



Planning Report January 2023

Application number: 06/2022/1210

Application type: Full application

Address: Hollybank , 341 Tag Lane, Preston, PR2 3XA

Description: Change of use from 2no. flats to 1no. dwelling with a replacement garage, including works to existing porch entrance/conservatory, replacement windows and doors and new boundary wall.

Recommendation: No Comment

Application number: 06/2022/1437

Application type: Discharge of condition(s)

Address: Ingol Golf And Squash Club, Tanterton Hall Road, Preston, PR2 7BY

Description:

Discharge of conditions no.6 (Preston Western Distributor, M55 Junction 2 and East West Link Road), no.7 (Materials), no.8 (Construction Environmental Management Plan), no.9 (Energy Efficiency), no.12 (Site Investigation Method Statement), no.13 (Drainage), no.14 (Electric Vehicle Charging Points), no.15 (Sustainable Drainage), no.18 (Archaeological Measures), no.20 (Landscaping), no.22 (Invasive Species), no.23 (Arboricultural Method/Impact Assessment), no.25 (Great Crested Newt), no.26 (Habitat and Woodland Management Plan), no.27 (Landscape Environmental Management Plan), no.28 (Licence for Protected Species) and no.36 (Travel Plan) attached to planning permission 06/2017/0757

Discharge of conditions no.6, n. 7, no.9, no.12, no. 13, no.14, no.15, no.18, no. 20, no.22, no.23, no.25 no.26, no.27, no.28 & no.36 – No response

Discharge of condition no.8 – Working Hours. **Comment.** Working hours, agree that early deliveries be accepted onto the site prior to 8:00am but **must** be monitored for abuse and abusers subsequently dealt with.

Application number: 06/2023/0011

Application type: Lawful use certificate

Address: Former Cottam Brickworks, Cottam Avenue, Preston, Lancashire

Description: Certificate of lawfulness for existing confirmation of compliance for condition no.27 pursuant to planning permission 06/2009/0499

Recommendation: No Comment

Tulketh High School & Cottam Hall Infant School Consultations

Two new schools planned for Preston Tulketh High School and Cottam Hall Infant School are proposed to be built in the wrong part of the city if they go ahead with their current locations. Neither of the suggested sites are on land that has already been safeguarded for new schools as part of the housing developments in the North West Preston Masterplan 2015 – 2026.

Lancashire County Council have proposed that a 600-pupil High School be built on the site of the former Tulketh High School on Tag Lane, Ingol. They have also an Infant School at Cottam Hall, off Merry Trees Lane – behind the Ancient Oak pub, which would provide 210 places.

In the last two years, planning applications have been approved for North West Preston that have required housebuilders to reserve part of their sites for these school facilities. These sites would be more suitable for the two new schools, because they lie closer to where many of the pupils who will attend them actually live, and so would cut down the need for them to travel by bus, taxi, or private car. Walking is out of the question from the new housing estates to the proposed schools due to the distances involved. The former Tulketh High site could even produce traffic problems with parents using the proposed Cottam Brickworks development as a short cut to Tag Lane.

When looking at the proposed Tulketh site, it appears that Lancashire County Council have not appreciated that they have sold off part of the site, the old school house and access off Mayfield Avenue, which this Council have made comments against two recent planning applications. Resulting in no access from the proposed cycle paths as part of the ongoing Ingol Golf Course re-development to the school site other than the current Tag Lane access

