

APPLICATION NUMBER: 23/01103/FUL

DELEGATED DECISION CHECKLIST AND REPORT

APPLICATION NO.	CASE OFFICER	DATE
23/01103/FUL	Aimee Bovaird	17 January 2024

Address: Brownhill Learning Community Sutherland Road Heywood OL10 3PY

Proposal: Erection of four number additional classrooms to south-west elevation and additional office space extension at east elevation, creation of new vehicular access off Sutherland Road and vehicle turning circle for drop off and pick up, landscaping, erection of fence a gate at the entrance and through the site

PUBLICITY	Weekly list expired?	Y	Site notice expired?	Y
	Neighbour letters expired?	Y	Press Notice expired?	N/A

DELEGATION	Significant departure from local plan?	N	Contrary to national policy?	N
	Applicant a Council Member or officer?	N	Contrary to previous decision?	N
	Major with 10 or more objections and recommending approval?	N	Called in or Planning Panel objection?	N

COMMENTS	Planning Panel comments received?	N
	Neighbour comments received?	N

EIA	Screening opinion completed and saved to Onbase?	N
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CONDITIONS	Pre-commencement conditions proposed?	Y
	Pre-commencement conditions agreed (or notification period expired)?	Y

RECOMMENDATION	GRANT subject to conditions
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CHECKED AND SIGNED OFF BY: LA

DATE: 20.03.24

SITE

The site relates to Brownhill Community Learning School, this is a special education needs and pupil referral unit. The site is accessed off Sutherland Road.

Sutherland road runs north of the site, this road had provides access to residential dwellings opposite the site. East of the site is residential dwellings, south of the site lies a grassed area and beyond this is the East Lancashire Railway. West of the site is a new development of residential houses. These houses on Edstone Grange will be nearest the site.

The site is within the Defined Urban Area as designated by the UDP Proposals Map and the land is protected by saved UDP Policy G/3 - Protection of Existing Recreational Open Space (schools).

PROPOSAL

The application proposes four new classrooms and three bathrooms on the west elevation. Two offices and three bathrooms are proposed on the east elevation.

Two new fences and gates are proposed through the existing grassed area. A new entrance is proposed on the west side to the back of the site. The proposed outer brick is proposed to match the existing.

There is an existing access off Sutherland Road, a new turning circle is proposed to allow for mini buses and taxis to drop pupils off.

The maximum number of pupils at the school is 80 and 20 staff. This will not increase with the proposed development.

RELEVANT PLANNING POLICY

National Guidance

National Planning Policy Framework (NPPF) – June 2019
National Planning Practice Guidance (NPPG)

Adopted Rochdale Core Strategy (CS):

SO2 C7	Creating successful and healthy communities Delivering education facilities
SO3 P3	Improving design, image and quality of place Improving design of new development
SO5 T2	Improving accessibility and delivering sustainable transport Improving accessibility
SO4 G9	Promoting a Greener Environment Reducing the impact of pollution, contamination and land instability
DM1	General development requirements
SD1	Delivering sustainable development

Unitary Development Plan (UDP):

RELEVANT SITE HISTORY

02/D39672 - Replacement Of Existing Windows And Overcladding Of Existing Elevations. – Approved

09/D52422 - Installation Of Prefabricated Unit For Use As A Classroom (Retrospective) Together With Erection Of 2.4M High Fencing – approved

17/00053/FUL Demolition of existing buildings/structures within application boundary and construction of 17 No. new dwellings (4 No. 3 bed, 2 storey semi-detached; 10 No. 3 bed, 2 storey townhouse; 3 No. 2 bed, 2 storey townhouse) - resubmission of 16/01288/FUL - Approved

18/00427/FUL- Single storey infill extension, removal of existing bike shelter and installation of replacement cycle storage facilities together with the erection of timber storage shed and relocation of existing air conditioning unit - part retrospective – approved

CONSULTATION RESPONSES

United Utilities

The following comments were received:

'Following our review of the submitted drainage documents; Drainage Strategy Ref:23062/100/1 , Dated 29.09.23,the plans are not acceptable to United Utilities. This is because we have not seen robust evidence that that the drainage hierarchy has been thoroughly investigated and the proposals are not in line with the Non-Statutory Technical Standards for Sustainable Drainage Systems.'

Further information was submitted and the Council's Drainage Officer found them acceptable.

Highways And Engineering

The following comments were received:

The proposed classrooms are within an established school grounds with access from Sutherland Road which has standard Traffic Regulation Orders(TRO) along its frontage to afford safe access into the site. We have provided some pre-application advice for this proposed development (PREAPP/00042/23).

