DECISION DELEGATED TO HEAD OF PLANNING

Application No:	**H09-0329-23**	**Applicant:**	**Lincolnshire County Council**
Proposal:	Phased construction of four classroom extensions with associated circulation areas, meeting room, practical area, cloaks & WCs, extension to school hall including storage room, plant room, WCs and staff room, extension to the hardstanding team games area, associated external works and landscaping and relocation of plinth for clock tower		
Location:	William Stukeley C Of E Primary School Spalding Road Holbeach		
Terminal Date:	26th April 2023		

Planning Policies

South East Lincolnshire Local Plan - Adopted: March 2019

01	Spatial Strategy
02	Development Management
03	Design of New Development
29	The Historic Environment

National Guidance

National Planning Policy Framework 2021

12 - Achieving well-designed places
16 - Conserving and enhancing the historic environment

Representations:

	Object	Support	No Obj.	Comments
WARD MEMBER	0	0	0	0
RESIDENTS	2	0	0	0

CASE OFFICER ASSESSMENT

PROPOSAL

This is a Lincolnshire County Council application at William Stukeley C of E Primary School, Spalding Road, Holbeach for phased construction of four classroom extensions with associated

circulation areas, meeting room, practical area, cloaks & WCs, extension to school hall including storage room, plant room, WCs and staff room, extension to the hardstanding team games area, associated external works and landscaping and relocation of plinth for clock tower. The extensions are to be located on the eastern side of the existing building, with the clock tower plinth and games area located toward the western boundary. Brick and tile is to match that of the existing school buildings and would be conditioned as such.

SITE DESCRIPTION

The site is within the defined settlement limits and conservation area of Holbeach. A public park is located to the north of the site, with dwellings to the west, dwellings and a residential care home to the south, and dwellings to the east. The site is in Environment Agency Flood Zone 3, and in a "Danger for Some" hazard area, with a maximum predicted flood depth of 1 metre on the 2115 South Holland Strategic Flood Risk Mapping. As the proposal is not for residential purposes there is not a requirement to raise finished floor levels 1 metre above ground level. An infiltration test has been carried out on land to the south of the proposed building extensions and found it suitable for future soakaway use. Surface water is currently addressed on site by main sewer drainage and a sustainable drainage system. Foul water is addressed by a mains sewer.

RELEVANT HISTORY

H09-0709-92

County Council Reg 3 - Demolish Stukeley Hall, Fire/ Ambulance Station,conservatory stores, boundary wall etc, reduce height of north wall - Secretary of State Allowed - 21 January 1993.

H09-0710-92

County Council Reg 3 - Erect a new Primary School and form a public park - Approved - 16 July 1992.

H09-0112-94

County Council Reg 3 - Erection of clock tower - Approved - 11 March 1994.

H09-0461-94

County Council Reg 3 - Details of paint scheme for clock tower - Approved - 30 June 1994.

H09-0139-00

County Council Reg 3 - Change use of small part of public park abutting School and erect two classroom extension - Approved - 14 March 2000.

H09-1321-04

Full - Erection of covered play area and extension to playground - Approved - 29 November 1994.

H09-0148-05

Condition Compliance - Details of extent materials and method of construction of hard surfaced play area extension (Condition 2 of H09/1321/04) - Approved - 21 March 2005.

H09-0330-21

TPO Tree Works - Works to Holbeach Tree Preservation Order No 10 1986 - Approved - 25 May 2021.

CONSULTATION RESPONSES

Members of the public - 2 - objections

Increase in traffic

The County Council need to provide more parking near the school.

Impact on surface water drainage.

Proximity of building extensions to boundary.

Overlooking

Noise from classrooms.

Loss of trees

Loss of ivy

Impact on bats

Disturbance during construction - This matter does not carry material planning weight.

Inconsiderate parking - This matter does not carry material planning weight.

Development within 10 metres of a residential water treatment plant - This is a Building Control matter.

PLANNING CONSIDERATIONS

Principle of development

The proposal is for the development of school grounds and buildings on school land in defined settlement limits. The principle of development in this location is considered to be acceptable.

