DECISION DELEGATED TO HEAD OF PLANNING

Application No:	**H12-0140-26**	**Applicant:**	**Bowmer + Kirkland & Department for Education**
Proposal:	Details of boundary treatments, including those associated with the MUGA, including a schedule of fencing levels, heights & materials (Condition 11 of H12-0310-24)		
Location:	84 Little London Long Sutton Spalding		
Terminal Date:	10th April 2026		

Planning Policies

South East Lincolnshire Local Plan - Adopted: March 2019

02	Development Management
03	Design of New Development

National Guidance

National Planning Policy Framework December 2024

Section 12 - Achieving well-designed places

Representations:

	Object	Support	No Obj.	Comments

CASE OFFICER ASSESSMENT

Proposal

This is a discharge of conditions application provides details of boundary treatments, including those associated with the MUGA, including a schedule of fencing levels, heights & materials (Condition 11 of H12-0310-24).

Site Description

The application site is located to the north of Long Sutton, but within the settlement boundary fronting Little London. The existing site which is the base of university academy Long Sutton contains a 3 storey building that heavily fenestrated, a number of associated brick built outbuildings, car parks, nursery building, leisure centre and playing fields.

Little London itself is made up of a broad mix of dwelling types, which form frontage development along the road away from the core of Long Sutton. To the south is the existing butterfly park where

an extant permission for a residential development is located, there is also a pending application on this site.

The application site is shown by the SFRA Hazard maps to be in a location 'danger for some', the application site is within the settlement boundary ad playing fields are allocated by the policies map.

The site benefits from planning permission to regrate/update the school facilities.

History

H12-0310-24 - Demolition of existing school buildings and redevelopment to provide a new three storey building for educational purposes (Use Class F1), revised internal vehicular and pedestrian circulation routes (including creation of revised vehicular drop off / pick up areas for buses and cars), sports and informal recreational spaces, landscaping, drainage, parking areas (including temporary parking provision during the construction phase) and all associated works. Approved 27-06-24

H12/0091/24 Erection of mobile classroom (retrospective) - approved under H12-0133-19 Modification of Condition 2 to allow the retention of the mobile classroom for a further 5 years. Approved 3.04.24

H12/1046/21 Siting of Play Group Building - approved under H12-0006-17. Modification of Condition 1 to retain the building for a further 5 years Approved - 3rd November 2021

H12-1190-19 - Replace external end of life window walling to main school building with energy efficient aluminium replacement units. Approved 12-02-20

H12/0529/22 Demolition of existing modular classrooms and replace with double single storey modular classroom Approved - 15th July 2022

H12/0133/19 Erection of mobile classroom (retrospective) - approved under H12-0067-14 Modification of Condition 2 to allow classroom to be retained fora further period of time. Approved 13th March 2019

H12/0006/17 Siting of playgroup building - approved under H12-0990-13 - Modification of Condition 2 to allow a further time period Approved - 26th January 2017

H12/0067/14 Erection of mobile classroom (Retrospective) Approved - 18th February 2014

H12/0990/13 Retain playgroup building 5th December 2013 - Approved

H12/0873/12 Siting of two classrooms (retrospective) Approved-19th November 2012

H12/0406/10 Create additional car park and hardstanding Approved18th June 2010

H12/0047/09 Proposed Stable Block Withdrawn - 24th February 2009

H11/0061/86 Erect a 'chance to share' facilities comprising kitchenette, covered ways, new room and sports hall store. Approved - 6th March 1986

H11/0467/86 Retain a mobile home No objections raised - 29th May 1987

H11/0537/73 Extension to Peele School Playing field off Little London, Long Sutton (Parish of Lutton). Permitted - 9th October 1973

H11/0157/70 Alterations and extensions to school buildings at Peele School, Long Sutton (Parish of Lutton). 13th May 1970

Consultation Responses

None requested

Planning Considerations

Condition 11 - Boundary Treatments

The condition requires:

Prior to their installation, details of the proposed boundary treatments, including those associated with the MUGA, including a schedule of fencing levels, heights and materials, shall be submitted to and approved in writing by the Local Planning Authority, and shall be implemented in accordance with the agreed details and retained thereafter. Note: Where levels are raised above existing ground levels, the submission shall be supported by cross-sectional drawings showing the relationship with adjoining uses and buildings to enable the Local Planning Authority to be satisfied that sufficient mitigation measures will be in place

The applicant has submitted the following information in support of the discharge of the relevant condition:

· Schedule of Boundary Treatments (including landscaping and planting specification)
· Fencing and Gates Schedule
· Outline Levels Plan (Sheet 4 of 5)
· Fencing Typical Details - Sheet 1 of 2

The level of detail provided is extensive and includes information relating to kerbing, hard surfacing and associated boundary treatments, some elements of which are also controlled through other conditions. Nevertheless, the submitted details demonstrate that the proposals would deliver a scheme of high visual quality, contributing to a significantly improved school environment both functionally and visually for the area.

The proposed fencing is considered acceptable and would not result in harm to the character of the area. Whilst the MUGA fencing is of a greater height than typical boundary treatments, this is a standard and necessary requirement for such facilities to ensure their safe and effective operation.

Boundary fencing is proposed at heights of up to 2.4 metres in certain locations. The principal interface with existing residential properties occurs along the northern boundary. However, the proposed fencing in this location comprises mesh panels which are visually permeable and therefore reduce the potential for overbearing impacts on neighbouring occupiers. This must also be balanced against the need to provide appropriate security and safeguarding measures for pupils attending the school.

It is also relevant that the existing arrangement along this boundary comprises a 2 metre high close-boarded fence with adjacent car parking located immediately alongside it. The proposed scheme introduces planting and provides greater separation between the boundary treatment and the parking areas, which would represent an improvement to the existing situation.

Having weighed the considerations in respect of both character and residential amenity, the proposed boundary treatments, including the schedule of fencing heights, levels and materials, are considered acceptable.

Accordingly, the condition is recommended for discharge.

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.

Conclusion

Condition 11 of H12-0310-24 is hereby discharged