbishment of the exterior of this building is agreed before work is started. With regards to the proposed new building on the north west corner, the design shows a strong horizontal emphasis and rhythm which should help to create a harmonious presence in the streetscene. I am, therefore, happy to support the application.

**Police Architectural Liaison Officer** - It is recommended that the scheme is developed to the security standards detailed within the Secured By Design guidance for New Schools 2014. Page 47 refers to Arson and Fire Protection matters, this should be brought to the attention of the applicant.

**Site Boundaries** -The school should be protected with a security perimeter fence that delays and deters intrusion such as 2.4m high welded mesh such as paladin. Replacement doors and windows should be PAS 24 2012 (16) certificated. All windows should be fitted with restrictors and ground floor glazing should be laminated. An intruder attack alarm monitored via an Alarm Receiving Centre should protect the new buildings and consideration given to CCTV coverage. MUGAs should be protected with a 2.4m high security fence such as paladin and a gate which locks on closure.

**Blackpool Services Directorate** - I have read the recent 'MUGA noise impact report' from the acoustician and predicted times of use of the facilities. I recommend the following, which reflects their preferences in the main:

North and South MUGA's times of use be restricted to Mondays-Fridays 0800 – 17.00 and no use on Saturdays, Sundays or bank holidays. I recommend use of the All Weather Pitch is restricted as follows -Mondays-Fridays 0800 – 1800, Saturdays 0930 –1500 and no use on Sundays or bank holidays Where 'hard ball' sports are played such as hockey, noise reduction measures to be incorporated into to the design of any boundary fencing as per Sport England guidelines. Facilities for school use only and not to be hired out to third parties.

**Blackpool Civic Trust** - No representations have been received at the time of preparing this report. Any comments that are received before the Committee meeting will be reported in the Update Note.

### **Head of Highways and Traffic Management:**

1. Main Visitor entrance is at the junction of Lytham Road/Arnold Avenue – pupils are likely to use this access also and this will result in pupils and other pedestrians migrating across the junction of Lytham Road/Arnold Avenue, which is unsafe and will lead to highway safety issues – this cannot be supported.
2. This area could be a focal point where parents and pupils could congregate at the start and end of the school day, over spilling onto the public highway, where insufficient space is available, again this will lead to highway safety concerns and conflict between different users.
3. The pedestrian crossing on Lytham Road is shown to be re-positioned – how has the applicant identified the new location and what surveys have been undertaken?
4. 68 parking spaces proposed for 49 teaching areas and the Nursery, whilst this is considered acceptable and in line with parking standards, how does this equate with the total number of staff likely to be present on site (160 equivalent full-time staff)? The site is likely to score a good accessibility score and despite the fact that the school will have a smaller catchment compared to the former private school, staff, visitors and parents will rely on the use of the private vehicle. Under provision of car parking will result in demand for on-street parking which must be regulated and controlled. Ideally, parking provision should meet demand. Problems will occur at the start and end of the school day which must be regulated.
5. No pick-up/drop areas shown for pupils and nursery children.
6. Will there be a requirement to pick-up/drop-off by school buses/coaches? An existing bay exists on Lytham Road, if this is not required the associated Traffic Regulation Order (TRO) should be revoked.
7. Cycle storage is shown, is this shared between staff and pupils? – clarification required including shelter provision and whether this is covered and secure.
8. A Framework Travel Plan has been submitted, there may be a requirement to condition this, if the content is not acceptable at this stage.
9. A Construction Management Plan to be conditioned.

10. The scheme by its virtue (should it be supported) will necessitate off-site highway works which are listed below:

- Creation of new access vehicle access points.
- Closure of existing access points.
- The removal of the existing crossing point.
- Provision of a new crossing points – location and type of crossing to be agreed.
- A review of existing TRO in the area with the possibility of new TRO (school keep clears).
- A contribution to be sought to allow the Council to deal with any parking issues (to include the above bullet point) that may occur after the school comes into first use. The contribution (level) to be agreed and the agreed sum to be held by the Council for a period of five years to allow for a scheme to be prepared and implemented.

