

COMMITTEE DATE: 11/12/2018

Application Reference: 18/0736

WARD: Clifton
DATE REGISTERED: 23/10/18
LOCAL PLAN ALLOCATION: Neighbourhood action plans

APPLICATION TYPE: Full Planning Permission
APPLICANT: Blackpool Council

PROPOSAL: Erection of a new part single storey/ part two storey school with associated hard and soft play areas landscaping, car parking, cycle store, refuse store and 2.4 metres high boundary fencing.

LOCATION: LAND AT LANGDALE ROAD, BLACKPOOL, FY4 4RR

Summary of Recommendation: Grant Permission

CASE OFFICER

Mr Gary Johnston

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 development is considered to be an appropriate re-use of this brownfield site and will bring a much needed education facility to the town. The position of the building on the site would minimise its impact on the amenities of surrounding residents although it is acknowledged that the external play areas would be sited quite close to the houses. The number of pupils and the provision of two play areas would help to dilute the impact of the play areas. The design of the building has evolved through the pre-application discussions and is considered acceptable. The scale of the building is also considered acceptable. The level of car parking is considered acceptable and the drainage solution seems the most appropriate for the site. The retention of the trees on the Clifton Road frontage is welcomed. Overall it is considered that the proposal is consistent with paragraphs 94, 117, 118, 124-127 and 180 of the National Planning Policy Framework, Policies CS7, CS12 and CS15 of the Blackpool Local

Plan Part 1 Core Strategy 2012-2027 and Policies LQ1-4, AS1 and BH3 of the Blackpool Local Plan 2001-2016.

INTRODUCTION

The application has resulted from pre-application discussions with officers from the Planning and Highways departments and has been the subject of a public consultation event on 2 October 2018 before the planning application was submitted. A total of 20 local residents attended the event.

SITE DESCRIPTION

This application relates to a 0.6 hectare site at the junction of Clifton Road and Langdale Road. To the north of the site is housing fronting Catforth Avenue, to the west is housing fronting Devona Avenue and Clifton Road, to the east is the Clifton Christian Centre. On the opposite side of Langdale Road, occupying a triangular site is a recent housing development - Langdale Gardens. The site slopes gently up to the rear gardens of houses on Catforth Avenue and it is unallocated in the Local Plan. There is a wall along the Clifton Road and Langdale Road frontages but this is in poor condition. On the Clifton Road frontage of the site there are some existing trees which would be retained. There is an existing vehicular and pedestrian access in the south eastern corner of the site.

The site formerly contained the Langdale Adult Education Centre but this was demolished in 2013 after the facility was moved to the former Bispham Library site on Devonshire Road.

DETAILS OF PROPOSAL

This application is for a new school to house 48 pupils in the age range 10-16 who would be supported by 24 teachers. It would be a part two storey and part single storey building of some 1,790 sq metres which would be set some 28-30 metres from houses fronting Catforth Avenue and some 28 metres from properties fronting Devona Avenue. There would be external play areas to the north and south of the building. The school would operate between 8am and 6pm. 28 car parking spaces would be provided including two mobility spaces. Two minibus spaces would also be provided. The site would be bounded by 2.4 metres (in part 3 metres) high weldmesh fencing. The application is accompanied by the following:

- Design and Access Statement
- Tree Survey
- Transport Assessment
- Geo-Environmental Appraisal Report Phase I and II
- Noise Impact Assessment
- Utility Report
- Habitat Survey

MAIN PLANNING ISSUES

The main planning issues are considered to be:

- the principle of the development
- the design of the development
- impact on residential amenity
- impact on highway and pedestrian safety

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

CONSULTATIONS

Head of Highways and Traffic Management: No formal comments have been received at the time of preparing this report but comments were made at pre-application stage and there was no objection in principle to the development. Any further comments that are received before the Committee meeting will be reported in the Update Note.

Service Manager Public Protection: No comments 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.

United Utilities: No comments 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.

Electricity North West Ltd: No comments 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.

Waste Services Manager: No comments 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 Coastal and Environmental Partnership Investment: No comments 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 Leisure, Catering Services and Illuminations: No comments 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: 1 November 2018

Site notice displayed: 27 October 2018

Neighbours notified: 25 October 2018

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.

