DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No:	**H09-1226-18**	**Applicant:**	**University Academy Holbeach**
Proposal:	Demolition of existing temporary classroom block and erection of a new 16 classroom block with associated car parking		
Location:	University Academy Holbeach Park Road Holbeach		
Terminal Date:	12th March 2019		

Planning Policies

Local Plan July 2006:	
SG1	General Sustainable Development
SG14	Design and Layout of New Development
SG17	Protection of Residential Amenity

National Guidance

National Planning Policy Framework 2019

Sections 12 and 14 of the National Planning Policy Framework (2019)

Representations:

	Object	Support	No Obj.	Comments
PARISH COUNCIL	0	0	0	0
WARD MEMBER	0	1	0	0
PLANNING LIAISON OFFICER - FLOOD RISK ASSESSMENT	0	0	0	1
HIGHWAYS & SUDS SUPPORT	0	0	0	1
IAN MARSHMAN - HISTORIC ENVIRONMENT OFFICER	0	0	0	1
SOUTH HOLLAND INTERNAL DRAINAGE BOARD	0	0	0	1
SHDC INTERNAL	0	0	0	1

OTHER STATUTORY BODIES	0	1	0	1
RESIDENTS	1	0	0	1

CASE OFFICER ASSESSMENT

This is an outline application for the demolition of existing temporary classroom block and the erection of a new 16 classroom block with associated car parking at University Academy Holbeach, Park Road, Holbeach. Only means of access and landscaping are reserved with appearance, scale and layout submitted for consideration as part of this application. The proposal is within defined settlement limits and the surrounding area is characterised by buildings of varying ages and design.

The proposal seeks to provide a two storey, 16 classroom block on what is currently tarmacked land between existing school buildings. The Harrison House teaching block is to be demolished and a new car parking area of 44 spaces is to be created on rough gravelled land on the north west of the site adjacent to Diana Foods. Appearance, layout and scale in this instance are not reserved matters.

Policies/Constraints

The Council is in the process of finalising a new Local Plan (the South East Lincolnshire Local Plan). The new Local Plan has been through its formal Examination process and the final report from the Planning Inspectorate has now been received. However, the new Local Plan has yet to be formally adopted. The saved policies in the 2006 Adopted South Holland Local Plan therefore remain material. However, the new Local Plan is now considered to carry significant weight in the decision-making process.

South Holland Local Plan, 2006

As above

South East Lincolnshire Local Plan (scheduled to be adopted March 2019)

Policy 1 - Spatial Strategy;
Policy 2 - Development Management;
Policy 3 - Design of New Development;
Policy 4 - Approach to Flood Risk;
Policy 5 - Meeting Physical Infrastructure and Service Needs;

Councillor Foyster

Support - The proposed new parking area appears to be a parcel of existing waste land, already used informally for that purpose. It is therefore not "extra" parking. Parking is a problem in this area, as acknowledged by the school in other consultation documentation.

Councillor Worth

Support - Much needed new facility that will greatly enhance the site, especially with the demolition of the old building. I note that Cllr Foyster has said there is already car parking there - this is not a car park at present and not regarded as such by LCC, but people will park there anyway, so very pleased to see this become an official car park that is properly maintained.

Lincolnshire Police

Provided guidance on designing out crime.

Historic Environment Officer

No archaeological concerns.

Environmental Protection Officer

No comments to make in respect of this application.

South Holland Internal Drainage Board

Reminders regarding potential future development.

Anglian Water

Layout at reserved matters stage must take into account Anglian Water assets.

Environment Agency

The development should be two storey and finished floor levels should be 500mm above existing ground levels.

Diana Food

Have a concern over the increase in parking and traffic situation this would cause. Currently on the business park there is very limited parking for both the University and Diana Food. We at Diana are looking into ways to improve the parking situation and more importantly safety. This expansion plan will worsen the problem we already have on the business park as it limits the amount of parking currently available. Safety is our main concern especially when it comes to the movement of large trucks around the business park.

Member of public concerns

Parking for residents of Fakenham Chase opposite.

Material Planning Considerations

Principle of development
Parking

The principle of development is considered appropriate in the proposed locations. The car park will help to provide increased parking for site users and a smoother surface than the potholed de facto car parking area that is currently in use. The movement of trucks serving Diana Food should not be impacted as the parking area is not in their ownership and does not constitute public space.

The proposed building providing 16 classrooms is subject to reserved matters, but will accommodate the needed space for pupils at this school. Whilst the increase in pupils will undoubtedly increase traffic in the area around the start and end of the school day, the need for additional classroom space is considered to outweigh these fixed time weekday disturbances to nearby residents.

The design, scale and layout is considered to be appropriate for the site.

In light of the above considerations the proposal is considered to be in accordance with policies SG1, SG14 and SG17 of the South Holland Local Plan, 2006, as well as Sections 12 and 14 of the National Planning Policy Framework, 2019.

A delegated approval is considered to be appropriate.