

<b>Agenda Item</b> A19	<b>Committee Date</b> 15 March 2010	<b>Application Number</b> 10/00130/CCC
<b>Application Site</b> Carnforth High School Kellet Road Carnforth Lancashire	<b>Proposal</b> Erection of a new sports hall including 11 car parking spaces two of which are disabled, car park and existing path will be lit by 7 5.5 metre lighting columns, the existing fence will be repositioned and additional 2.4 metre high wall mesh fencing will be installed.	
<b>Name of Applicant</b> Lancashire County Council	<b>Name of Agent</b> None	
<b>Decision Target Date</b> 5 March 2010	<b>Reason For Delay</b> Committee Cycle	
<b>Case Officer</b>	Andrew Holden	
<b>Departure</b>	No	
<b>Summary of Recommendation</b>	Raise no objections to the proposals	

## **1.0 The Site and its Surroundings**

- 1.1 The application site is located off Kellet Road, Carnforth within the complex of buildings associated with Carnforth High School. The plot is located to the rear of the main group of buildings between the swimming pool and the all weather sports pitches. The application site currently comprises a small car parking area and a small all weather pitch sited approximately 1.5m above the car park. Direct access to the site is gained via a separate access road to neighbouring Our Lady of Lourdes RC Primary School.
- 1.2 A small number of residential properties are located on the Kellet Road frontage some 80m from the application site with the bowling green to the Cross Keys public house in between. The remainder of the site is surrounded by the school complex.

## **2.0 The Proposal**

- 2.1 The proposal is seeking to develop a new sports hall including the rearrangement of the existing car parking area, provision of a temporary car park, the erection of seven 5.5m high lighting columns and additional 2.4m high mesh fencing. The footprint of the sports hall is 34m X 34m and will rise to a maximum height of 10.5m under a curved roof. The internal area of the hall is split with half the area laid out as pitches and the remaining area being two storeys, reception and changing to the ground floor and a mezzanine plant room, viewing/teaching area. The main entrance and reception area is located to the east of the building to encourage car parking and pedestrian movements from the recently upgraded car parking area associated with the community building to the east of the school complex. An existing linking footpath is to be upgraded with lighting columns to improve accessibility from the car park in the hours of darkness.
- 2.2 The building materials are a mixture of render, timber cladding and natural stonework under a ribbed continuous membrane roof. The palette of materials will reflect those of the existing school buildings. The curved continuous membrane roof has been used to provide for clear spaces within

the building and a contemporary design to the external elevations.

2.3 The sports hall is to be used during school times as part of the schools facilities but it is intended to be open to general public use outside school times. The proposed hours of public opening are:

- Evenings 6.00pm – 10.00pm
- Weekends 8.00am - 10.00pm (all year)
- During school holiday period – open all day 8.00am - 10.00pm (every day)

### **3.0 Site History**

3.1 The school has been the subject of many applications over the last few years, almost all relate to the replacement and upgrading of school facilities. In 2007 the neighbouring land to the east of the school gained consent (Ref: 07/01496/CPA) for the erection of a community resource/children and young persons centre along with improvements to car parking area and access of Kellet Road. This car parking area is used during the school day by both school staff and the community centre.

### **4.0 Consultation Responses**

4.1 The following responses have been received from statutory consultees:

<b>Statutory Consultee</b>	<b>Response</b>
Environmental Health	Views awaited

### **5.0 Neighbour Representations**

5.1 Consultation has been undertaken directly by Lancashire County Council.

### **6.0 Principal Development Plan Policies**

6.1 There are no specific Lancaster District Local Plan saved policies relevant to the proposal.

Lancaster District Core Strategy – Policy **SC2** seeks to build healthy sustainable communities by focusing development where it will support the vitality of existing settlement, regenerate areas of needs and minimise the need for travel. Policy **SC8** is also relevant, in that it seeks to build sustainable communities by ensuring that existing and future residents and visitors have access to sports facilities, greenspaces and greenspace networks.

### **7.0 Comment and Analysis**

7.1 The application has been submitted to ensure that the school can provide a full and complete curriculum to its pupils. The school currently lacks adequate sports facilities to enable the widest possible opportunities to its pupils. In addition the school considers that it plays an important role in the community and provision of these additional facilities will help in the schools community role.

7.2 The building design is considered to be sympathetic to the current complex of building at the school. The materials have been drawn from those present at the school. The overall height of the building is taller than any currently on site but the land to the rear of the main school building falls away resulting in the floor level of the new building being at least 1.5m lower than the neighbouring buildings. The relative height is reduced as a consequence and whilst the new sports hall will be taller than the adjacent buildings the difference will not be substantial or uncomfortable when viewed from public areas.

7.3 The short term implications from the construction period and in particular the servicing of the swimming pool have been addressed in the proposal. The current swimming pool car park will be lost within the overall site during the development of the hall. To ensure that some parking is available for the pool a temporary car park is to be created closer to Kellet Road in front of class rooms. Creation of the car park will necessitate removal of grassed areas and access being routed via the schools internal road network. The temporary arrangement will provide 6 spaces with two made over to disabled standard spaces. Additional parking will be available as it is now in the car

park serving the community centre.

- 7.4 Following completion of the sports hall the temporary car park will be removed and reinstated back to grass. The original car park immediately alongside the pool will be re-opened in a revised layout which will result in the loss of approx 2/3 spaces as the new layout will only accommodate 11 cars, two laid out to disabled standards. However parking is available in the community centre car park although this will necessitate a longer walk. New fencing is being erected to the north of the hall to improve security around the building. As a result the sports hall will only be accessed by the general public from the community centre car parking area along an improved footpath route.
- 7.5 Overall, the development is one which is considered appropriate for the area and the wider community. The scale of the development including the new lighting system is acceptable and would not unduly impact upon the amenities of nearby residents. The car parking immediately available to the swimming pool will be reduced slightly but the use of the adjacent community centre car parking area is now to be openly encouraged to serve both the sports hall and as overflow parking for visitors to the swimming pool.

## **8.0 Planning Obligations**

- 8.1 None required.

## **9.0 Conclusions**

- 9.1 The development represents an opportunity to introduce a valuable facility to the benefit of both the school pupils and the wider community. The development is not considered to unduly impact upon local amenities and accords with planning policy which seeks to develop recreational facilities to help support sustainable communities. As such the development should be supported by the City Council.

## **Recommendation**

That the City Council would raise **NO OBJECTIONS** to the proposals subject to the following conditions:

1. Parking areas to be made available for use prior to use of the sports hall.
2. Cycle parking provision to be made available for use prior to use of the sports hall.
3. Additional tree planting to be undertaken to aid screening of the car park area.

## **Human Rights Act**

This recommendation has been reached after consideration of the provisions of The Human Rights Act. Unless otherwise stated in this report, the issues arising do not appear to be of such magnitude to override the responsibility of the City Council to regulate land use for the benefit of the community as a whole, in accordance with national law.

## **Background Papers**

None