

Burrell, Becky

From: Dev_PlanningSupport <Dev_PlanningSupport@lincolnshire.gov.uk>
Sent: 28 February 2024 15:20
To: _planningadvice
Subject: Planning Application Decision Notification - Gosberton House Academy, 11 Westhorpe Road, Gosberton
Attachments: PL_0088_23 Decision Notice.pdf

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Dear Sir/Madam

PLANNING APPLICATION NUMBER: H08-1065-23

LCC REFERENCE NUMBER: PL/0088/23

DEVELOPMENT: TO CONSTRUCT A NEW BUILDING TO PROVIDE CLASSROOMS, A SUITE OF THERAPY SPACES, SOFT PLAY AND SENSORY ROOMS AND OTHER SUPPORTING HYGIENE SPACES; THE REMOVAL AND REINSTATEMENT OF WALL FOR ACCESS; LANDSCAPING WORKS; AND ALL OTHER ASSOCIATED WORKS

LOCATION: GOSBERTON HOUSE ACADEMY, 11 WESTHORPE ROAD, GOSBERTON

Lincolnshire County Council has granted permission for the development referred to above. A copy of the Decision Notice is attached which should be placed on your Council's Statutory Planning Register.

Yours faithfully

Technical Support Team

Planning Services
Lincolnshire County Council
County Offices, Newland, Lincoln LN1 1YL
Tel: 01522 782070
Website: www.lincolnshire.gov.uk



Lincolnshire County Council

Planning Permission

Town and Country Planning Act 1990

Town and Country Planning General Regulations 1992

Date of Proposal: 1 November 2023

Application No. H08-1065-23

LCC Ref. No. PL/0088/23

Part 1 Planning Permission

1. On 28 February 2024 the Lincolnshire County Council resolved, for the purposes of Regulation 3 of the Town and Country Planning General Regulations 1992, To construct a new building to provide classrooms, a suite of therapy spaces, soft play and sensory rooms and other supporting hygiene spaces; the removal and reinstatement of wall for access; landscaping works; and all other associated works at Gosberton House Academy, 11 Westhorpe Road, Gosberton.
2. Take notice that Planning Permission is hereby granted by Lincolnshire County Council to carry out the above development in accordance with the application and plans submitted subject to the following conditions.

Part 2 Conditions

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission. Written notification of the date of commencement shall be sent to the County Planning Authority within seven days of such commencement.

Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 (as amended).

Signed *Neil McBride*
Head of Planning
Lincolnshire County Council

Date 28 February 2024

NOTES:

1. This permission must be entered in the statutory register of planning decisions maintained by the District Council (as required by the Town and Country Planning General Regulations 1992). In addition the District Council is requested to make an entry in the Land Charges Register of any conditions attached to this permission.
2. This permission refers only to that required under the Town and Country Planning Acts and does not include any consent or approval under any other enactment, byelaw, order or regulation.

2. The development and operations hereby permitted shall be carried out in strict accordance with the following documents and plans except where modified by conditions attached to this notice or details subsequently approved pursuant to those conditions. The approved documents and plans are as follows:

- Planning Application Form (received 8 November 2023)
- Arboricultural Assessment (received 1 November 2023)
- Arboricultural Method Statement (received 1 November 2023)
- Design and Access Statement (received 1 November 2023)
- Planning and Heritage Statement (received 8 November 2023)
- School Travel Plan (received 1 November 2023)
- Transport Statement (received 1 November 2023)
- Ecological Appraisal (received 1 November 2023)
- Reptile Survey Report (received 26 February 2024)
- Flood Risk Assessment (received 8 November 2023)
- Construction Method Statement (received 14 November 2023)
- Drawing Number GHA-ALA-XX-00-DR-L-9000 S2 Rev P03 Site Location Plan- (received 28 November 2023)
- Drawing Number GHA-ALA-XX-00-DR-L-9011 S2 Rev P02 Access and Circulation- (received 8 November 2023)
- Drawing Number GHA-ALA-XX-00-DR-L-9011 S2 Rev P02 External Area Analysis- (received 8 November 2023)
- Drawing Number GHS-UJE-XX-ZZ-DR-E-63004 Rev P01 External Lighting Illuminance Layout Rev P01- (received 8 November 2023)
- Drawing Number GHS-UJE-XX-ZZ-DR-E-6303 Rev P01 External Lighting Layout- (received 8 November 2023)
- Drawing Number GHA-HSP-XX-XX-DR-C-1005 Rev P01 Flood Flow Routes – (received 2 February 2024)

The following plans all received on 1 November 2023:

