Lincolnshire COUNTY COUNCIL

Planning Services
4th Floor, City Hall, Lincoln LN1 1DN
Email: dev_planningsupport@lincolnshire.gov.uk
Website: www.lincolnshire.gov.uk/planning
Telephone: 01522 782070
Fax: 01522 554829

Application for Planning Permission.
Town and Country Planning Act 1990

H02-0702-10

24 AUG 2010

Publication of applications on planning authority websites.
Please note that the information provided on this application form and in supporting documents may be published on the Authority's website.
If you require any further clarification, please contact the Authority's planning department.

FILE COPY

1. Applicant Name, Address and Contact Details

Title: Mr | First name: | Surname:

Company name: Lincolnshire County Council

Street address: County Offices
Newland

Town/City: Lincoln
County: Lincolnshire
Country: England
Postcode: LN1 1YQ

	Country Code	National Number	Extension Number
Telephone number:			
Mobile number:			
Fax number:			

Email address:

Are you an agent acting on behalf of the applicant? (•) Yes ( ) No

2. Agent Name, Address and Contact Details

Title: | First Name: Luke | Surname: Hunter

Company name: Mouchel

Street address: Mill House
Brayford Wharf North

Town/City: Lincoln
County: Lincolnshire
Country: United Kingdom
Postcode: LN1 1YT

	Country Code	National Number	Extension Number
Telephone number:	01522	836299	
Mobile number:			
Fax number:			

Email address: luke.hunter@mouchel-lincoln.com

3. Description of the Proposal

Please describe the proposed development including any change of use:

Extension of existing DT/ICT block to form Playgroup with new pedestrian access off Cloot Drove including new public footway.

Has the building, work or change of use already started? ( ) Yes (•) No

4. Site Address Details

Full postal address of the site (including full postcode where available)

Description:

House: | Suffix:

House name: ST GUTHLACS SECONDARY SCHOOL

Street address: POSTLAND ROAD

CROWLAND

Town/City: PETERBOROUGH

County:

Postcode: PE6 0JA

Description of location or a grid reference
(must be completed if postcode is not known):

Easting: 524113

Northing: 310621

5. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application? (•) Yes ( ) No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title: Mrs First name: Natalie Surname: Dear

Reference: Email to Luke Hunter (Mouchel)

Date (DD/MM/YYYY): 14/07/2010 (Must be pre-application submission)

Details of the pre-application advice received:

The above is the most significant but not the only informal consultation relating to the project. All informal consultation including the above is listed with summaries as Appendix E of the Design& Access Statement.

6. Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicle access proposed to or from the public highway? ( ) Yes (•) No

Is a new or altered pedestrian access proposed to or from the public highway? (•) Yes ( ) No

Are there any new public roads to be provided within the site? ( ) Yes (•) No

Are there any new public rights of way to be provided within or adjacent to the site? ( ) Yes (•) No

Do the proposals require any diversions/extinguishments and/or creation of rights of way? ( ) Yes (•) No

If you answered Yes to any of the above questions, please show details on your plans/drawings and state the reference of the plan(s)/drawings(s)

Refer ro drawing DC/619/0013/A.04.02

7. Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste? ( ) Yes (•) No

Have arrangements been made for the separate storage and collection of recyclable waste? ( ) Yes (•) No

8. Authority Employee/Member

With respect to the Authority, I am:

(a) a member of staff
(b) an elected member
(c) related to a member of staff
(d) related to an elected member

Do any of these statements apply to you? ( ) Yes (•) No

9. Materials

Please state what materials (including type, colour and name) are to be used externally (if applicable):

9. (Materials continued)

Walls - description:

Description of *existing* materials and finishes:

Light brown/buff brick cladding.

Description of *proposed* materials and finishes:

Light brown/buff brick cladding to match the existing.

Roof - description:

Description of *existing* materials and finishes:

Light green profiled metal sheet.

Description of *proposed* materials and finishes:

Light green profiled metal sheet to match existing.

Windows - description:

Description of *existing* materials and finishes:

White powder coated aluminium.

Description of *proposed* materials and finishes:

White powder coated aluminium to match existing.

Doors - description:

Description of *existing* materials and finishes:

White powder coated aluminium to existing DT block. Galvanised metal doors to the rear of the existing ICT block.

Description of *proposed* materials and finishes:

White powder coated aluminium to match the existing windows and DT block doors.

Boundary treatments - description:

Description of *existing* materials and finishes:

Existing boundary treatment to the Playgroup play areas is green 'Paladin' type fencing. The existing school site bundary fencing on the Cloot Drove boundary is chainlink fencing.

Description of *proposed* materials and finishes:

New perimter fencing to the new pedestrian access is to be green 'Paladin' type fencing to match the existing Playgroup play area boundary treatment.
Fencing to the new play area to the rear of the proposed extension is to be 1.2m high timber post and rail fencing to provide low level seperation between the play area and the school fields. The finish is to be designed by the Design & Build contractor and submitted for approval by the planning authority prior to construction.

