

# APPLICATION REPORT - PA/342202/18

Planning Committee, 14 November, 2018

**Registration Date:** 06/08/2018  
**Ward:** Chadderton Central  
**Application Reference:** PA/342202/18  
**Type of Application:** Full Planning Permission

**Proposal:** Extension of existing building for the provision of a new nursery classroom for the school and alterations to the existing school car park to provide extra car parking spaces.  
**Location:** Kingfisher School, Foxdenton Lane, Chadderton, OL9 9QR  
**Case Officer:** Matthew Taylor  
**Applicant:** Oldham Council  
**Agent :** Kier

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## THE SITE

The application site accommodating Kingfisher School, is a single storey building set within a large site. Ancillary facilities include car parking, garages/storage buildings, playing fields and open land to the rear of the site. The school serves Oldham's children with severe and complex learning needs at primary children age.

The site is accessed off Foxdenton Lane, Chadderton, and is bounded predominantly by residential properties along the north and east boundaries. To the west and south the neighbouring uses are either open space or commercial buildings.

## THE PROPOSAL

Planning consent is sought for the following:

- The erection of a single storey rear extension for the provision of a new nursery classroom; and
- Alterations to the existing school car park to provide an extra 31 no. car parking spaces.

## RELEVANT HISTORY OF THE SITE:

PA/058206/10 - 1) Creation of new entrance 2) Single storey extension 3) 3 no. single storey in-fill extensions 4) refurbishment and remodel of existing school buildings – Granted 06/07/2010.

PA/339127/16 - Demolition of existing outbuildings followed by the construction of a new hydrotherapy pool for the school. Addition of glazed roof to existing internal courtyard to provide extra learning space – Granted 17/11/2016.

## RELEVANT PLANNING POLICIES & GUIDANCE

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that, to the extent that development plan policies are material, planning decisions must be taken in accordance with the development plan unless material considerations indicate otherwise. This requirement is reiterated in Paragraph 11 of the National Planning Policy Framework

(NPPF).

In this case the 'Development Plan' is the Joint Development Plan Document (DPD) which forms part of the Local Development Framework for Oldham. The application site is unallocated on the Proposals Map associated with this document.

The following policies are relevant to the determination of this application:

Joint Development Plan Document

Policy 1 - Climate change and sustainable development;

Policy 2 – Communities;

Policy 9 - Local environment;

Policy 16 - Local Services and Facilities; and

Policy 20 – Design.

## **CONSULTATIONS**

Highway Engineer	Does not wish to restrict the granting of planning permission following confirmation of the number of additional pupils that will be on site as a result of the proposal.
Environmental Health	A Phase 2 site investigation with gas monitoring is required. As such, it is recommended a appropriately worded condition is attached to require this is undertaken prior to occupation of the development.
Drainage	No objection.

## **REPRESENTATIONS**

This application was publicised by way of a site notice and neighbour notification letters. No responses have been received to this public consultation.

## **PLANNING CONSIDERATIONS**

In determining the application, the main issues to consider are:

- Principle of development
- Visual Amenity
- Residential Amenity
- Highway Safety

### Principle of development

In respect of DPD Policy 2, the proposed works are required to provide additional learning accommodation and upgraded learning facilities for students. Therefore the proposal is considered acceptable in principle against the provisions of DPD Policy 2, as it would improve the existing school facilities.

### Visual Amenity

In regards of design, visual amenity and impact on the street scene, DPD Policy 1 states that the Council will ensure that development proposals respect Oldham's built environment, whilst DPD Policy 20 requires such proposals to respond positively to the environment, contribute to a distinctive sense of place, and make a positive contribution to the street scene.

To this end, it is considered that the proposed additions to the school have been designed in a manner to reflect an appropriate scale and massing in relation to the existing buildings. Furthermore, the external finish of the extension would follow the appearance of the existing modern addition and the currently extant planning consent for another addition given that the proposed external finish of the scheme includes modern cladding panels.

