Lincolnshire COUNTY COUNCIL

Planning Services
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Application for Planning Permission.
Town and Country Planning Act 1990

Publication of applications on planning authority websites.
Please note that the information provided on this application form and in supporting documents may be published on the Authority's website.
If you require any further clarification, please contact the Authority's planning department.

1. Applicant Name, Address and Contact Details

Title: | First name: | Surname:

Company name: Lincolnshire County Council

Street address: County Offices
Newland

Town/City: Lincoln
County: Lincolnshire
Country: United Kingdom
Postcode: LN1 1YL

	Country Code	National Number	Extension Number
Telephone number:			
Mobile number:			
Fax number:			

Email address:

Are you an agent acting on behalf of the applicant? (•) Yes ( ) No

2. Agent Name, Address and Contact Details

Title: Miss | First Name: Charlotte | Surname: Thornton

Company name: Mouchel

Street address: VINCImouchel Ltd
Lincolnshire CC, County Offices
Newland

Town/City: Lincoln
County: Lincolnshire
Country: United Kingdom
Postcode: LN1 1YL

	Country Code	National Number	Extension Number
Telephone number:		01522 836290	
Mobile number:			
Fax number:			

Email address: charlotte.thornton@mouchel.com

3. Description of the Proposal

Please describe the proposed development including any change of use:

It is proposed to expand Pinchbeck East C of E School from 1.5 form entry to 2 form entry to serve the need for places in the local area. The proposed new accommodation to support this comprises; a new 2 classroom teaching extension including resources spaces, pupil WCs and cloaks, a staff room extension and an extension to the front entrance to provide a new office. There are also associated proposed external works to increase the size of the KS1 playground, to remodel the existing front car park and to provide additional staff parking to the side of the existing playing field at the rear of the site with formation of a new vehicular site access from Knight Street.

Has the building, work or change of use already started? ( ) Yes (•) No

4. Site Address Details

Full postal address of the site (including full postcode where available)

House: | Suffix:

House name: Pinchbeck East C of E Primary School

Street address: Fennell Road

Pinchbeck

Town/City: Spalding

County:

Postcode: PE11 3RP

Description of location or a grid reference
(must be completed if postcode is not known):

Easting: 523867

Northing: 325773

Description:

5. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application? (•) Yes ( ) No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title: Ms First name: Felicity Surname: Webber

Reference: PAD2015/21

Date (DD/MM/YYYY): 24/04/2015 (Must be pre-application submission)

Details of the pre-application advice received:

Pre-application enquiry email sent on 24.04.15, to included drafted drawings and list of proposed submission requirements requesting any comments and confirmation of submission requirements. Conversation with Felicity on 07.05.15 confirming that she would be dealing with the application.
In addition to the above, specific advice has been sought from the following;
Sport England – Email correspondence and phone call with Helen Cattle with detailed discussion the proposed new parking area to the side of the existing playing field and associated agreed school use of the Parish owned Glebe playing field adjacent to the site. Please see submitted copy of correspondence with table of permitted exceptions.
Highways- Email and phone call with Jon Sharpe with detailed discussion of the proposed new vehicular access to the rear of the site on Knight Street.
Arborist – Telephone call and email correspondence with Richard Littlewood discussing the amendment to extend the new access route to Knight Street with an associated removal of 4 no. trees. See notes in Design and Access statement.
Historic Environment – Telephone call with Jan Allen and subsequent emailed confirmation from Jan confirming that there are no historic or conservation features of concern associated with the area of proposed works.
Travel Plan- draft travel plan submitted to the travel plan team with subsequent confirmation received back as submitted with the application.

6. Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicle access proposed to or from the public highway? (•) Yes ( ) No

Is a new or altered pedestrian access proposed to or from the public highway? (•) Yes ( ) No

Are there any new public roads to be provided within the site? ( ) Yes (•) No

Are there any new public rights of way to be provided within or adjacent to the site? ( ) Yes (•) No

Do the proposals require any diversions/extinguishments and/or creation of rights of way? ( ) Yes (•) No

If you answered Yes to any of the above questions, please show details on your plans/drawings and state the reference of the plan(s)/drawings(s)

See drawings; 0101 Location Plan and 0104 Proposed Site Plan

7. Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste? ( ) Yes (•) No

Have arrangements been made for the separate storage and collection of recyclable waste? ( ) Yes (•) No