NATIONAL PLANNING POLICY FRAMEWORK

The revised National Planning Policy Framework (NPPF) retains the key objective of achieving sustainable development and hence there is a presumption that planning applications proposing sustainable development will be approved. It provides advice on a range of topics and is a material planning consideration in the determination of planning applications. The parts most relevant to this application are -

8. Promoting healthy and safe communities

9. Promoting sustainable transport

11. Making effective use of land

12. Achieving well-designed places

14. Meeting the challenge of climate change, flooding and coastal change

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 for Development

CS5 Connectivity

CS7 Quality of Design

CS9 Water Management

CS10 Sustainable Design

CS12 Sustainable Neighbourhoods

CS15 Health and Education

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:

- LQ1 Lifting the Quality of Design**
- LQ2 Site Context**
- LQ3 Layout of Streets and Spaces**
- LQ4 Building Design**
- LQ6 Landscape Design and Biodiversity**
- BH3 Residential and Visitor Amenity**
- BH4 Public Health and Safety**
- NE7 Other Sites of Nature Conservation Value**
- AS1 General Development Requirements**
- AS2 Sites with Significant Transport Implications**

ASSESSMENT

Principle of the development

The site is unallocated on the Proposals Map to the Blackpool Local Plan but is on the western fringe of the Mereside estate. The site was previously used for an educational purpose and hence the principle of a new education use is considered acceptable. As a redundant brownfield site occupying a prominent position at the entrance to the Mereside estate its redevelopment is welcomed. It is considered that the proposal is consistent with paragraphs 94, 117 and 118 of the National Planning Policy Framework, Policies CS1 and CS15 of the Blackpool Local Plan Part 1 Core Strategy 2012-2027 and Policy BH4 the Blackpool Local Plan 2001-2016.

Design of the development

The building would sit centrally on the site and would be part two storey and part single storey. This scale would be consistent with the surrounding residential properties. The front elevation would be broken up by projecting and recessed elements and coloured surrounds and panels would add visual interest to the building. The single storey element would project towards the houses to the north and would help to add visual interest to the rear elevation of the building. The retention of the existing trees fronting Clifton Road will add some maturity to the landscaping scheme and there will be substantial areas of greenery around the perimeter of the site to add visual interest, help to soften the hard play areas to the front and rear of the building and assist with surface water drainage. The perimeter fencing at 2.4 metres high (and 3 metres in places) will be substantial but the weldmesh type proposed is transparent and is not conspicuous when viewed from a distance. The car parking would sit to the eastern side of the building and would be softened by perimeter landscaping. Bin storage would be screened. Overall it is considered that the proposal is consistent with paragraphs 124-127 of the National Planning Policy Framework, Policy CS7 of the Blackpool Local Plan Part 1 Core Strategy 2012-2027 and Policies LQ1-4 and NE7 of the Blackpool Local Plan 2001-2016.

Impact on residential amenity

The two storey element of the building would sit some 35 metres to the south of the houses on Catforth Avenue, some 28 metres to the east of houses on Devona Avenue and some 14 metres to the north east of the houses fronting Clifton Road. The single storey element would be some 28 metres to the south of the houses fronting Catforth Avenue. These relationships are considered acceptable to preserve privacy and reduce impact in terms of loss of sunlight. Whilst the play areas would be nearer – 4 metres from the boundary- the fact that there are two areas and these would be to the north and south of the building coupled with the number of pupils at the school means that the use of these areas should not significantly impact on the amenities of surrounding residents. Whilst the perimeter fencing would be higher than the normal 2 metres high boundary treatment the weldmesh type proposed is transparent and is not conspicuous when viewed from a distance. As such it should not adversely affect the amenities of local residents. Although the school day is notionally longer than normal, it is not considered that 8am to 6pm would adversely affect the amenities of local residents. It is considered that the proposal is consistent with paragraphs 127 and 180 of the National Planning Policy Framework, Policies CS7 and CS12 of the Blackpool Local Plan Part 1 Core Strategy 2012-2027 and Policy BH3 of the Blackpool Local Plan 2001-2016.

