Lincolnshire County Council
Planning Permission

Town and Country Planning Act 1990

Town and Country Planning General Regulations 1992

Date of Proposal: 13 March 2023

Application No. H09-0329-23

LCC Ref. No. PL/0018/23

Part 1 Planning Permission

1. On 9 October 2023 the Lincolnshire County Council resolved, for the purposes of Regulation 3 of the Town and Country Planning General Regulations 1992, For the phased construction of four classroom extensions with associated circulation areas; extensions to the school hall and hardstanding team games area, associated external works, landscaping and relocation of the plinth for the clock tower at William Stukeley C of E Primary School, Spalding Road, Holbeach.

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 must be begun no later than the expiration of three years beginning with the date of this permission. Written notification of the date of commencement of development shall be sent to the County Planning Authority within seven days of commencement.

   Reason: To comply with Section 91 of the Town and Country Planning Act 1990.

Signed Neil McBride
Head of Planning
Lincolnshire County Council

Date 9 October 2023

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 hereby permitted shall only be carried out in accordance with the following documents and plans unless otherwise modified by the conditions attached to this planning permission or details subsequently approved pursuant to those conditions. The approved documents and plans are as follows:

- Planning Application Form (received 26 May 2023)
- Design and Access Statement (received 7 July 2023)
- Arboricultural Impact Assessment Survey & Report Rev 1 (received 7 July 2023)
- Drainage Strategy (received 13 March 2023)
- Drainage Strategy Appendix D (received 13 March 2023)
- Flood Risk Assessment (received 21 March 2023)
- Heritage Statement (received 27 March 2023)
- Infiltration Testing Report (received 13 March 2023)
- Noise Assessment (27 March 2023)
- Preliminary Ecological Appraisal (received 13 March 2023)
- Preliminary Geo-Environmental Risk Assessment (received 13 March 2023)
- Site Investigation Report (received 13 March 2023)
- Travel Plan (received 26 May 2023)
- Utility Search Report (received 13 March 2023)
- Bat Presence and Absence Surveys Report (prepared by Brindle & Green) reference BG22.327.3 (received 21 September 2023)

Drawings/Plans

- WSP22-DBS-00-XX-DR-A-1000 Rev P04 - Site Location Plan (23 March 2023)

- WSP22-DBS-XX-00-DR-A-1104 S4 Rev P02 - Existing - Demolition Plan (received 13 March 2023)

- WSP22-DBS-00-XX-DR-A-1451 S4 Rev P03 - Proposed - Planning Sections (received 13 March 2023)

- WSP22-DBS-XX-ZZ-DR-A-1350 S4 Rev P05 - Proposed – Elevations (received 13 March 2023)

- WSP22-DBS-00-XX-DR-A-1260 S4 Rev P03 - Proposed External Works (received 13 March 2023)

- WSP22-DBS-00-XX-DR-A-1260 S4 Rev P05 - Proposed - Ground Floor Plan (received 13 March 2023)

- WSP22-DBS-XX-01-DR-A-1251 S4 Rev P04 - Proposed - Roof Plan (received 13 March 2023)

- WSP22-DBS-00-00-DR-A-1200 S4 Rev P08 - Proposed - Site Plan (received 26 May 2023)

- WSP22-DBS-00-00-DR-A-1201, Rev P04, REVISED Proposed - Site Plan - Section 77 (received 27 March 2023)

- WSP22-DBS-01-XX-DR-A-1450 S4 Rev P02 - Proposed – Sections (received 13 March 2023)

- 31468 01, Rev B, Site Access Drawing (received 7 July 2023)

- WSP22-DBS-00-XX-DR-A-1151 S4 Rev P05 - REVISED Tree Removal Plan (received 23 March 2023).

Reason: To ensure the development is carried out in accordance with the approved details.

Construction

3. No development shall take place until a Construction Management Plan and Method Statement has been submitted to and approved in writing by the County Planning Authority. Thereafter development shall be carried out in accordance with the approved scheme.

   Reason: To protect the amenities of local residents and pupils at the existing school.

4. During the construction phase, hours of work shall be limited to between 0730 to 1700 hours Monday to Friday and not at weekends, Bank or Public Holidays unless specifically agreed in writing by the County Planning Authority beforehand. No large mechanical plant or machinery shall begin operating until after 0800 hours.