**Any comments on the amended plans will be reported via the Update Note.**

**Waste - Commercial** - No representations have been received at the time of preparing this report. Any comments that are received before the Committee meeting will be reported in the Update Note.

**Education - Property and Development Officer** - No representations have been received at the time of preparing this report. Any comments that are received before the Committee meeting will be reported in the Update Note.

**Blackpool International Airport** - No representations have been received at the time of preparing this report. Any comments that are received before the Committee meeting will be reported in the Update Note.

### **PUBLICITY AND REPRESENTATIONS**

Press notice published: 27 July 2017

Eight site notices displayed: 24 July 2017

Neighbours notified: 19 July 2017- Two letters of objection and three letters of support have been received as set out below:-

**476 Lytham Road (Supports)** -as the immediate neighbour of this school, we had hoped to be consulted at an early stage, but received no contact. We welcome an end to the period of being next to a large derelict and boarded-up building. We would like to know the intentions regarding the building to which we are actually attached. We would hope that extensive parking will be provided for parents delivering and collecting their children from school as children nowadays seem to be incapable of walking any distance at all, and parents think nothing of parking on pavements and/or causing major traffic congestion.

**33 Harrington Avenue (Supports)** - Having contacted Fylde Coast Academy Trust (FCAT) to express my support for the proposed school development, I also wanted to contact Blackpool Council to highlight this, as I personally believe that the new school will have a

significant and positive effect in the South Shore area of Blackpool. The lack of commercial investment in the local area over the recent years, along with the closure of the former Arnold School, have been detrimental to the local area. However, from viewing the drawings and plans on the Armfield Academy website, I am optimistic and excited at the prospect of the new development. I firmly believe that the new Academy will help to greatly improve the local area, support local businesses and improve the quality of education on offer to local school children. From the plans that I have seen, I would have no hesitation in requesting that my daughter attend the Academy once she is of school-going age.

As a homeowner on First Avenue (**No address given**) - I cannot express how pleased I am that after many years of neglect we are on the cusp of seeing Arnold School not only come down, but the plans for the new school Armfield Academy look fantastic.

FCAT, the owners of the new Academy has been superb with the ongoing communication they have had with local residents. From the very beginning, they have sent leaflets, held several meetings and also attended local community meetings such as South Shore Community Partnership listening to any concerns local residents have and keeping everyone informed of where they are up to. I cannot wait to see the finished result as I believe it will really smarten up the area, not to mention bring a very good standard of education.

**5 First Avenue (Objects)** - I am concerned about the effect on parking and the possibility of more noise and disturbance.

**1A First Avenue (Objects)** - As a resident to the rear of the site of former Arnold School: I would like to suggest that any glass to the refurbishment of the sports hall staircase be "privacy glass" to stop children standing on the stairwell landing from looking into the adjacent properties at bedroom level.

I would also ask if the community entrance also at the side of the sports hall be of restricted use. The traffic/parking situation previously experienced when Arnold School was operable was at times unbearable. The entrance in that proximity was restricted and the gate was locked at all times. To have an open entrance to the rear of the new school would exasperate traffic issues at the beginning and end of school day.

Parking on First Avenue has always been an issue as unfortunately there is never enough parking spaces for residents, let alone parents, students and teachers. I would appreciate the Planning Committee take the issue of residents' parking into consideration when deciding on the above points, around the 'community entrance'.

### **NATIONAL PLANNING POLICY FRAMEWORK**

The National Planning Policy Framework (NPPF) states that the purpose of the planning system is to contribute towards sustainable development. There are three strands to sustainable development namely economic, social and environmental, which are mutually dependent. Proposed development that accords with an up-to-date Local Plan should be approved and proposed development that conflicts should be refused unless other material considerations indicate otherwise.