### Residential Amenity

DPD Policy 9 states that it is necessary to consider how the proposal impacts on the amenity of the occupants of adjoining residential properties and the visual appearance of an area.

From the proposed plans and a site visit, it is evident that the development will not have an adverse impact on neighbouring properties. This is because the proposed extension is located to the rear of the existing school and is screened from view by a existing landscaping strip along the rear boundary. In addition, the school is positioned on a lower ground level than the adjoining neighbouring properties limiting the impact on nearby dwellings. As such, the Council is satisfied that the proposed scheme would not result in any significant loss of amenity to the occupiers of nearby dwellings, and is therefore acceptable against DPD Policy 9.

### Highway Safety

The Council's Highways Engineer has assessed the scheme in terms of the potential impact on highway safety and does not wish to raise any objections to the scheme.

### Conclusion

The principle of the scheme and its overall design meet the aims and objectives set out within Policy 2 'Communities', Policy 9 'Local Environment' and Policy 20 'Design' of the Oldham LDF Joint DPD and therefore it is recommended the application be approved, subject to conditions.

## **RECOMMENDATION**

Approve, subject to the following conditions:

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

Reason - To comply with the provisions of the Town & Country Planning Act 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The development hereby approved shall be fully implemented in accordance with the approved plans and specifications, which are referenced as follows:

Drawing Number: 23470-KWS-ZZ-00DR-A-1200, Rev. P01, received on 6th August 2018.

Drawing Number: 23470-KWS-ZZ-00DR-A-1210, Rev. P01, received on 6th August 2018.

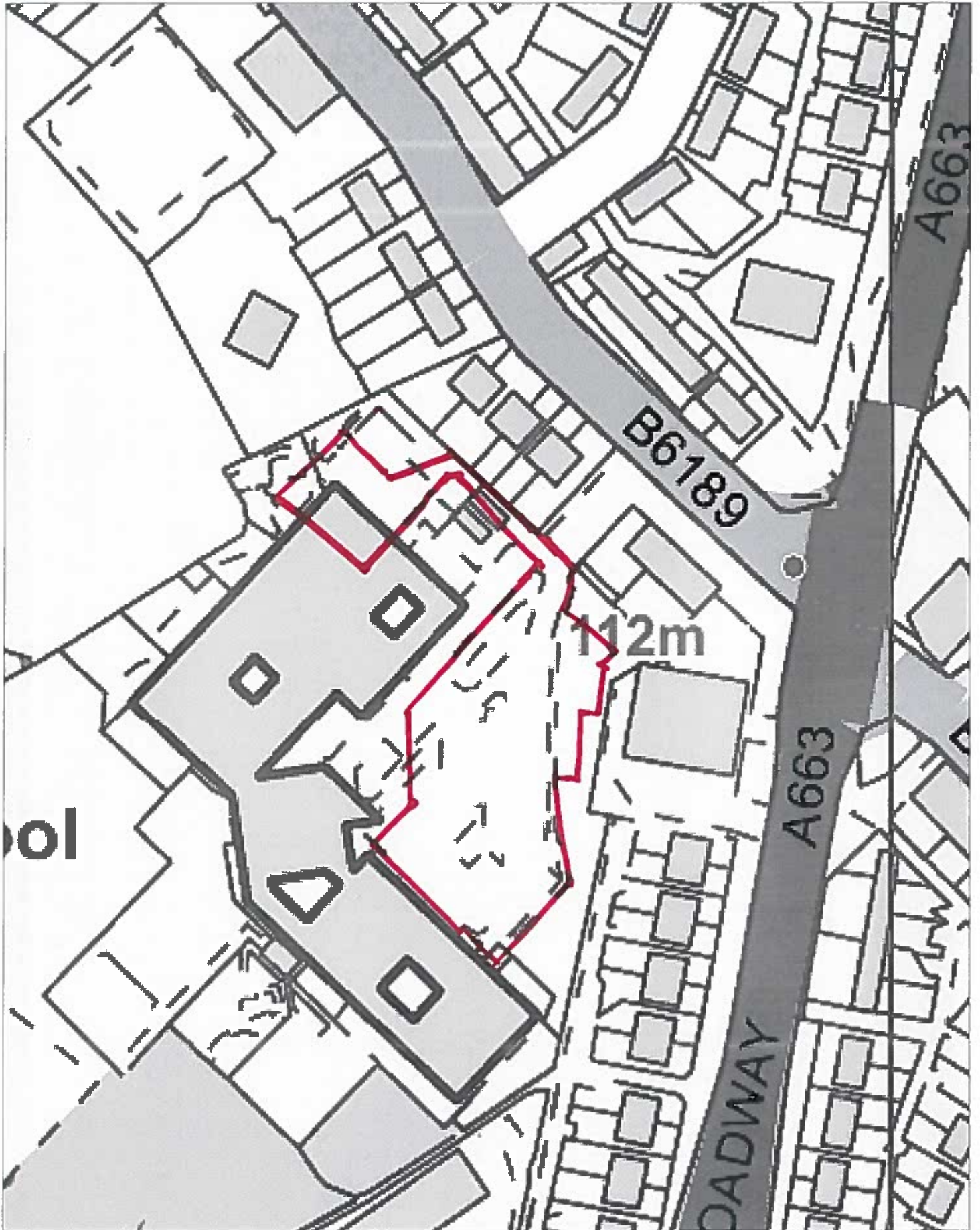
Drawing Number: 23470-KWS-ZZ-00DR-A-1350, Rev. P01, received on 6th August 2018.