Vehicle access and hard standing - description:

Description of *existing* materials and finishes:

Vehicle access areas adjacent the proposed extension are gravel topped. The perimeter of the existing building includes areas of concrete paving slabs and areas of in-situ concrete.

Description of *proposed* materials and finishes:

Materials and finishes to proposed external hard standing are to be designed by the Design & Build contractor when appointed and all materaisl are to be submitted for approval by the Planning authority prior to construction. Materials and finishes associated with the proposed new public highway will be all in accordance with the Lincolnshire County Council Highways specification and will be submitted for approval by the Highways authority prior to construction.

Lighting - add description

Description of *existing* materials and finishes:

General amenity lighting to light the building perimeter and entrance areas for security and access purposes.

Description of *proposed* materials and finishes:

The extension will be served by general amenity lighting in a similar way to the existing building.

Are you supplying additional information on submitted plan(s)/drawing(s)/design and access statement? (•) Yes ( ) No

If Yes, please state references for the plan(s)/drawing(s)/design and access statement:

refer to drawings DC/619/0013/A.04.01 and DC/619/0013/A.11.01 for fencing layouts and materials.

10. Vehicle Parking

Please provide information on the existing and proposed number of on-site parking spaces:

Type of vehicle	Existing number of spaces	Total proposed (including spaces retained)	Difference in spaces
Cars	35	34	-1
Light goods vehicles/public carrier vehicles	0	0	0
Motorcycles	0	0	0
Disability spaces	0	0	0
Cycle spaces	0	4	4
Other (e.g. Bus)	0	0	0
Short description of Other			

11. Foul Sewage

Please state how foul sewage is to be disposed of:

Mains sewer	☒	Package treatment plant	☐	Unknown	☐
Septic tank	☐	Cess pit	☐		

Other

Are you proposing to connect to the existing drainage system? (•) Yes ( ) No ( ) Unknown

If Yes, please include the details of the existing system on the application drawings and state references for the plan(s)/drawing(s):

For existing topographical and drainage survey please see drawing 10-37-01 rev a.

12. Assessment of Flood Risk

Is the site within an area at risk of flooding? (Refer to the Environment Agency's Flood Map showing flood zones 2 and 3 and consult Environment Agency standing advice and your local planning authority requirements for information as necessary.) (•) Yes ( ) No

If Yes, you will need to submit an appropriate flood risk assessment to consider the risk to the proposed site.

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)? ( ) Yes (•) No

Will the proposal increase the flood risk elsewhere? ( ) Yes (•) No

How will surface water be disposed of?

☐ Sustainable drainage system	☐ Main sewer	☐ Pond/lake
☒ Soakaway	☐ Existing watercourse	

13. Biodiversity and Geological Conservation

To assist in answering the following questions refer to the guidance notes for further information on when there is a reasonable likelihood that any important biodiversity or geological conservation features may be present or nearby and whether they are likely to be affected by your proposals.

Having referred to the guidance notes, is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, OR on land adjacent to or near the application site:

a) Protected and priority species

( ) Yes, on the development site ( ) Yes, on land adjacent to or near the proposed development (•) No

b) Designated sites, important habitats or other biodiversity features

( ) Yes, on the development site ( ) Yes, on land adjacent to or near the proposed development (•) No

c) Features of geological conservation importance

( ) Yes, on the development site ( ) Yes, on land adjacent to or near the proposed development (•) No

14. Existing Use

Please describe the current use of the site:

The existing buildings and site are used for educational/assembly purposes. The historical maps indicate that there has been a school on the site since 1888.

Is the site currently vacant? ( ) Yes (•) No

Does the proposal involve any of the following?
If yes, you will need to submit an appropriate contamination assessment with your application.

Land which is known to be contaminated? ( ) Yes (•) No

Land where contamination is suspected for all or part of the site? ( ) Yes (•) No

A proposed use that would be particularly vulnerable to the presence of contamination? ( ) Yes (•) No

15. Trees and Hedges

Are there trees or hedges on the proposed development site? (•) Yes ( ) No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character? ( ) Yes (•) No

If Yes to either or both of the above, you may need to provide a full Tree Survey, at the discretion of your local planning authority. If a Tree Survey is required, this and the accompanying plan should be submitted alongside your application. Your local planning authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to construction - Recommendations'.

16. Trade Effluent

Does the proposal involve the need to dispose of trade effluents or waste? ( ) Yes (•) No

17. Residential Units

Does your proposal include the gain or loss of residential units? ○ Yes ◉ No

18. All Types of Development: Non-residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace? ◉ Yes ○ No

Use class/type of use		Existing gross internal floorspace (square metres)	Gross internal floorspace to be lost by change of use or demolition (square metres)	Total gross new internal floorspace proposed (including changes of use) (square metres)	Net additional gross internal floorspace following development (square metres)
A1	Shops Net Tradable Area	0.0	0.0	0.0	0.0
A2	Financial and professional services	0.0	0.0	0.0	0.0
A3	Restaurants and cafes	0.0	0.0	0.0	0.0
A4	Drinking estabishments	0.0	0.0	0.0	0.0
A5	Hot food takeaways	0.0	0.0	0.0	0.0
B1 (a)	Office (other than A2)	0.0	0.0	0.0	0.0
B1 (b)	Research and development	0.0	0.0	0.0	0.0
B1 (c)	Light industrial	0.0	0.0	0.0	0.0
B2	General industrial	0.0	0.0	0.0	0.0
B8	Storage or distribution	0.0	0.0	0.0	0.0
C1	Hotels and halls of residence	0.0	0.0	0.0	0.0
C2	Residential institutions	0.0	0.0	0.0	0.0
D1	Non-residential institutions	3893.0	108.8	161.4	52.6
D2	Assembly and leisure	0.0	0.0	0.0	0.0
Other	Please Specify	0.0	0.0	0.0	0.0
	Total	3893.0	108.8	161.4	52.6