- Drawing Number GHA-ALA-XX-00-DR-L-9005 S2 Rev P01 Fencing General Arrangement Plan
- Drawing Number GHA-ALA-XX-00-DR-L-9002 S2 Rev P01 Landscape Illustrative Masterplan
- Drawing Number GHA-ALA-XX-00-DR-L-9006 S2 Rev P01 Planting Plan
- Drawing Number GHA-DBS-01-ZZ-D-A-1310 S3 Rev P03 Proposed – Coloured Elevations Sheet 1
- Drawing Number GHA-DBS-01-ZZ-D-A-1311 S3 Rev P03 Proposed – Coloured Elevations Sheet 2
- Drawing Number GHA-DBS-01-ZZ-D-A-1300 S3 Rev P04 Proposed – Elevations Sheet 1
- Drawing Number GHA-DBS-01-ZZ-D-A-1301 S3 Rev P04 Proposed – Elevations Sheet 2
- Drawing Number GOS-HSP-XX-XX-DR-C-1001 Rev P03 – Proposed Drainage Layout
- Drawing Number GOS-HSP-XX-XX-DR-C-1000 Rev P02 – Proposed Finished Levels
- Drawing Number GHA-ALA-XX-00-DR-L-9003 S2 Rev P01- Proposed General Arrangement and Landscape Plan

- Drawing Number GHA-DBS-01-00-D-A-1220 S3 Rev P03- Proposed Ground Floor Layout
- Drawing Number GHA-DBS-01-01-D-A-1223 S3 Rev P03- Proposed Roof Plan
- Drawing Number GHA-DBS-01-01-D-A-1400 S3 Rev P03- Proposed Sections 1
- Drawing Number GHA-DBS-01-01-D-A-1401 S3 Rev P01- Proposed Sections 2
- Drawing Number GHA-ALA-XX-00-DR-L-9012 S2 Rev P01- Site Sections

Reason: To ensure that the development is completed in accordance with the approved details.

3. Prior to the demolition and removal of the western entrance gate pier and wall at the school access, details of the works, including method of removal and reinstatement, shall be submitted to and approved in writing by the County Planning Authority. Following removal of the wall all bricks shall be retained and made available for reuse and following completion of the development the pier and wall shall be reinstated in accordance with the details set out in the approved scheme.

Reason: To ensure the gate pier and wall are reinstated following the completion of the development so as to avoid any permanent impacts on the appearance and character of the Conservation Area and wider historic setting.

4. Prior to any ground vegetation clearance, groundworks or site preparation works taking place within the footprint of the proposed development, the land shall be reappraised by a suitably qualified ecologist with respect to reptiles and Great Crested Newts and the precautionary measures identified within paragraph 5.4.3 of the approved Ecological Appraisal shall be implemented and carried out in full.

Reason: To ensure the appropriate protection of, and mitigation for, reptiles and Great Crested Newts as protected species. In the event that GCN are present on site the operator is under a statutory duty to obtain the necessary statutory licenses from DEFRA to undertake any works that might affect GCN.

5. Prior to the building hereby permitted being first brought into use, details of the compensatory tree planting (indicating inter alia the number, species, heights on planting and positions of all the trees) and details of the five year maintenance and aftercare programme to be adopted shall be submitted to and approved in writing by the County Planning Authority. The approved scheme shall be carried out in its entirety in the first available planting season following confirmation of the written approval from the County Planning Authority and any plants which die, are removed or become seriously damaged or diseased within the five year aftercare period shall be replaced in the next planting season with others of a similar size and species.

Reason: In the interest of the amenity of the area.

6. The tree protection measures set out in the Arboricultural Method Statement received on 1 November 2023 shall be implemented in full for the duration of the construction works and until all plant, machinery and equipment used during the construction phase has been removed from the site.

Reason: To ensure the protection of the existing trees on site.

7. The finished floor level of the building shall be not less than 3.8m AOD.

Reason: To protect the area from flood risk.

8. No building operations shall take place until details and a scheme for the management of surface water drainage (including during the construction phase of the development) have first been submitted to and approved in writing by the County Planning Authority. The scheme shall reflect the details and principles as set out within the application for managing surface water post-construction. The approved scheme shall thereafter be implemented and carried out in accordance with the approved details and shall thereafter be maintained.

Reason: To ensure surface water drainage is managed and to protect from flood risk during the construction period.

9. If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the County Planning Authority) shall be carried out until a remediation strategy detailing how this contamination will be dealt with has been submitted to, and approved in writing by, the Waste Planning Authority. The remediation strategy shall be implemented as approved.

Reason: To ensure that that in the event previously unidentified contamination is identified as being present within the site, suitable measures are secured to address and remediate and risks to the future users of the land and neighbouring land.

Informative

Attention is drawn to:-

- (i) Sections 7 and 8 of the Chronically Sick and Disabled Persons Act 1970;
- (ii) Design Note 18 "Access for Disabled People to Educational Buildings", published in 1984 on behalf of the Secretary of State for the Environment, or any prescribed document replacing that note; and
- (iii) In dealing with this application the County Planning Authority has worked with the applicant in a positive and proactive manner by giving pre-application advice in advance of the application/seeking further information to address issues identified/enhancements to the proposal/processed the application efficiently so as to prevent any unnecessary delay. This approach ensures the application is handled in a positive way to foster the delivery of sustainable development which is consistent with the requirements of the National Planning Policy Framework and as required by Article 35(2) of the Town & Country Planning (Development Management Procedure)(England) Order 2015.