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| **Report to be read in conjunction with the Decision Notice.** | | | | | | | | | | | | | | |
| **Signed:** | **Officer:** | **LW** | | | | **Date:** | | **11/10/24** | | **Manager:** | | **KH** | **Date:** | **11/12/24** |
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| **Application Ref:** | | | | 3/2024/0861 | | | | | | |  | | | |
| **Date Inspected:** | | | | 14/11/24 | | | **Site Notice:** | | 14/11/24 | |
| **Officer:** | | | | LW | | | | | | |
| **DELEGATED ITEM FILE REPORT:** | | | | | | | | | | | **APPROVAL** | | | |
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| **Development Description:** | | | | | Proposed installation of new security weld mesh fencing to front of school. | | | | | | | | | |
| **Site Address/Location:** | | | | | Thorneyholme RC Primary School, Trough Road, Dunsop Bridge, BB7 3BG. | | | | | | | | | |
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| **CONSULTATIONS:** | | | | | **Parish/Town Council** | | | | | | | | | |
| No comments received with respect to the proposed development. | | | | | | | | | | | | | | |
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| **CONSULTATIONS:** | | | | | **Highways/Water Authority/Other Bodies** | | | | | | | | | |
| **LCC Highways:** | | | | | No objection. | | | | | | | | | |
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| **CONSULTATIONS:** | | | | | **Additional Representations.** | | | | | | | | | |
| No representations received. | | | | | | | | | | | | | | |
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| **RELEVANT POLICIES AND SITE PLANNING HISTORY:** | | | | | | | | | | | | | | |
| **Ribble Valley Core Strategy:**  Key Statement DS1: Development Strategy  Key Statement DS2: Sustainable Development  Key Statement EN2: Landscape  Key Statement DMI2: Transport Considerations  Policy DMG1: General Considerations  Policy DMG2: Strategic Considerations  Policy DMG3: Transport & Mobility  National Planning Policy Framework (NPPF) | | | | | | | | | | | | | | |
| **Relevant Planning History:**  3/2014/0650: External cladding, installation of a flue and formation of external pellet store (Approved).  3/2010/0744: Proposed replacement of gates giving access to the playground (Approved).  3/2006/0144: Extension to rear of existing hall to form classbase (Approved).  3/1999/0688: One class extension (Approved).  3/1994/0422: Staff groom extension (Approved). | | | | | | | | | | | | | | |
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| **ASSESSMENT OF PROPOSED DEVELOPMENT:** | | | | | | | | | | | | | | |
| **Site Description and Surrounding Area:**  The application relates to Thorneyholme RC Primary School, located to the northern side of Trough Road. The site to which the proposal relates is located within the defined settlement area of Dunsop Bridge as well as the Forest of Bowland National Landscape. | | | | | | | | | | | | | | |
| **Proposed Development for which consent is sought:**  Consent is sought for the proposed installation of new 2m high security weld mech fencing and gates to the school playground boundary located the front of the site, adjacent Trough Road. | | | | | | | | | | | | | | |
| **Principle of Development:**  The proposal relates to the erection of new security fencing and gates to enclose the land associated with Thorneyholme RC Primary School, located within the defined settlement of Dunsop Bridge.  The Planning Statement submitted in support of the application states that the new fencing would improve security and ensure compliance with the school’s safeguarding requirements. The school currently has 2m high green weld mesh fencing along the rear and side boundaries of the site whilst directly to the front of the school is a low stone boundary wall which is partly topped with low level metal railings. However, the section of the wall in front of the playground has no railings and the low-level vehicular gates offer no protection from unauthorised access, causing the school to be vulnerable to intruders gaining access.  In view of the proposal being functional development in association with an existing school site, the proposed development is considered acceptable in principle, subject to an assessment of the material planning consideration. | | | | | | | | | | | | | | |
| **Impact Upon Residential Amenity:**  The proposed fencing would be located approximately 14m away from the nearest residential receptor at no.1 Lancaster Cottages. Given this separation distance, it is not considered that the proposed installation would result in any significant undue impact upon the existing amenities of any nearby residents by way of overshadowing, loss of outlook or daylight that would warrant the refusal of the application. | | | | | | | | | | | | | | |
| **Visual Amenity/External Appearance:**  The proposed fencing would be publicly viewable from the highway of Trough Road; however, the proposal would be read largely in context with the existing Thorneyholme RC Primary School and associated buildings/ playground and reflects that which is commonly seen along the boundaries of school grounds. The proposal would also match the existing weld mesh fencing located along the north-western side boundary of the site.  Taking account of the above and given the level of visual permeability inherent to the fencing provisions, it is not considered that its presence would result in any significant detrimental impact upon the visual amenities of the proposal site or wider National Landscape that would warrant the refusal to grant planning permission. | | | | | | | | | | | | | | |
| **Highways and Parking:**  Lancashire County Council Highways have been consulted on the proposed development and raised no objection.  The Local Highway Authority have requested the imposition of a condition requiring a Construction Method Statement to be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development. However, when taking into account the relatively small-scale nature of the works proposed, a construction method state is not considered to be necessary in this particular instance. A condition has been attached to restrict construction delivery times to outside school drop-off and pick-up times in the interest of highway safety. | | | | | | | | | | | | | | |
| **Landscape/Ecology:**  It is noted that the proposed fencing would be situated within close proximity to existing trees/ shrubbery sited adjacent the boundary of the site. However, these trees are not considered to be of any significant ecological or amenity value and no trees are proposed for removal as part of the proposed development. Furthermore, given the nature of the development proposed, it is not anticipated that the proposal would result in any significant undue harm upon these trees. Despite this, a condition has been attached to the accompanying decision notice to ensure that all retained trees are protected during the construction phase.  The application is exempt from having to achieve the mandatory Biodiversity Net Gain requirements as it is subject to the de minimis exception. | | | | | | | | | | | | | | |
| **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. | | | | | | | | | | | |