   Reason: To protect the amenities of local residents.

Trees

5. No development shall take place until the written approval of the County Planning Authority has been secured for a scheme of compensating tree planting (indicating inter alia the number, species, heights on planting and positions of all the trees) along with details of a five year maintenance and aftercare programme to be adopted to ensure their success commencing from the date the scheme has been implemented. 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: To provide replacement planting for those trees which are subject to the Tree Preservation Order which will be unavoidable lost as a result of the development, to protect the character and appearance of the Holbeach Conservation Area and the amenities of local residents.

6. No development shall commence until details of the methodology to remove and successfully re-establish the Gingko biloba (i.e. Tree T30 as identified within the approved Arboricultural Impact Assessment Survey & Report Rev 1 (received 7 July

2023) have been submitted and approved in writing by the County Planning Authority. No works shall commence within Phase 2 until the tree has been removed and replanted in accordance with the approved details, the tree shall only be removed/replanted when the tree is dormant (late November - march).

Reason: To ensure this tree is retained and adequately protected during its relocation.

7. All trees and shrubs to be retained as part of the development as contained within the approved Arboricultural Impact Assessment Survey & Report, Rev 1 (received 7 July 2023) shall be protected during the construction phase of the development. No work shall commence on site until the protection fencing/measures as set out in approved Arboricultural Impact Assessment Survey & Report, Rev 1 (received 7 July 2023) have been carried out and implemented. All protective fencing shall be maintained during the course of the construction works on site and removed following their completion. In the event that trees become damaged or otherwise defective during the construction works, the County Planning Authority shall be notified as soon as reasonably practicable and remedial action agreed and implemented. In the event that any tree dies or is removed without the prior consent of the County Planning Authority, it shall be replaced as soon as is reasonably practicable and, in any case, by no later than the end of the first available planting season, with trees of such size, species and in such number and positions as may be agreed with the County Planning Authority.

Reason: To ensure that trees and shrubs to be retained are adequately protected from damage throughout the construction period

8. Tree felling, vegetation clearance works or other works that may affect nesting birds will be avoided between March and August inclusive, unless the absence of nesting birds has been confirmed by further surveys or inspections. If nesting is suspected, works shall be delayed until such time as nesting is complete (the young have fledged and left the nest, the nest has been abandoned, dependent young are absent).

Reason: To ensure the development safeguards existing biodiversity and ecology

Ecology

9. Prior to the demolition of the buildings hereby approved details of the design and proposed locations for the compensatory bat boxes as recommended within the approved Bat Presence and Absence Surveys Report (prepared by Brindle & Green) reference BG22.327.3 (received 21 September 2023) shall first be submitted and receive written approval from the Couty Planning Authority. Following written approval from the County Planning Authority, the pre-development works and mitigation measures as identified within Table 7 of the approved Bat Presence and Absence Surveys Report shall be implemented in full and following completion of the approved construction works the post-development recommendations shall be implemented in accordance with the recommendations set out therein*.

Reason: To ensure that the proposal adheres to all legislative requirements and that there is no initial or ongoing disturbance to bats using the site.
**Also see Informative*

Flood Risk

10. The development hereby permitted shall be carried out in strict accordance with the mitigation measures contained in the Flood Risk Assessment (dated February 2023) submitted in support of the application and received 21 March 2023. Written confirmation shall be provided to the County Planning Authority that these mitigation measures have been fully complied with one month after the extensions are first brought into use.

Reason: To ensure that there is no increase in the risk of flooding both at the site and to third parties as a result of the development being permitted.

Reinstatement of Areas Affected/Making Good

11. Following the completion of the construction phase, all grassed and hard surfaced areas that have been affected by the contractors compound and access shall be resurfaced and made good.

Reason: In the interest of amenity and to ensure that play area are capable of being used for play/sports activities following completion of the development.

Informative

Attention is drawn to:-

(i) Condition 9 – Prior to any works taking place that affect the identified bat roost you are required to first secure a Bat Mitigation Licence from Natural England.

(ii) Sections 7 and 8 of the Chronically Sick and Disabled Persons Act 1970;

(iii) 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

(iv) 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 and processing 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.