8. Authority Employee/Member

With respect to the Authority, I am:

(a) a member of staff
(b) an elected member
(c) related to a member of staff
(d) related to an elected member

Do any of these statements apply to you? ( ) Yes (•) No

9. Materials

Please state what materials (including type, colour and name) are to be used externally (if applicable):

Walls - description:

Description of *existing* materials and finishes:

Majority buff coloured brickwork, with some areas of feature render/ cladding to include;
Blue render around the main school hall, timber cladding to the main school entrance and wood effect cladding to feature windows and separate areas of blue / white cladding around high level windows etc.

Description of *proposed* materials and finishes:

The majority of the proposed new teaching block will be in buff coloured brickwork to match existing, with smaller elements of feature wood effect cladding around feature windows to match the similar detail on the recent extension to the existing block constructed in 2014.
The proposed new extension to the main front reception entrance will be in timber cladding to match the adjacent existing reception.
The proposed new staff room extension will be in buff coloured brickwork to match the existing adjacent blocks.

Roof - description:

Description of *existing* materials and finishes:

The existing school blocks are of several different roofing materials to include grey sheet metal cladding, grey concrete tiles and smaller extensions of flat bitumen and membrane roofing.

Description of *proposed* materials and finishes:

The greater majority of the new roofs will be in Kingpan Topdek grey membrane roofing. This will enable low pitch construction roofing where required to line through with adjacent existing roofs, as well as also being suitable for the pitched roof over the teaching extension.
The new roofing to the section of the new teaching extension which extends directly from the end of the existing block 03 will be in grey sheet metal roofing to match and line through with the existing sheet metal roofing of block 03.

Windows - description:

Description of *existing* materials and finishes:

The existing school windows are a mixture of white uPVC and white aluminium windows.

Description of *proposed* materials and finishes:

The windows in the proposed new extensions will be in double glazed white uPVC.

Doors - description:

Description of *existing* materials and finishes:

The doors in the existing school blocks are a mixture of stained timber doors and white uPVC doors.

Description of *proposed* materials and finishes:

The doors in the proposed new teaching extension and new staff room extension will be blue stained timber external doors. The doors to the front of main school entrance reception will be automatic opening white uPVC doors similar as the existing doors.

Boundary treatments - description:

Description of *existing* materials and finishes:

The existing site boundary is a mixture of metal fencing, timber boarded fencing and hedgerows.

Description of *proposed* materials and finishes:

The site boundary treatment will remain as existing as a mixture of metal fencing, timber boarded fencing and hedgerows. However a short length of hedgerow is proposed to be removed from the east boundary to form a new pedestrian access gate from the existing access path directly into the new hardstanding access around the proposed new teaching block. It is also proposed to form a new vehicular access at the rear of the site from Knight Street with provision of a new vehicular access gate on the site boundary.

Vehicle access and hard standing - description:

Description of *existing* materials and finishes:

There is an existing access and hardstanding car park area to the front of the school adjacent to the main school entrance and access routes around the existing school blocks.
There are existing hardstanding access routes leading around and between all existing teaching blocks, with a central landscaped courtyard located behind block 01. The existing KS1 playground area is adjacent to the east boundary and is surrounded on three sides by existing blocks, being located between the existing block 01 and 02. The existing KS2 playground is located to the rear of the existing buildings, being to the north of the existing block 02.

Description of *proposed* materials and finishes:

It is proposed to remodel the existing tarmac main car park to provide an improved clear access width through this by moving a diagonal access path parallel back against the existing building. The remodeling works to the existing front car park will retain one no. disability parking bay within the front car park which will be located adjacent to the main front reception entrance.
In addition to the remodeling works to the front car park it is proposed to provide an 17 new staff parking bays located to the side of the existing playing field at the rear of the site together with associated new access road and formation of a new vehicular site access at the rear of the site from Knight Street to serve these. These will be formed in permeable tarmac as the strategic plan provided in the proposed drainage plan drawing. The zone of new vehicular hardstanding formed up to the boundary will be formed in non-permeable tarmac construction with new dropped kerb to line through with the adjacent highway.
Additional new hardstanding area will be provided around the perimeter of the proposed new teaching block which will also be formed in permeable tarmac and it is also proposed to extend the existing non-permeable tarmac KS1 playground into an existing soft pour area with trim trail immediately to the north of the playground. The soft pour and associated trim trail play equipment would be relocated to the west of the new teaching block.