Paragraph 6 of the NPPF confirms that the purpose of the planning system is to contribute to the achievement of sustainable development, which involves seeking positive improvements in the quality of the built, natural and historic environment. Amongst other things, this includes replacing poor design with better design.

Paragraph 14 makes clear that at the heart of the NPPF there is a presumption in favour of sustainable development, which is the 'golden thread' running through both plan-making and decision-taking.

Para 17 of the NPPF sets out 12 core planning principles, stating that amongst other things planning should:

- proactively drive and support sustainable economic development to deliver the infrastructure and thriving local places that the country needs;
- always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings;
- promoting healthy communities;
- encourage the effective use of land by re-using land that has been previously developed;
- meeting the challenge of climate change, flooding and coastal change.

The NPPF also aims to ensure that development seeks to achieve good design (paragraph 60). Decisions should address the connections between people and places and the integration into the natural and built environment. Access to high quality open spaces and opportunities for sport and recreation can make an important contribution to the health and well-being of communities.

Local Planning Authorities should adopt proactive strategies to mitigate and adapt to climate change taking full account of flood risk, coastal change and water supply and demand considerations. With regard to the environmental strand, pursuing sustainable development involves seeking positive improvements in the quality of the natural environment. Paragraph 61 states that planning decisions should address the integration of new development into the natural environment; paragraph 109 requires the planning system to contribute to and enhance the natural environment by minimising impacts on biodiversity and providing net gains in biodiversity; and encourages opportunities to incorporate biodiversity in and around developments.

Paragraph 74 states existing open space, sports and recreational land and buildings, including playing fields should not be built on unless an assessment has been undertaken to show it to be surplus to requirements, or it would be replaced by equivalent or better provision in terms of quality and quantity, or the proposal is for sports or recreational provision the needs for which clearly outweigh the loss.

Paragraph 135 states the effect of an application on the significance of a non-designated heritage asset should be taken into account. In weighing applications a balanced judgement

will be required having regard to the scale of the harm or loss and the significance of the heritage asset.

Paragraph 141 states developers should be required to record and have advance understanding of the significance of any heritage assets to be lost, wholly or in part in a manner proportionate to their importance.

### **BLACKPOOL LOCAL PLAN PART 1: CORE STRATEGY**

The Blackpool Local Plan: Part 1 - Core Strategy was adopted by the Council in January 2016. The policies in the Core Strategy that are most relevant to this application are -

CS1- Strategic Location of Development  
CS5- Connectivity  
CS6- Green Infrastructure  
CS7- Quality of Design  
CS8- Heritage  
CS9- Water Management  
CS10- Sustainable Design and Low Carbon and Renewable Energy  
CS12- Sustainable Neighbourhoods  
CS15 - Health Facilities and School Places

### **SAVED POLICIES: BLACKPOOL LOCAL PLAN 2001-2016**

The Blackpool Local Plan was adopted in June 2006. A number of policies in the Blackpool Local Plan (2006) have now been superseded by policies in the Core Strategy (these are listed in Appendix B of the Core Strategy). Other policies in the Blackpool Local Plan are saved until the Local Part 2: Site Allocations and Development Management Policies is produced.

The following policies are most relevant to this application:

BH3- Residential and Visitor Amenity  
BH4- Public Health and Safety  
BH5- Protection of Public Open Space  
BH7- Playing Fields and Sports Grounds  
BH19- Neighbourhood Community Facilities  
LQ1- Lifting the Quality of Design  
LQ2- Site Context  
LQ3- Layout of Streets and Spaces  
LQ4- Building Design  
LQ5- Public Realm Design  
LQ6- Landscape Design and Biodiversity  
NE5- Other Sites of Nature Conservation Value  
AS1- General Development Requirements

## **ASSESSMENT**

**Principle of Re-use/ Need for School-** the need for a new high school has been identified in south Blackpool to meet both an existing and future demand as the population grows as a result of a number of housing developments and the application site represents a readily adaptable opportunity to meet this identified need.

