

DELEGATED DECISION REPORT

HPK/2022/0373
Valid 07/10/2022

PEAK SCHOOL BUXTON
ROAD
CHINLEY

ERECTION OF THREE
CANOPIES IN SCHOOL
GROUNDS

(FULL - MINOR)

MAIN ISSUES

- Principle of Development
- Design, Character and Appearance

DESCRIPTION OF SITE

The application relates to Peak School, Buxton Road, Chinley, an educational institution with academy status that specialises in education provision for young children with special needs. Peak School comprises a cluster of single storey structures that is contained within a wider site that is shared with a Alderbrook Day Centre.

The northern boundary of the site faces on to Buxton Road, whilst the majority of buildings associated with the school are situated south of an internal car park.

PROPOSAL

The application seeks full planning permission for 3no. open sided canopies within the school grounds in order to offer the opportunity for children with disabilities or special needs to experience the outdoors in inclement weather.

As shown on the Proposed Site Plan, one canopy is to be located adjacent to the car park entrance towards the northern boundary, the other is to be located on the front elevation of the building that fronts Buxton Road (beyond the small contained play area) and the third is to be located towards the rear of the site in what is referred to as the main playground.

A document has been submitted showing the dimensions of each canopy, the use of chosen materials and includes photographic montages showing an impression of what each canopy would look like in situ.

Canopy 'No.1' in the rear main playground is shown to have a height of 2m, and a width of 5m, with two posts painted blue supporting a mono-pitch polycarbonate roof. Canopy 'No.2' situated on the front elevation of the Sixth Form building, is supported by four pillars again painted blue, with a height of 3m, a width of 6m and depth of 4m, whilst Canopy 'No.3' has a similar height scale and appearance to Canopy 'No.1'.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Section 38(6) of the Planning and Compulsory Act 2004 requires proposals to be determined in accordance with the Development Plan taking into consideration any material considerations relevant to the determination of the application.

The Local Development Plan for this site comprises the Chapel-en-le-Frith Neighbourhood Plan (2015) and the High Peak Local Plan (2016). Adopted Supplementary Planning Guidance documents and the National Planning Policy Framework (NPPF) are also material considerations in determining applications.

Chapel-en-le-Frith Neighbourhood Plan 2015

No relevant policies

High Peak Local Plan 2016

- S1 Sustainable Development Principles
- S1a Presumption in Favour of Sustainable Development
- S2 Settlement Hierarchy
- CF3 Local Infrastructure Provision
- EQ6 Design and Place Making

National Planning Policy Framework 2021

Achieving Sustainable Development	Chapter 2
Promoting Healthy and Sustainable Communities	Chapter 8
Achieving Well Designed Places	Chapter 12

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

HPK/0000/6505	Alterations To The Existing Adult Training Centre And New Special Care Unit
HPK/0001/8776	Extension to School and New Staff House (Approved)
HPK/0003/8457	Change Of Use Of Headteachers Bungalow To Teaching Space & Storage For Special Needs Pupils (Approved 18/10/1999)

CONSULTATIONS

Publicity

Site Notice expiry date: 23rd November 2022
Neighbour consultation period ends: 8th November 2022
Press Advert: N/A

Public Comments

None

Chinley, Buxworth & Brownside Parish Council

No objection.

Derbyshire County Council Highways

No highway safety comments to make.

OFFICER COMMENTS

Principle of Development

The application seeks permission to provide 3no. open canopies within the grounds of an existing educational institution to provide pupils with disabilities and special needs the chance to enjoy recreational space during bad weather under shelter.

The site lies within the built-up area boundary of Chinley and is not constrained by any sensitive statutory designation. The proposals align with the aims and objections of Local Plan (LP) Policy CF3, which seeks to provide the necessary infrastructure and enhancement of existing facilities (which includes education). Paragraph 95 of the NPPF states that great weight should be given to the need to expand or enhance school facilities.

Given the above, the principle of development is supported subject to an assessment of all relevant planning considerations.

Design Character and Appearance

LP Policy S1 sets out a number of sustainability principles which all new development proposals should incorporate in order to make a positive contribution towards the sustainability of communities and to protect, and where possible enhance the environment.

LP Policy EQ6 states that all development should be well designed to respect and contribute positively to the character, identity and context of High Peak's townscapes, having regard to matters of scale, height, density, layout, appearance and materials.

Paragraph 130 of the NPPF states amongst other things that decisions should ensure that developments will add to the overall quality of the area; are visually attractive as a result of good architecture; and are sympathetic to the surrounding built environment.

The site consists of a cluster of single storey buildings situated either side of a relatively large car park. The buildings are constructed and finished in materials that are economical, practical and appropriate for this purpose, and have little or no aesthetic value.

The first canopy to be located in the main playground towards the rear of the site is of a modest scale and would not be viewed from any public vantage point thereby not resulting in any material changes to the character of the area.

The other 2no. canopies are more visible and prominent, being located at the northern end of the site adjacent to the public highway. Whilst one could argue that the canopies have the potential to result in a degree of 'visual clutter' when read in conjunction with the host building, it is considered that that they would be situated within the context of other recreational paraphilia and boundary treatment, and given the existing low sensitivity of the site, the proposed canopies would not result in a degree of harm to the character and appearance of the building or wider street scene that would warrant a sustainable reason for refusal.

The application is thus considered to not be in conflict with LP Policies S1 and EQ6 or relevant paragraphs contained within Chapter 12 of the NPPF.

The canopies are located well away from neighbours in Alders Avenue with the existing school buildings located in the intervening areas.

The location of the canopies would not interfere with the existing car parking arrangements at the school, and would not interfere with the existing access points. As such the siting of the canopies would not harm highway safety. It is noted that the highway authority does not raise any highway safety concerns.

CONCLUSION / PLANNING BALANCE

LP Policy S1a reflects the presumption in favour of sustainable development set out within the National Planning Policy Framework (NPPF). It states that planning applications that accord with relevant policies in the Local Plan will be approved without delay.

Paragraph 11 of the NPPF sets out the presumption in favour of sustainable development. For decision taking, this means approving development proposals that accord with an up-to-date development plan without delay; or, where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission, unless:

- the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or
- any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.

The application seeks permission to erect 3no. canopies within the grounds of an existing educational institution within the built-up area boundary of Chinley that would enhance the experience of its pupils that have disabilities and special needs. Having regard to LP Policy CF3 and paragraph 95 of the NPPF, these benefits are attributed significant weight in the planning balance.

Whilst two of the proposed canopies are more visually prominent being located within close proximity to the boundary with the public highway and associated pavement, it is considered that when having regard to the low visual aesthetic quality of the building, and the nearby boundary treatment and recreational paraphernalia that already exists within close proximity, these canopies would not result in a degree of harm to the character and appearance of the existing building or the street scene that would warrant a sustainable justifiable reason for refusal. In any event, the significant public benefits arising from the proposal outweighs any identified harm.

As such, the proposed development comprises a sustainable form of development and in line with LP Policy S1a and paragraph 11 of the NPPF, the application is recommended for approval subject to appropriate conditions.

OFFICER RECOMMENDATION : Approve with Conditions

Case Officer: James Stannard

Recommendation Date: 28th November 2022

X 

Signed by: Jane Colley Signature

On behalf of High Peak Borough Council