

This report needs to be read in conjunction with the Decision Notice.

DATE INSPECTED: 19 September 2014

Ribble Valley Borough Council

## DELEGATED ITEM FILE REPORT - APPROVAL

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Ref: CB

Application No:

3/2014/0650/P

Development Proposed:

External cladding, installation of a flue and formation of external pellet store at Thorneyholme RC Primary School, Trough Road, Dunsop Bridge, BB7 3BG

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**CONSULTATIONS: Parish/Town Council**

Parish Council - No objections to this proposal.

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**CONSULTATIONS: Highway/Water Authority/Other Bodies**

N/A

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**CONSULTATIONS: Additional Representations.**

No representations have been received.

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**RELEVANT POLICIES:**

*Ribble Valley Districtwide Local Plan*

Policy G1 – Development Control.

Policy ENV1 – Area of Outstanding Natural Beauty.

*Ribble Valley Core Strategy Submission Version as proposed to be modified*

Policy DMG1 – General Considerations.

Policy EN2 – Landscape.

Policy DME2 – Landscape and Townscape Protection.

Key Statement EN2 – Landscape.

*National Planning Policy Framework*

Achieving Sustainable Development.

Section 7 – Requiring good design.

Section 11 – Conserving and enhancing the natural environment.

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**COMMENTS/ENVIRONMENTAL/AONB/HUMAN RIGHTS ISSUES/RECOMMENDATION:**

The application relates to the primary school within Dunsop Bridge, located on the Trough Road between the village hall and new dwellings. Dunsop Bridge is located within the Forest of Bowland Area of Outstanding Natural Beauty.

Permission is sought to erect a small extension to house the pellets that feed the school boiler, erect a flue to the new flue and for the cladding of the exiting boiler room and the proposed pellet room with cedar boarding,

The proposed extension would have approximate dimensions of 3.3m x 2.6m x 3.3m.

The main vantage points of the proposed extension and alterations is from Trough Road and from the Bridleway that runs parallel with the rear of the school building, but is separated by a field. From both these vantage points, it is considered that once weathered the timber boarding will blend in to the rural surroundings and complement the stone properties adjacent. My main concern relates to the prominence of the stainless steel flue, however, this could be mitigated by ensuring the flue is painted a dark colour. A planning

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condition can be used to secure this.

The other matter to consider is that of residential amenity. The western elevation of the school is approximately 26m from the gable of no.1 Lancaster Cottages. As a new flue is proposed, the Council's Environmental Health section has been consulted and has raised no objections to the proposal. On this basis, the proposal is considered to be acceptable.

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**RECOMMENDATION:** That conditional planning permission be granted.