This is a well-established former school site spread over three sites connected by Arnold Avenue and fronting Lytham Road and St Annes Road respectively. The local plan designation and protection of the school playing fields reflects this and the proposal will re-use, modernise and adapt those existing facilities to meet the needs of the new school. The principle of re-using and adapting the application site to meet modern educational requirements and the need for this development is therefore accepted and supported subject to the details set out below and subject to a number of conditions. Accordingly the proposal is considered to be in accordance with both local and national planning policy and guidance, including paragraphs 74 and 135 of the NPPF and the overall benefits of the proposal are considered to clearly outweigh the loss of a locally listed building to the north of Arnold Avenue and the loss of part of a playing field.

**Design of Buildings/ Impact on Character of the Area** - the proposed will retain the former Headmaster's house and cobbled wall fronting Lytham Road dating from 1867 which are the most significant heritage assets on the site. The building will be re-furnished at a later date as offices for the Fylde Coast Academy Trust. Other existing school buildings including the nursery block, the assembly and sports hall and the design and technology block will also be retained. The main school buildings on the north side of the Arnold Avenue junction, including some locally listed buildings, will be demolished and replaced with a three storey new school building fronting onto Arnold Avenue through its main frontage will be onto Lytham Road. The new school building will be constructed primarily of red brick to reflect the character of the surrounding area and will be no higher than the existing buildings nor will it project any further forward. The use of rendered sections will break up the massing of the brick building and the framing of the rendered sections will add a modern twist and the use of Blackpool Football Club colours pays regard to the local football legend after whom the school will be named.

The loss of a locally listed building is unfortunate but given its condition and lack of adaptability for current educational standards is unavoidable and is accepted in this instance. The replacement building is considered to be of sufficient quality, detailing with an appropriate material palette and accords with Policies CS7 and CS8 of the Core Strategy and Policies LQ1, LQ2, LQ3 and LQ4 of the Local Plan.

**Impact on Residential Amenity** - whilst the application has a well-established school use, albeit one that ceased several years ago, there are nevertheless some residential amenity issues that need to be addressed in assessing the proposal, not least of which are the three new Multi Use Games Areas (MUGAs) and the all-weather pitch and also the traffic and car parking issues and the resulting congestion which are common to most schools at the beginning and end of the school day.



Following discussions it has been agreed that the three MUGAs and the all-weather pitch will not be used by the wider community and will be confined to school use and hours of use will also be restricted as per recommended in the Consultation Section above. Wider community use of the school facilities will be restricted to the playing fields and the sports hall. One of the primary concerns of using the MUGAs and the all-weather pitch out of school hours relates to footballs or other hard balls being hit against the 2.4 metre mesh fences which can cause nuisance and generate neighbour complaints. With appropriate conditions the proposal accords with Policies BH3 and BH4 of the Local Plan.

The proposal will create 68 car parking spaces in three areas, two accessed from Lytham Road utilising existing access points and the third access to 36 new parking spaces from Arnold Avenue, which are readily accessible to school buildings on both sides of the Arnold Avenue junction. This provision which significantly exceeds previous parking levels will ensure that a greater proportion of the cars calling to and from the site are parked off street thus reducing the potential nuisance of on street parking on nearby residents.

**Highway Safety/ Car Parking and Servicing Arrangements** - discussions have taken place regarding the extent of the off-site highway works required to satisfactorily address the traffic and car parking issues raised by the proposal. It has been agreed that a second pedestrian vehicle crossing is required on Lytham Road located north of the Arnold Avenue junction to supplement the existing pedestrian crossing to the south of this junction. This will ensure that children travelling from the south or north to the school will have a safe place to cross Lytham Road. There will also be parents drop off and collection parking spaces marked out within the parking area fronting the proposed nursery.