The additional classrooms are likely to increase vehicle movements however taking into account that a high percentage of children that will be "bussed" into the school we would not expect any detrimental impact on highway capacity.

The existing school has established servicing arrangements and although servicing demand will increase in line with the additional classrooms we would not expect this to be an issues.

Application proposals include additional parking provision in line with the number of classrooms proposed therefore we would raise no objection on this issue.

Sutherland Road has the benefit of traffic calming and is a 20mph zone and we have reviewed accident data for the area and although there may be a slight increase in traffic we would not expect it to have a detrimental impact on road safety.

Application proposals include a new access to a drop off area within the school grounds from Sutherland Road, which would also provide some additional parking. In highway terms these arrangements would appear to be acceptable subject to a number of requirements.

- ☐ We would ask that the existing TRO along the school frontage is extended across the front of the new drop off area to restrict parking and drop offs around its access and egress points to ensure its safe operation.*
- ☐ The two new vehicle access and egress points across the footway of Sutherland Road would require a separate approval from the Council as Highway Authority.*
- ☐ The construction details of the drop off area must be submitted for approval to ensure its long term sustainability*
- ☐ The drop off area must be used for its intended purpose and the circulating road itself must not be used for long term parking.*
- ☐ Parking bays within the drop off area must be used for their intended purpose and must be kept clear of the storage of goods and materials, bins, equipment etc.*
- ☐ The drop off area must be SUDs compliant*

As with all construction works within school premises we would advise that a Construction Method Statement is submitted for approval to ensure that site safety is maximised.

The application includes a Travel Plan for the extended school which from a Highways perspective is acceptable.

Highways raise no objection to this application subject to the suggested planning conditions

Env Health - Noise/Odours

This section has no objections to the proposals

Lead Local Flood Authority/Drainage

The following comments were received:

'The detail of the size of the attenuation tanks can only be determined when contractor starts work on site and excavates. The Designer can provide the required attenuation volume, but the final arrangement can only be established after work starts on site. The details can be discussed with the Drainage Officer after work has started on site.

Prior to the commencement of development, details of a sustainable surface water drainage scheme and a foul water drainage scheme shall be submitted to and approved in writing by the Local Planning Authority.

The drainage scheme shall be on the basis of the Preliminary Proposed SW Drainage Design by REFA drg 23062/100/1 dated 29.09.2023. The Applicant shall provide:

- (i) *Construction details for the Proposed Drainage works*
- (ii) *The background calculations of the MicroDrainage® model or any other software or calculations that have been used for the drainage design.*
- (iii) *Provision of a Maintenance Document explaining how the surface water scheme will be maintained and managed after completion.*

The approved scheme shall also be in accordance with the Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacement national standards. Prior to occupation/ use of the proposed development, the drainage scheme shall be completed in accordance with the approved details and retained thereafter for the lifetime of the development.

Reason: To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution. To prevent an increased risk of flooding as a result of the development and to ensure satisfactory disposal of surface water from the site in accordance with Policy G8 of the adopted Rochdale Core Strategy, saved Policy EM/7 of the adopted Rochdale Unitary Development Plan and the National Planning Policy Framework.

Reason for pre-commencement condition: Drainage infrastructure will need to be implemented prior to commencement of above ground works and a scheme therefore needs to be agreed in advance of the same.'

Schools Service

No objections

REPRESENTATIONS

Letters of representation have been sent out to surrounding neighbours and a site notice displayed in the vicinity. No comments have been received.

ANALYSIS

Principle of Development

Under Policy G3 in the Unitary Development Plan the development of public or private recreational open space for any other purpose will not be permitted unless one or more of the following exceptions applies:

- a) The development is for a non-commercial community use within a park or other outdoor recreation area, is ancillary to the recreational use of the area, would not lead to a deficiency in recreational open space in relation to present or future needs, and does not harm the recreational, townscape or nature conservation value of the remaining open space;
- b) Alternative provision is made of at least the equivalent quantity and quality of recreational open space, in a satisfactory location and taking account of local environmental and traffic considerations; 120 Rochdale UDP 2006 Greenspace
- c) The development funds improvements to existing outdoor sports facilities within the site or on another site, commensurate with the open space being lost; and
- d) The development comprises a built recreational facility of greater benefit to the wider community than the open space being lost and does not result in a serious deficiency in open space in the area.

The proposed development is for a non-commercial use and meets exception a). The development encroached slightly on recreational open space and on balance will not harm the remaining open space.