For hotels, residential institutions and hostels, please additionally indicate the loss or gain of rooms:

Use Class	Types of use	Existing rooms to be lost by change of use or demolition	Total rooms proposed (including changes of use)	Net additional rooms

19. Employment

If known, please complete the following information regarding employees:

	Full-time	Part-time	Equivalent number of full-time
Existing employees	0	6	0
Proposed employees	0	6	0

20. Hours of Opening

If known, please state the hours of opening for each non-residential use proposed:

Use	Monday to Friday Start Time	Monday to Friday End Time	Saturday Start Time	Saturday End Time	Sunday and Bank Holidays Start Time	Sunday and Bank Holidays End Time	Not Known
D1	08:00:00	16:30:00					☐

21. Site Area

What is the site area? 767.2 sq.metres

22. Industrial or Commercial Processes and Machinery

Please describe the activities and processes which would be carried out on the site and the end products including plant, ventilation or air conditioning. Please include the type of machinery which may be installed on site:

N/A

Is the proposal for a waste management development? ○ Yes ◉ No

23. Hazardous Substances

Is any hazardous waste involved in the proposal? ○ Yes ◉ No

24. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land? (•) Yes ( ) No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? (Please select only one)

( ) The agent ( ) The applicant (•) Other person

If Other has been selected, please provide:

Contact name:

Title: | First name: | Surname:

Telephone number:

Country code: | National number: | Extension number:

Email Address:

25. Certificates (Certificate A)

Certificate of Ownership - Certificate A

Town and Country Planning (General Development Procedure) Order 1995 Certificate under Article 7

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/ the applicant was the owner (owner is a person with a freehold interest or leasehold interest with at least 7 years left to run) of any part of the land or building to which the application relates.

Title: Mr | First name: Luke | Surname: Hunter

Person role: Agent | Declaration date: 23/07/2010 | ☒ Declaration made

25. Certificates (Agricultural Land Declaration)

Agricultural Land Declaration

Town and Country Planning (General Development Procedure) Order 1995 Certificate under Article 7

Agricultural Land Declaration - You Must Complete Either A or B

(A) None of the land to which the application relates is, or is part of an agricultural holding. (•)

(B) I have/The applicant has given the requisite notice to every person other than myself/the applicant who, on the day 21 days before the date of this application, was a tenant of an agricultural holding on all or part of the land to which this application relates, as listed below: ( )

If any part of the land is an agricultural holding, of which the applicant is the sole tenant, the applicant should complete part (B) of the form by writing 'sole tenant - not applicable' in the first column of the table below

Title: Mr | First Name: Luke | Surname: Hunter

Person role: Agent | Declaration date: 23/07/2010 | ☒ Declaration Made

26. Declaration

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information. ☒

Date 23/07/2010

Your Ref: PL/0162/10

Spatial Planning
Lincolnshire County Council
Unit 16
Witham Park House
Waterside South
Lincoln
LN5 7JN

Dear Sir

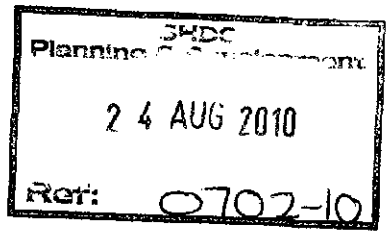
TOWN AND COUNTRY PLANNING GENERAL REGULATIONS 1992 APPLICATION FOR PLANNING PERMISSION FOR DEVELOPMENT BY THE COUNTY COUNCIL

DEVELOPMENT: TO EXTEND THE EXISTING DT/ICT BLOCK TO FORM PLAYGROUP AND CREATE AN ASSOCIATED NEW PEDESTRIAN ACCESS
LOCATION: CROWLAND THE ST GUTHLAC SCHOOL, POSTLAND ROAD, CROWLAND, LINCOLNSHIRE, PE6 0JA

This application was placed in my Council's Statutory Register of Planning Applications on and the number allocated to the proposal was

In addition to the consultations and publicity which you have carried out (set out below), I consider that the following extra consultations and publicity are necessary:

CONSULTATIONS:
Crowland Parish Council
Environment Agency
North Level IDB
English Heritage
Anglian Water Services
National Grid



PUBLICITY
TOWN AND COUNTRY PLANNING ACT 1990

Press Notice
Site Notice
Neighbouring Residents

Yours faithfully