The proposal will create 68 car parking spaces in three areas including 36 new spaces to the rear of the nursery on part of a playing field. Adopted parking standards set out a standard of one parking space per classroom and there are 49 classrooms proposed plus the nursery. The proposal therefore provides a substantial increase on the provision available to Arnold School and numerically satisfies the adopted parking standards and includes six parent drop off/ collection spaces for the nursery. The proposal is therefore considered to comply with Policy AS1 of the Local Plan. The servicing area for the school replicates the arrangement previously used by Arnold School in an area adjacent the northern boundary and an adequate turning area and separate access and egress points are available.

**Community Benefits** - the proposal makes some provision for community use of the indoor and outdoor sports facilities although due to residential amenity concerns the 3 MUGAs and the all- weather pitch will not be available for community use. However the playing fields will be available for the first time for community use including for cricket use and a cricket pitch will be marked out on the eastern playing fields. Sport England has now withdrawn its opposition to the proposal as amended and clarified. Conditions will be included to deal with the marking out of the pitches and community use of the facilities.

**Other Issues** - conditions are included to ensure satisfactory drainage facilities are provided and contaminated land issues are dealt with in advance of the new school being opened. The Police comments are noted and involve standard security measures for a school

development. A photographic record will be taken of the locally listed building to be demolished as recommended by the County Archaeologist.

A section of the playing fields fronting Arnold Avenue contains a significant number of mature trees which have a considerable group amenity value. These trees are shown for retention, as are other trees along the site boundaries. Although the creation of the vehicle access to the new car park will necessitate the removal of a small number of trees on Arnold Avenue, the overall amenity value will remain and will provide an attractive screen and noise buffer to this car park. Ecological comments are noted and an update will be given prior to the meeting on the incorporation of bird boxes and other matters.

### **CONCLUSION**

The proposal has raised a number of issues and concerns requiring amendments and further clarification as set out above. With appropriate conditions covering the relevant matters the proposal is considered to accord with local and national policy and advice and is therefore recommended for approval.

### **LEGAL AGREEMENT AND/OR DEVELOPER FINANCIAL CONTRIBUTION**

None

### **HUMAN RIGHTS ACT**

Under Article eight and Article one of the first protocol to the Convention on Human Rights, a person is entitled to the right to respect for private and family life, and the peaceful enjoyment of his/her property. However, these rights are qualified in that they must be set against the general interest and the protection of the rights and freedoms of others. It is not considered that the application raises any human rights issues.

### **CRIME AND DISORDER ACT 1998**

The contents of this report have been considered in the context of the Council's general duty, in all its functions, to have regard to community safety issues as required by section 17 of the Crime and Disorder Act 1998.

### **BACKGROUND PAPERS**

Planning Application File 17 0457 which can be accessed via the link below:

<http://idoxpa.blackpool.gov.uk/online-applications/search.do?action=simple>

**Recommended Decision:** Grant Permission

## Conditions and Reasons

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990 (as amended).

2. The development shall be carried out, except where modified by the conditions attached to this permission, in accordance with the planning application received by the Local Planning Authority including the following plans:

Location Plan stamped as received by the Council on 3rd July 2017.

Drawings numbered:

988-LMA-V1-00-DR-A-2020  
988-LMA-V1-01-DR-A-2021  
988-LMA-V1-02-DR-A-2022  
988-LMA-V1-XX-DR-A-2120  
988-LMA-V1-XX-DR-A-2121  
988-LMA-V1-XX-DR-A-2200  
988-LMA-V2-00-DR-A-2020  
988-LMA-V2-01-DR-A-2021  
988-LMA-V2-02-DR-A-2022  
988-LMA-V2-03-DR-A-2023  
988-LMA-V2-XX-DR-A-2111  
988-LMA-V3-00-DR-A-2020  
988-LMA-V3-01-DR-A-2021  
988-LMA-V3-02-DR-A-2022  
988-LMA-V3-XX-DR-A-2120  
988-LMA-V3-XX-DR-A-2121  
988-LMA-V4-ZZ-DR-A-2020  
988-LMA-V4-02-DR-A-2021  
988-LMA-V4-XX-DR-A-2120  
988-LMA-V4-XX-DR-A-2121

Reason: For the avoidance of doubt and so the Local Planning Authority can be satisfied as to the details of the permission.