Assessment against SELLP Policy 2 - Development Management

This proposal is assessed against SELLP Policy 2 titled - Development Management. This policy states:

"Proposals requiring planning permission for development will be permitted provided that sustainable development considerations are met, specifically in relation to:
1. size, scale, layout, density and impact on the amenity, trees, character and appearance of the area and the relationship to existing development and land uses;
2. quality of design and orientation;
3. maximising the use of sustainable materials and resources;
4. access and vehicle generation levels;
5. the capacity of existing community services and infrastructure;
6. impact upon neighbouring land uses by reason of noise, odour, disturbance or visual intrusion;
7. sustainable drainage and flood risk;
8. impact or enhancement for areas of natural habitats and historical buildings and heritage assets;
9. impact on the potential loss of sand and gravel mineral resources."

When assessed against the relevant criteria the following can be observed:

1. The size, scale and layout is considered to be acceptable. It would appear that some trees subject to preservation orders may be felled. The County Council is reminded to contact the South Holland Trees and Conservation Officer to seek a way forward. Overall, the character and appearance of the area is not materially harmed by this proposal.

2. The design and orientation is in keeping with the existing school playground area and school buildings.

3. Brick and tile is to match that of the existing school buildings and would be conditioned as such.

4. The existing access is not being altered. Although additional classrooms are sought, additional car parking is not being provided on site. There is ample parking available locally if people park carefully and considerately. Additionally, the school is in walking distance of the whole of the settlement of Holbeach, and is well served by public transport.

5. The capacity of existing community services and infrastructure is not materially impacted by this proposal.

6. There is not considered to be a material increase in noise, odour or disturbance arising from this proposal. This school has been present on site for nearly thirty years, with the vast majority of noise on site generated during normal working hours. With regard to visual intrusion the following can be observed:

Overdevelopment - The proposed extensions to the buildings and playground, as well as a new clock plinth are not considered to represent overdevelopment. Ample amenity space for the school remains to the rear of the site.

Overlooking - There is not considered to be an overlooking impact from the proposal. The windows and doors of the extensions that face the western boundary are approximately 25 metres away from the nearest dwelling. The western boundary is a brick wall approximately 2 metres in height with established ivy growing above. The buildings beyond the southern boundary are approximately 70 metres away from the new extension at the nearest point, with the boundary treatment being an existing green mesh fence. There are no dwellings to the north, and dwellings to the west are approximately 90 metres away from the nearest extension, with an established fence and hedging over 2 metres in height forming the boundary treatment.

Overshadowing - When right to light lines are drawn no dwellings or garden space are materially impacted by a loss of light from the extended buildings.

7. The site is in Environment Agency Flood Zone 3, and in a "Danger for Some" hazard area, with a maximum predicted flood depth of 1 metre on the 2115 South Holland Strategic Flood Risk Mapping. As the proposal is not for residential purposes there is not a requirement to raise finished floor levels 1 metre above ground level. An infiltration test has been carried out on land to the south of the proposed building extensions and found it suitable for future soakaway use. Surface water is currently addressed on site by main sewer drainage and a sustainable drainage system. Foul water is addressed by a mains sewer.

8. Whilst a number of trees will be lost a result of the proposal, a large amount of trees remain in the vicinity of the site. Matters related to loss of trees and habitats will need to be discussed with the South Holland Trees and Conservation Officer. This matter will be addressed by an informative on the decision notice. Whilst the loss of trees is lamentable there are solutions available such as relocation and additional planting elsewhere on the extensive school site. In this instance, the need for additional school accommodation to cater for the growing population of Holbeach is considered to carry greater planning weight than the loss of trees.

The proposal is considered to accord with SELLP Policy 2.

Assessment against SELLP Policy 3 - Design of New Development

When assessed against the relevant criteria the following can be observed:

1. The size, scale and layout is considered to be acceptable. It would appear that some trees subject to preservation orders may be felled. The County Council is reminded to contact the South Holland Trees and Conservation Officer to seek a way forward. Overall, the character and appearance of the area is not materially harmed by this proposal. A sense of place is not impacted by the proposed works.

4. The school is in walking distance of the whole of the settlement of Holbeach, and is well served by public transport.

5. Ample space remains on site for bin and bicycle storage. The existing access is not being altered. Although additional classrooms are sought, additional car parking is not being provided on site. There is ample parking available locally if people park carefully and considerately.

11. There is not considered to be a material increase in noise, odour or disturbance arising from this proposal. This school has been present on site for nearly thirty years, with the vast majority of noise on site generated during normal working hours. With regard to visual intrusion the following can be observed:

Overdevelopment - The proposed extensions to the buildings and playground, as well as a new clock plinth are not considered to represent overdevelopment. Ample amenity space for the school remains to the rear of the site.

