

Report to be read in conjunction with the Decision Notice.

Signed:	Officer:	LW	Date:	29/07/25	Manager:	KH	Date:	29/07/25
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Application Ref:	3/2025/0383			 Ribble Valley Borough Council www.ribblevalley.gov.uk
Date Inspected:	04/07/25	Site Notice:	N/A	
Officer:	LW			
DELEGATED ITEM FILE REPORT:				APPROVAL

Development Description:	Proposed installation of four new dining canopies and one walkway canopy to provide additional dining capacity.
Site Address/Location:	St Augustine's RC High School, Elker Lane, Billington, BB7 9JA.

CONSULTATIONS:	Parish/Town Council
No comments received with respect to the proposed development.	

CONSULTATIONS:	Highways/Water Authority/Other Bodies
LCC Highways:	N/A
CONSULTATIONS:	Additional Representations.
No representations received.	

RELEVANT POLICIES AND SITE PLANNING HISTORY:

Ribble Valley Core Strategy:

Key Statement DS1: Development Strategy
Key Statement DS2: Sustainable Development

Policy DMG1: General Considerations
Policy DMG2: Strategic Considerations

National Planning Policy Framework (NPPF)

Relevant Planning History:

3/2024/0319: Proposed new security fencing and gates (Approved)

3/2019/0487: Erection of a single storey, prefabricated, detached building for teaching, to supplement the existing school catering provision (Approved).

3/2014/0930: Request for observations of LCC application LCC/2014/0142 new single storey extension to the rear of the existing Humanities building to create a new music classroom, office and two practice rooms (No objection).

3/2014/0198: Consultation on Lancashire County Council application LCC/2014/0042 for extension to existing staff car park to rear of school to create additional parking spaces (No objection).

ASSESSMENT OF PROPOSED DEVELOPMENT:**Site Description and Surrounding Area:**

The application relates to St Augustine's Roman Catholic High School, situated just beyond the defined settlement area of Billington within the Open Countryside. The proposal site comprises of the main school buildings along with a large playing field, hard surfaced games pitches, informal play areas and car park.

Proposed Development for which consent is sought:

Consent is sought for the proposed construction of 4no. new dining canopies and 1no. walkway canopy constructed from a steel frame and clear polycarbonate sheets.

Principle of Development:

The proposal relates to the construction of covered canopies on land associated with St Augustines RC High School. The submitted supporting information states that the proposed canopies will allow the school to provide covered dining space for pupils who are struggling to find locations to sit and eat at lunch and break times. It goes on to state that the existing dining room is too small for the number of pupils accessing it during break and lunch times, with the original school building being built in 1963 for 500 pupils. However, the school's current number on roll is 1120 pupils which is far in excess of the original and therefore it is envisaged that the new canopies will be utilised at breaks and lunchtime to alleviate the pressures on existing facilities.

Taking account of the above, the proposal is considered acceptable in principle subject to an assessment of the material planning considerations.

Impact Upon Residential Amenity:

The proposed development would be sited in excess of 70m from the nearest residential receptors along Elker Lane. Given this separation distance, and the existing use of the site, it is not anticipated that the proposal would result in any measurable undue harm upon the existing amenities of any nearby residents.

Visual Amenity/External Appearance:

The proposed canopies would be located within the main school complex, directly adjacent to the existing built form. The canopies would measure 2.4m – 2.6m in height to the eaves, rising to 3.4m – 4.2m at their maximum and would be no taller than the adjacent school buildings. The proposal would therefore be read in context with the existing built form and would not result in any significant adverse harm upon existing visual amenities of the immediate or wider area that would warrant the refusal to grant planning permission.

Highways and Parking:

There would be no highway related impacts as a result of the work proposed. The existing vehicular access and parking arrangements would remain unaffected by the development.

Landscape/Ecology:

No ecological constraints have been identified with respect to the proposed development. The development is exempt from having to achieve the mandatory Biodiversity Net Gain requirements as it is subject to the de minimis exemption.

Observations/Consideration of Matters Raised/Conclusion:	
As such, for the above reasons and having regard to all material considerations and matters raised, the application is recommended for approval.	
RECOMMENDATION:	That planning consent be granted subject to the imposition of conditions.