3. Details of all materials to be used on the external elevations shall be submitted to and agreed in writing by the Local Planning Authority prior to the development being commenced above ground level on the new school building.

Reason: In the interests of the appearance of the locality, in accordance with Policy LQ4 of the Blackpool Local Plan 2001-2016 and Policy CS7 of the Blackpool

Local Plan Part 1: Core Strategy 2012-2027.

4. a) No development on the new school building shall take place above ground level until full details of both hard and soft landscaping works have been submitted to and approved in writing by the Local Planning Authority. These details shall include any proposed changes to existing ground levels, means of enclosure and boundary treatment, areas of soft landscaping, hard surfaced areas and materials, planting plans specifications and schedules (including plant size, species and number/ densities), existing landscaping to be retained, and shall show how account has been taken of any underground services.
- b) The landscaping works shall be carried out in accordance with the approved details within the first planting season following completion of the development hereby approved or in accordance with a programme agreed in writing by the Local Planning Authority (whichever is sooner.)
- c) Any trees or shrubs planted in accordance with this condition which are removed, uprooted, destroyed, die, or become severely damaged or seriously diseased within five years of planting shall be replaced within the next planting season by trees or shrubs of similar size and species to those originally required to be planted, unless the Local Planning Authority gives its written consent to any variation.

Reason. To ensure the site is satisfactorily landscaped in the interests of visual amenity and to ensure there are adequate areas of soft landscaping to act as a soakaway during times of heavy rainfall with regards to Policy LQ6 of the Blackpool Local Plan 2001-2016 and Policy CS7 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027.

5. (a) No development or other operations shall commence on the new car park until a scheme (hereinafter called the approved protection scheme) which provides for the retention and protection of trees, shrubs and hedges growing on or adjacent to the site has been submitted to and approved in writing by the Local Planning Authority.
- (b) No operations shall commence on site in connection with the new car park hereby approved (including any tree felling, tree pruning, demolition works, soil moving, temporary access construction and or widening or any operations involving the use of motorised vehicles or construction machinery) until the protection works required by the approved scheme are in place.
- (c) No excavations for services, storage of materials or machinery, parking of vehicles, deposit or excavation of soil or rubble, lighting of fires or disposal of liquids shall take place within any area designated as being fenced off or otherwise protected in the approved scheme are in place.

(d) The fencing or other works which are part of the approved protection scheme shall not be moved or removed, temporarily or otherwise, until all works including external works have been completed and all equipment, machinery and surplus materials have been removed from the site, unless the prior written agreement of the Local Planning Authority has first been sought and obtained.

Reason: To secure the protection, throughout the time that the development is being carried out, of trees, shrubs or hedges growing within or adjacent to the site which are of amenity value to the area, having regards to Policy LQ6 of the Blackpool Local Plan 2001-2016 and Policies CS6 and CS7 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027.

6. No development shall take place until a Construction and Demolition Management Plan has been submitted to and approved in writing by the Local Planning Authority. The Management Plan shall include and specify the provision to be made for the following:

- dust mitigation measures during the construction period
- control of noise emanating from the site during the construction period
- hours and days of construction work for the development
- contractors' compounds and other storage arrangements
- provision for all site operatives, visitors and construction loading, off-loading, parking and turning within the site during the construction period
- arrangements during the construction period to minimise the deposit of mud and other similar debris on the adjacent highways
- the routing of construction traffic.

The construction of the development shall then proceed in accordance with the approved Construction and Demolition Management Plan.

Reason: In the interests of the amenities of surrounding residents and to safeguard the character and appearance of the area in accordance with Policies LQ1 and BH3 of the Blackpool Local Plan 2001-2016 and Policy CS7 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027.