Paragraph 99 of the NPPF states that local planning authorities should 'give great weight to the need to create, expand or alter schools through the preparation of plans and decisions on applications'. The NPPF is therefore clear that great weight should be afforded to the development proposed by this application. Rochdale Core Strategy policy C7 (Delivering Education Facilities) states the council will improve education, skills and training in the borough and raise educational achievement by providing good quality primary and secondary educational facilities. This will be achieved through providing educational facilities in appropriate and accessible locations, seeking high quality design of educational buildings with facilities appropriate to support learning and ensuring educational facilities are sustainable and provide good access to communities, the natural environment, heritage, culture and lifelong learning.

The principle of development is considered acceptable and further planning matters will be considered below.

Design and Visual Appearance

Policy P3 of the adopted Core Strategy requires all new developments, regardless of location in the borough, to adhere to high standards of design. Policy DM1 of the Core Strategy states that all development proposals will be expected to demonstrate that they are of high quality design and take the opportunity to enhance the quality of the area, in addition to requiring a number of other basic planning considerations.

Paragraphs 126 and 130 of the National Planning Policy Framework (NPPF) state that good design is a key aspect of sustainable development and that planning policies and decisions should ensure that developments function well and add to the overall quality of the area and are visually attractive as a result of good architecture, layout and appropriate and effective landscaping, which is largely reflected within Policies DM1 and P3 of the Council's adopted Core Strategy, which requires development proposals to demonstrate high quality design.

The proposed materials of the extension are a lead grey liquid applied roofing which will match the existing roof. The windows and doors will match the existing and the proposed brickwork will match the existing brickwork.

The proposed fence is 2.4m high and no colour has been specified. It is a wire fence and specific details can be secured via a condition if the application is approved. This is typical fencing in playgrounds and would not affect the surrounding area. The proposed gates are 2.4m high and are also considered acceptable.

In view of the above, it is considered that the proposed developments would be compatible with the existing school site and surrounding area in general and the application therefore accords with the relevant parts of Core Strategy Policies P3 and DM1 and the NPPF.

Impact on Surrounding Occupiers

Core Strategy policy DM1 requires all development proposals to demonstrate that they will not have a negative impact upon the amenity of future residents and occupiers. Paragraph 130 of the National Planning Policy Framework advises that

planning decisions should result in places with a high standard of amenity for existing and future users.

The surrounding area is predominately residential in character and the school is part of the character of the area. A minimal part of the extension will be seen from Sutherland Road. The western elevation of the development will not be seen from the highway, however it may be visible from the rear of the dwellings on Edgestone Grove. The proposal is a single storey and not directly behind these houses. The proposal will not have a negative impact on the outlook or privacy of these houses.

As there is not an increase in pupils there should not be an increase in noise to an unacceptable level. Our Environmental Health Officer has been consulted and raised no objections.

The extension on the east elevation will not be seen from nearby dwellings and will not negatively impact the character of the area.

In light of the above, the proposal would not unduly impact on the amenity of the occupants of neighbouring properties and would provide an acceptable level of amenity for future occupiers in accordance with policy DM1 of the adopted Rochdale Core Strategy, the SPD and the NPPF.

Highways

Policy T2 of the adopted Core Strategy seeks to improve accessibility by locating development where good access to public transport is available or can be provided and in all circumstances, prioritises the safety, accessibility and amenity of those who live or have business in the area. Policy DM1 also states that all development proposals should provide satisfactory vehicular access with adequate parking, manoeuvring, and servicing arrangements taking into account of the proposed use and location. Paragraph 111 of the National Planning Policy Framework states that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.

The development proposes an additional 11 spaces and this meets the requirements of Appendix 5 – Schedule of Parking Standards set out in Rochdale's Core Strategy. The Council's Highway Officer has been consulted and raised no objections as the increase on highway services is acceptable.

They have requested conditions are attached to secure details of the parking bays and drop off area. A construction management plan has been requested to ensure site safety.

RBC Highways have also requested that the existing TRO on Sutherland Road is extended. It is not possible to secure this through the planning process via condition and as such this is addressed within an informative. The applicant is advised to liaise with Highways in regards to this matter.

As such it is considered that the proposal would not adversely impact on public and highway safety and the application would accord with the requirements of Policy DM1 and T2 of the adopted Core Strategy and the National Planning Policy Framework.

Drainage

The Council's Drainage Officer has been consulted and they carried out site visit and raised no objections to the proposal. The Drainage Officer has requested a condition if the application is to be approved and this will address the objection from United Utilities.

On this basis the application accords with Core Strategy policy G8, saved UDP policy EM/7 and the NPPF.