Impact on highway and pedestrian safety

The school is not large at 48 pupils and 24 teachers. A total of 28 car parking spaces would be provided including two mobility spaces. Two minibus spaces would also be provided. The parking standards require one space per classroom. In this case there would be 9 classrooms i.e. in theory only 9 spaces required. The level of provision is considered acceptable in this case as a number of pupils would arrive by minibus and teachers are more likely to come from a wider area. The site is on a bus route with services 3 and 6 using Langdale Road and 18 using Clifton Road.

Other matters

There are no watercourses in the vicinity of the site and percolation of surface water would not be a realistic option. The provision of greenery on about one third of the site would help with natural drainage of surface water and whilst permeable surfacing may be possible for the parking and play areas, the only realistic option would be to store surface water on site and discharge it at a controlled rate to the combined sewer. An attenuation tank is proposed under part of the landscaped and play area at the front of the building and the capacity and discharge rate could be agreed by condition. Although the site has partially re-colonised with vegetation there is nothing of ecological value on the site. The retention of the trees on the Clifton Road frontage is welcomed and these are far enough away to be unaffected by the development.

CONCLUSION

The development is considered to be an appropriate re-use of this brownfield site and will bring a much needed education facility to the town. The position of the building on the site

would minimise its impact on the amenities of surrounding residents although it is acknowledged that the external play areas would be sited quite close to the houses. The number of pupils and the provision of two play areas would help to dilute the impact of the play areas. The design of the building has evolved through the pre-application discussions and is considered acceptable. The scale of the building is also considered acceptable. The level of car parking is considered acceptable and the drainage solution seems the most appropriate for the site. The retention of the trees on the Clifton Road frontage is welcomed. Overall it is considered that the proposal is consistent with paragraphs 94, 117, 118, 124-127 and 180 of the National Planning Policy Framework, Policies CS7, CS12 and CS15 of the Blackpool Local Plan Part 1 Core Strategy 2012-2027 and Policies LQ1-4, AS1 and BH3 of the Blackpool Local Plan 2001-2016.

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(s) 18/0736 which can be accessed via the link below:

<https://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 received by the Council on 23/10/18

Drawings numbered P04, P05, P06, P07, P08, P09, P10, E01.

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

3. The roof of the building shall not be used for any purpose other than as a means of escape in emergency or for maintenance of the building.

Reason: To safeguard the amenities of the adjoining premises, to safeguard the visual amenities of the area in accordance with Policy LQ14 and BH3 of the Blackpool Local Plan 2001-2016 and Policy of the Blackpool Local Plan Part 1: Core Strategy 2012-2027.

4. a) No development shall take place 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. 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 on-site 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.

6. No development shall take place until a Construction Management Plan has been submitted to and approved in writing by the Local Planning Authority. The Construction 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 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. Prior to the development hereby approved being first brought into use the refuse storage 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 the residential amenity of occupants and neighbours, 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.

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. (a) No development or other operations shall commence on site 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 development 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.

10. Details of 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.

Reason: In the interests of the appearance of the locality, in accordance with Policy LQ14 of the Blackpool Local Plan 2001-2016 and Policy CS7 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027.

11. Details of the surfacing materials to be used shall be submitted to and agreed in writing by the Local Planning Authority prior to the commencement of the development.

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

12. Before the erection of any above ground structures details of the manufacturer and colour of the perimeter fencing shall be agreed in writing by the Local Planning Authority. The agreed fencing shall then be erected and thereafter retained.

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

13. Before the development is commenced the size of the surface water attenuation tank and the discharge rate from the tank to the public sewer shall be agreed in writing with the Local Planning Authority.

Reason: To promote sustainable development, secure proper drainage of surface

water and to manage the risk of flooding and pollution in accordance with the provisions of the NPPF and NPPG and Policy CS9 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027

Advice Notes to Developer

1. Please note this approval relates specifically to the details indicated on the approved plans and documents, and to the requirement to satisfy all conditions of the approval. Any variation from this approval needs to be agreed in writing by the Local Planning Authority prior to works commencing and may require the submission of a revised application. Any works carried out without such written agreement or approval would render the development as unauthorised and liable to legal proceedings.