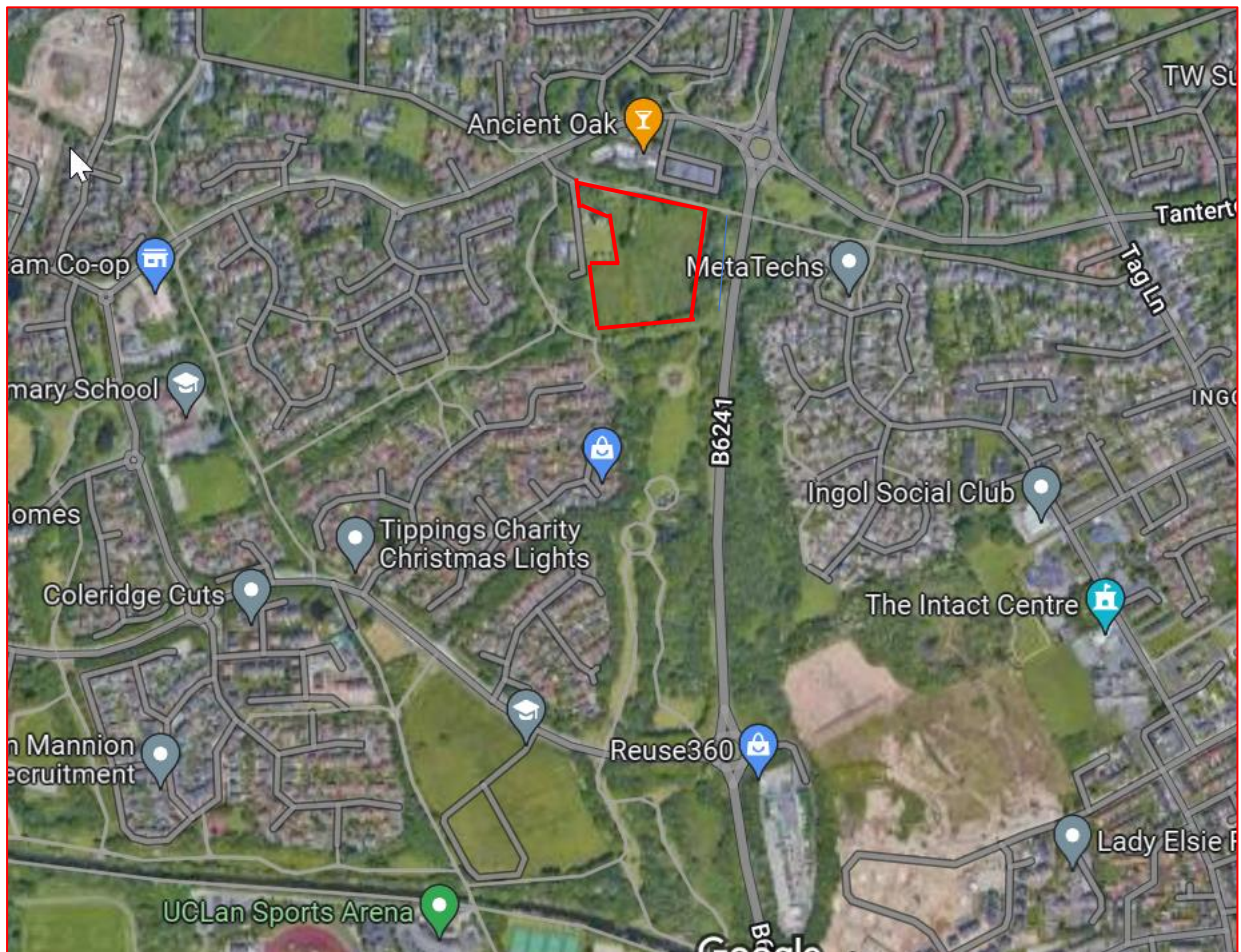


As part of planning permissions granted by Preston City Council, land was earmarked for a High School facility within a 320-home development east of Sandy Lane and west of Tabley Lane in Higher Bartle, almost one-and-a-half miles from the now proposed Tulketh High School site.

Ingol & Tanterton

NEIGHBOURHOOD COUNCIL

Space for a primary school was also allocated on an estate of 200 homes to the north of Tabley Lane, just under a mile from the suggested Cottam Hall site.



The proposed Primary School is within 400 metres of Cottam Primary School, which has plans for a doubling of the site and 600/800 metres from Pool House Primary School, Holy Family Primary School and Ingol County Primary School.



If this site is used, we can see issues with parent parking during pick up and drop off of children as this site is some 1 ½ miles from the proposed site in the Northwest Preston Masterplan and is not within a walking distance of the proposed catchment area.

The allocated sites for both planned schools within the Northwest Preston Masterplan are in the heart of the planned and future development of Northwest Preston.

The proposal therefore is to reject the two sites proposed by Lancashire County Council and support the two sites as proposed in the Northwest Masterplan and agreed with the current planning applications submitted to Preston City Council