RECOMMENDATION

APPROVE subject to the following conditions:

1. The development must be begun not later than three years beginning with the date of this permission.

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

2. This permission relates to the following plans:-

Proposed Location Site Plan – PL-31

Proposed Plan PL-10

Proposed Elevations – PL-11

Roof Plan PL-19

and the development shall be carried out in accordance with these drawings hereby approved unless otherwise required by the conditions below.

Reason: For the avoidance of doubt and to ensure a satisfactory standard of development in accordance with the policies contained within the adopted Rochdale Core Strategy, the saved Rochdale Unitary Development Plan and the National Planning Policy Framework.

3. No development shall take place (including any site clearance or preparation works) until a Construction Management Plan (CMP) has been submitted to, and approved in writing by the Local Planning Authority. For the avoidance of doubt, this shall include the following:
 - a. the parking of vehicles of site operatives and visitors;
 - b. loading and unloading of plant and materials;
 - c. storage of plant and materials used in constructing the development;
 - d. the erection and maintenance of security hoarding;
 - e. measures to protect surrounding sensitive receptors from fugitive dust and debris both during and after the construction phase;
 - f. hours of construction, including deliveries (which should not take place outside of the hours of 08:00-18:00 Monday to Friday and 09:00-14:00 Saturday, with no work taking place on Sundays or Bank Holidays); and;

The approved plan shall be adhered to throughout the construction period. The development shall not be carried out otherwise than in accordance with the approved plan.

Reason: To minimise the detrimental effects to the natural environment through risks of pollution during the construction phase in accordance with

Policies DM1, G7 and G9 of the Core Strategy and the National Planning Policy Framework.

Reason for Pre-Commencement: The information is required prior to works starting on site, and is to be adhered to throughout the construction period.

4. Prior to the commencement of development, details of a sustainable surface water drainage scheme and a foul water drainage scheme shall be submitted to and approved in writing by the Local Planning Authority.

The drainage scheme shall be on the basis of the Preliminary Proposed SW Drainage Design by REFA drg 23062/100/1 dated 29.09.2023. The Applicant shall provide:

- (iv) Construction details for the Proposed Drainage works
 - a. The background calculations of the MicroDrainage® model or any other software or calculations that have been used for the drainage design.
 - b. Provision of a Maintenance Document explaining how the surface water scheme will be maintained and managed after completion.

The approved scheme shall also be in accordance with the Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacement national standards. Prior to occupation/ use of the proposed development, the drainage scheme shall be completed in accordance with the approved details and retained thereafter for the lifetime of the development.

Reason: To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution. To prevent an increased risk of flooding as a result of the development and to ensure satisfactory disposal of surface water from the site in accordance with Policy G8 of the adopted Rochdale Core Strategy, saved Policy EM/7 of the adopted Rochdale Unitary Development Plan and the National Planning Policy Framework.

Reason for pre-commencement condition: Drainage infrastructure will need to be implemented prior to commencement of above ground works and a scheme therefore needs to be agreed in advance of the same.'

5. The materials used in the construction of the exterior of the development hereby permitted shall match those used in the construction of the exterior of the existing building in colour, form, type, size and texture.

Reason: In order to ensure a satisfactory appearance in the interests of visual amenity in accordance with policies P3 and DM1 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

6. The initiatives contained within the submitted Travel Plan contained within the appendices of the Travel Plans dated 8th September 2023 shall be implemented before the first occupation of the extension hereby approved unless otherwise agreed in writing by the Local Planning Authority and shall continue to be implemented thereafter.

Reason: To encourage sustainable transport and for the safety of traffic on the highway, in accordance with Policies DM1 and T2 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

7. No works to the construction of the new site access and drop off areas as shown on the approved plan shall take place until a scheme for the construction of the site access, egress, drop-off and parking areas (hard surfacing materials shall be SUDs compliant) has been submitted to and approved in writing by the Local Planning Authority.

The extension hereby approved shall not be occupied until these works have been completed in accordance with the approved details. Thereafter the drop off area and parking shall be used only for its their intended purpose.

Reason: For reasons of highway safety and in accordance with Policies T2 and DM1 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

Procedure Statement

The proposal complies with the development plan and would improve the economic, social and environmental conditions of the area. It therefore comprises sustainable development and the Local Planning Authority worked proactively to issue the decision without delay.

Notes for Applicant:

1. RBC Highways has requested that the existing traffic regulation order on Sutherland Road should be extended to include the proposed drop off area. The applicant is advised to discuss this with RBC Highways at the earliest opportunity.

Report Author Aimee Bovaird