Overlooking - There is not considered to be an overlooking impact from the proposal. The windows and doors of the extensions that face the western boundary are approximately 25 metres away from the nearest dwelling. The western boundary is a brick wall approximately 2 metres in height with established ivy growing above. The buildings beyond the southern boundary are approximately 70 metres away from the new extension at the nearest point, with the boundary treatment being an existing green mesh fence. There are no dwellings to the north, and dwellings to the west are approximately 90 metres away from the nearest extension, with an established fence and hedging over 2 metres in height forming the boundary treatment.

Overshadowing - When right to light lines are drawn no dwellings or garden space are materially impacted by a loss of light from the extended buildings.

12. The site is in Environment Agency Flood Zone 3, and in a "Danger for Some" hazard area, with a maximum predicted flood depth of 1 metre on the 2115 South Holland Strategic Flood Risk Mapping. As the proposal is not for residential purposes there is not a requirement to raise finished floor levels 1 metre above ground level. An infiltration test has been carried out on land to the south of the proposed building extensions and found it suitable for future soakaway use. Surface water is currently addressed on site by main sewer drainage and a sustainable drainage system. Foul water is addressed by a mains sewer.

This application accords with SELLP Policy 3.

Assessment against SELLP Policy 29 - The Historic Environment - Conservation Areas

When assessed against the relevant criteria the following can be observed:

1. The proposal retains buildings, respects existing street patterns, is set away form historic building lines behind a public park and does not impact ground surfaces save for an extended playground that is not visually prominent.

2. Architectural features that contribute to the Holbeach Conservation Area are unimpacted.

3. No features of existing buildings are considered to be incompatible with the Conservation Area by virtue of the siting of the school.

4. The height, massing, scale and materials of construction is in keeping with existing school buildings and site as a whole.

5. There is not considered to be a negative impact on the townscape, roofscape, skyline and landscape.

6. Protected trees are proposed to be lost, however, there is scope to provide replacements and other planting in the school site.

This application accords with SELLP Policy 29.

PLANNING BALANCE

By virtue of the siting, design and materials of construction, the proposal works are not considered to have a material impact on the character and amenity of the surrounding area and Holbeach Conservation Area. This application is considered to accord with Policies 1, 2, 3 and 29 of the South East Lincolnshire Local Plan, 2019, as well as Sections 12 and 16 of the National Planning Policy Framework, 2021.

CONCLUSION

This application is recommended for approval.

Additional Considerations

Public Sector Equality Duty

In making this decision the Authority must have regard to the public sector equality duty (PSED) under s.149 of the Equalities Act. This means that the Council must have due regard to the need (in discharging its functions) to:
A. Eliminate unlawful discrimination, harassment and victimisation and other conduct prohibited by the Act
B. Advance equality of opportunity between people who share a protected characteristic and those who do not. This may include removing or minimising disadvantages suffered by persons who share a relevant protected characteristic that are connected to that characteristic; taking steps to meet the special needs of those with a protected characteristic; encouraging participation in public life (or other areas where they are underrepresented) of people with a protected characteristic(s).
C. Foster good relations between people who share a protected characteristic and those who do not including tackling prejudice and promoting understanding.

The protected characteristics are age, disability, gender reassignment, pregnancy and maternity, race, religion or belief, sex and sexual orientation.

The PSED must be considered as a relevant factor in making this decision but does not impose a duty to achieve the outcomes in s.149. It is only one factor that needs to be considered, and may be balanced against other relevant factors.

It is not considered that the recommendation in this case will have a disproportionately adverse impact on a protected characteristic.

Human Rights

In making a decision, the Authority should be aware of and take into account any implications that may arise from the Human Rights Act 1998. Under the Act, it is unlawful for a public authority such as South Holland District Council to act in a manner that is incompatible with the European Convention on Human Rights. The Authority is referred specifically to Article 8 (right to respect for private and family life) and Article 1 of the First Protocol (protection of property).

It is not considered that the recommendation in this case interferes with local residents' right to respect for their private and family life, home and correspondence, except insofar as it is necessary to protect the rights and freedoms of others (in this case, the rights of the applicant). The Council is also permitted to control the use of property in accordance with the general public interest and the recommendation is considered to be a proportionate response to the submitted application based on the considerations set out in this report.