7. No development shall be commenced until a desk study has been undertaken and agreed in writing with the Local Planning Authority to investigate and produce an assessment of the risk of the potential for onsite contamination. If the desk study identifies potential contamination, a detailed site investigation shall be carried out in accordance with a written methodology, which shall first have been agreed in writing with the Local Planning Authority. If remediation methods are then considered necessary, a scheme for decontamination of the site shall be submitted to and approved by the Local Planning Authority. The approved scheme shall be implemented and completed prior to the commencement of the development. Any changes to the approved scheme shall be agreed in writing

with the Local Planning Authority.

Reason: To ensure a safe form of development that poses no unacceptable risk of pollution to water resources or to human health and in accordance with Policy BH4 of the Blackpool Local Plan 2001-2016 and Policies CS7 and CS9 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027.

8. Prior to the development hereby approved being first brought into use the car parking provision shown on the approved plans shall be provided and shall thereafter be retained.

Reason: In the interests of the appearance of the locality and highway safety, in accordance with Policies LQ1 and AS1 of the Blackpool Local Plan 2001-2016 and Policy CS7 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027.

9. Prior to the development hereby approved being first brought into use the secure cycle storage provision shown on the approved plans shall be provided and shall thereafter be retained.

Reason: To enable access to and from the property by sustainable transport mode, in accordance with Policy AS1 of the Blackpool Local Plan 2001-2016 and Policy CS5 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027.

10. The development shall not be occupied until a travel plan has been submitted to and approved in writing by the Local Planning Authority. Such travel plans shall include an on street parking survey, the appointment of a travel co-ordinator and a format that consists of surveying, travel audits, a working group, action plans with timescales and target setting for the implementation of each element.

No part of the development shall be occupied prior to the implementation of the Approved Travel Plan (or implementation of those parts identified in the Approved Travel Plan as capable of being implemented prior to occupation). Those parts of the Approved Travel Plan that are identified therein as being capable of implementation after occupation shall be implemented in accordance with the timetable therein and shall continue to be implemented as long as any part of the development is occupied.

Reason: In order to ensure appropriate provision exists for safe and convenient access by public transport, cycle, and on foot as well as by car, in accordance with Policy AS1 of the Blackpool Local Plan 2001 - 2016 and Policy CS5 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027.

11. Prior to any demolition works commencing on the locally listed building the implementation of a programme of building recording and analysis shall be commenced. This must be carried out in accordance with a timetable and written scheme of investigation, which shall first have been submitted to and agreed in writing by the Local Planning Authority.

Reason: The site is within an area where there may be important features of archaeological interests and so appropriate investigation and safeguarding is necessary in accordance with Planning Policy Statement 5: Planning for the Historic Environment.

12. The school shall not be opened until the following highway works have been carried out in accordance with details to be submitted to and agreed in writing by the Local Planning Authority:-

- provision of a second pedestrian crossing on Lytham Road.
- the re-instatement of redundant dropped crossings outside the existing school site.
- the provision of drop off and collection parking spaces in association with the approved nursery.

Such approved works shall be retained thereafter.

Reason: In the interests of highway safety in accordance with Policy AS1 of the Blackpool Local Plan 2001-2016.

13. No development shall commence on the playing fields/ MUGAs or the all-weather pitch until details of the design and layout of the playing fields have been submitted to and approved in writing by the Local Planning Authority [after consultation with Sport England]. The playing fields shall not be constructed other than in accordance with the approved details and shall be retained as such thereafter unless otherwise agreed in writing with the Local Planning Authority.

Reason: To ensure the development makes satisfactory provision to meet the future sporting and recreational needs of the school and the wider community in accordance with Policies BH5 and BH7 of the Blackpool Local Plan 2001-2016 and Policies CS12 and CS15 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027.

