

DECISION DELEGATED TO HEAD OF PLANNING

Application No: H05-0174-25 **Applicant:** Lincolnshire County Council

Proposal: Construction of two single-storey extensions to front (west) elevation, to create a classroom and lobby/reception area with alterations to vehicular/pedestrian access and associated car parking, including removal of the temporary classroom

Location: Fleet Primary School Wood Lane Fleet

Terminal Date: 12th March 2025

Planning Policies

South East Lincolnshire Local Plan - Adopted: March 2019

National Guidance

National Planning Policy Framework December 2024

National Planning Policy Framework (December 2024)

Section 2 - Achieving sustainable development

Section 4 - Decision-making

Section 5 - Delivering and sufficient supply of homes

Section 11 - Making effective use of land

Section 12 - Achieving well-designed places

Section 14 - Meeting the challenge of climate change, flooding and coastal change

Section 15 - Conserving and enhancing the natural environment

Section 16 - Conserving and enhancing the historic environment

National Guidance

Representations:

	Object	Support	No Obj.	Comments
PARISH COUNCIL	0	0	0	1

CASE OFFICER ASSESSMENT

South Holland District Council wishes to make the following comments on application Lincolnshire County Council (LCC) Reference PL/0132/24.

Development Plan

As the application is being determined by LCC, the development plan includes the National Planning Policy Framework (December 2024) and the Central Lincolnshire Local Plan (April 2023). It is for LCC to determine which policies are most relevant.

Visual and Heritage Impact

The proposed development is for the construction of two single-storey extensions on the front of the school (on the western elevation).

The site is within Fleet Conservation Area, however, the school building is not listed and there are no listed buildings on or next to the site. There are listed buildings within 200m of the site. LCC should be satisfied that the development accords with the requirements of the Local Plan and the NPPF in terms of having an acceptable impact on the setting of the listed building, and the Conservation Area.

The positioning and scale of the extension appears to be proportionate and it would be subservient to the main school building.

The proposed materials include Ibstock Weston Red Multi Stock bricks for the main facing brickwork, and Ibstock Bradgate Multi Cream bricks. Wienerberger Rivius (Artificial Slate) roof tiles are proposed. uPVC fascias and rainwater goods. Aluminium window and door frames are proposed. The materials appear to closely match the existing materials on the building.

Biodiversity

The application is accompanied by a biodiversity net gain (BNG) assessment. The assessment concludes that the development will result in a shortfall of 0.03 units. This shortfall is proposed to be addressed through a contribution to a habitat bank.

Flood Risk

The site is within Flood Zone 3 as identified by the Environment Agency's flood risk maps. The proposed development is classed as a 'less vulnerable' use as defined by Annex 3 of the NPPF. The development is not required to pass the exception test, however, the development is required to pass the sequential test. It seems likely that the development can pass the sequential test given that the school cannot be located elsewhere.

The site is within a low hazard area as identified by the South Lincolnshire Strategic Flood Risk Assessment. Appendix C of the SFRA sets out the recommended mitigation that is required for the proposed development.

Conclusion

SHDC does not wish to raise objections to the proposed development.