Reason - For the avoidance of doubt and to ensure that the development is carried out in accordance with the approved plans and specifications.

3. The development hereby approved shall not be occupied unless and until a satisfactory completion report of the necessary programmed remedial measures for landfill gas outlined in the submitted Phase 1 Preliminary Investigation/desk Study Report (Report No 2867/01 Issue 1, 27<sup>th</sup> June 2016) has been submitted to and approved in writing by the Local Planning Authority.

Reason - In order to protect public safety, because the site is located within 250m of a former landfill site.

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# **PLANNING COMMITTEE - BACKGROUND PAPERS**

## **REPORT OF THE HEAD OF PLANNING AND INFRASTRUCTURE**

### **PLANNING AND ADVERTISEMENT APPLICATIONS**

The following is a list of background papers on which this report is based in accordance with the requirements of Section 100D (1) of the Local Government Act 1972. It does not include documents, which would disclose exempt or confidential information defined by that Act.

### **THE BACKGROUND PAPERS**

1. **The appropriate planning application file:** This is a file with the same reference number as that shown on the Agenda for the application. It may contain the following documents:

- The application forms
- Plans of the proposed development
- Certificates relating to site ownership
- A list of consultees and replies to and from statutory and other consultees and bodies
- Letters and documents from interested parties
- A list of OMBC Departments consulted and their replies.

2. **Any planning or advertisement applications:** this will include the following documents:

- The application forms
- Plans of the proposed development
- Certificates relating to site ownership
- The Executive Director, Environmental Services' report to the Planning Committee
- The decision notice

3. Background papers additional to those specified in 1 or 2 above or set out below.

### **ADDITIONAL BACKGROUND PAPERS**

1. The Adopted Oldham Unitary Development Plan.
2. Development Control Policy Guidelines approved by the Environmental Services (Plans) Sub-Committee.
3. Saddleworth Parish Council Planning Committee Minutes.
4. Shaw and Crompton Parish Council Planning Committee Minutes.

These documents may be inspected at the Access Oldham, Planning Reception, Level 4 (Ground Floor), Civic Centre, West Street, Oldham by making an appointment with the allocated officer during normal office hours, i.e. 8.40 am to 5.00 pm.

Any person wishing to inspect copies of background papers should contact Development Management telephone no. 0161 770 4105.