14. Use of the school shall not commence until a community use agreement prepared in consultation with Sport England has been submitted to and approved in writing by the Local Planning Authority, and a copy of the completed approved agreement has been provided to the Local Planning Authority. The agreement shall include details of pricing policy, hours of use,

access by non-[educational establishment] users [/non-members], management responsibilities and a mechanism for review. The development shall not be used otherwise than in accordance with the approved agreement unless otherwise agreed in writing with the Local Planning Authority.

Reason: To secure well managed safe community access to the sports facilities, to ensure sufficient benefit to the development of sport in accordance with Policies BH5 and BH7 of the Blackpool Local Plan 2001-2016 and Policies CS12 and CS15 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027.

15. No development above ground on the new school building shall take place until a scheme for the provision of bat and bird boxes within the development has been submitted to and approved in writing by the Local Planning Authority. The bat and bird boxes shall then be provided in accordance with the approved scheme before the school site is first occupied unless otherwise agreed in writing by the Local Planning Authority and shall thereafter be retained as such.

Reason: In the interests of biodiversity in accordance with Policy NE7 of the Blackpool Local Plan 2001-2016.

16. Prior to the school first being occupied a repair and refurbishment method statement for the exterior of the locally listed building to be retained within the application site shall be submitted to and agreed in writing with the Local Planning Authority and such approved works to be carried out in accordance with an agreed timetable.

Reason: In the interests of the appearance of this important heritage asset and wider locality, in accordance with Policies LQ1, LQ2 and LQ4 of the Blackpool Local Plan 2001-2016 and Policies CS7 and CS8 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027.

17. The use of the Multi Use Games Areas shall be restricted as follows:-  
Mondays-Fridays 0800 – 17.00, with no use on Saturdays, Sundays or Bank Holidays.

The use of the all-weather pitch shall be restricted as follows:-

Mondays-Fridays 0800 – 1800, Saturdays 0930 –1500, with no use on Sundays or Bank Holidays

The above facilities are for school use only and not to be used by other parties.

Reason: To safeguard the living conditions of the occupants of nearby residential premises, in accordance with Policies BH3 and LQ14 of the Blackpool Local Plan



2001-2016 and Policy CS7 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027.

18. The building/use hereby approved shall not be occupied/first commenced until the servicing provisions, including manoeuvring areas, have been provided in accordance with the approved details; such areas shall not be used thereafter for any purpose other than that indicated on the approved plan and all servicing within the site including loading and unloading shall take place from within the servicing area shown.

Reason: In the interests of the appearance of the locality and highway safety, in accordance with Policies LQ4 and AS1 of the Blackpool Local Plan 2001-2016 and Policy CS7 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027.

19. Prior to the commencement of any development, details of the foul drainage scheme to serve the development shall be submitted to and approved in writing by the Local Planning Authority. Foul shall be drained on a separate system. The building shall not be occupied until the approved foul drainage scheme has been completed to serve that building, in accordance with the approved details. This development shall be completed maintained and managed in accordance with the approved details.

Reason: To secure proper drainage and to reduce the risk of flooding and pollution and to improve bathing water quality standards on the Fylde Coast in accordance with Policy NE10 of the Blackpool Local Plan 2001-2016.

20. Prior to the commencement of any development details of surface water drainage shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall be completed prior to the first occupation of the building and maintained and managed in accordance with the approved details thereafter.

Reason: To secure proper drainage and to reduce the risk of flooding and pollution and to improve bathing water quality standards on the Fylde Coast in accordance with Policy NE10 of the Blackpool Local Plan 2001-2016.

21. The existing cobbled stone boundary wall to Lytham Road shall not be removed or otherwise altered without the prior written consent of the Local Planning Authority.

Reason: In the interests of appearance of the locality due to the significant heritage value in accordance with Policy LQ1 of the Blackpool Local Plan 2001-2016 and Policies CS7 and CS8 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027.

**Advice Notes to Developer**

Not applicable