Lighting - add description

Description of *existing* materials and finishes:

There are 2 no. existing lighting posts located in the front car park adjacent to the main entrance route into the school and existing external wall mounted lights to the existing school buildings located at intervals and above all exit doors.

Description of *proposed* materials and finishes:

It is proposed to relocate the existing 2 no. lighting posts further back within the car park to accommodate the increased access width through the car park. All existing external lights above exit doors will be retained as existing excluding areas where new extension abut up to the existing buildings in the location of existing wall mounted lights.
In additional to this, it is proposed for new wall-mounted external lighting to be fitted at intervals around the perimeter of the proposed new extensions to be located above/ adjacent to all external exit doors, being operated on a time switch with photocell.

Are you supplying additional information on submitted plan(s)/drawing(s)/design and access statement? (•) Yes ( ) No

If Yes, please state references for the plan(s)/drawing(s)/design and access statement:

Design and Access Statement and proposed elevation drawings

10. Vehicle Parking

Please provide information on the existing and proposed number of on-site parking spaces:

Type of vehicle	Existing number of spaces	Total proposed (including spaces retained)	Difference in spaces
Cars	19	34	15
Light goods vehicles/public carrier vehicles	0	0	0
Motorcycles	0	0	0
Disability spaces	1	1	0
Cycle spaces	26	26	0
Other (e.g. Bus)	10	34	24
Short description of Other	10 existing / 34 proposed pupil scooter parking provided in scooter pods, with 12 scooters fitting into each new po		

11. Foul Sewage

Please state how foul sewage is to be disposed of:

Mains sewer ☒ Package treatment plant ☐ Unknown ☐

Septic tank ☐ Cess pit ☐

Other

Are you proposing to connect to the existing drainage system? ◉ Yes ○ No ○ Unknown

If Yes, please include the details of the existing system on the application drawings and state references for the plan(s)/drawing(s):

Utilities survey drawing no. SL2582/2P and proposed fw drainage plan drawing submitted with this application;
Foul Water Drainage GA Plan 1064933-S-D02-P2

12. Assessment of Flood Risk

Is the site within an area at risk of flooding? (Refer to the Environment Agency's Flood Map showing flood zones 2 and 3 and consult Environment Agency standing advice and your local planning authority requirements for information as necessary.) ◉ Yes ○ No

If Yes, you will need to submit an appropriate flood risk assessment to consider the risk to the proposed site.

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)? ○ Yes ◉ No

Will the proposal increase the flood risk elsewhere? ○ Yes ◉ No

How will surface water be disposed of?

☐ Sustainable drainage system ☒ Main sewer ☐ Pond/lake

☒ Soakaway ☐ Existing watercourse

13. Biodiversity and Geological Conservation

To assist in answering the following questions refer to the guidance notes for further information on when there is a reasonable likelihood that any important biodiversity or geological conservation features may be present or nearby and whether they are likely to be affected by your proposals.

Having referred to the guidance notes, is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, OR on land adjacent to or near the application site:

a) Protected and priority species

◉ Yes, on the development site ○ Yes, on land adjacent to or near the proposed development ○ No

b) Designated sites, important habitats or other biodiversity features

◉ Yes, on the development site ○ Yes, on land adjacent to or near the proposed development ○ No

c) Features of geological conservation importance

○ Yes, on the development site ○ Yes, on land adjacent to or near the proposed development ◉ No

14. Existing Use

Please describe the current use of the site:

The site is the Pinchbeck C of E Primary School.

Is the site currently vacant? ○ Yes ◉ No

Does the proposal involve any of the following?
If yes, you will need to submit an appropriate contamination assessment with your application.

Land which is known to be contaminated? ○ Yes ◉ No

Land where contamination is suspected for all or part of the site? ○ Yes ◉ No

A proposed use that would be particularly vulnerable to the presence of contamination? ○ Yes ◉ No

15. Trees and Hedges

Are there trees or hedges on the proposed development site? (●) Yes ( ) No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character? (●) Yes ( ) No

If Yes to either or both of the above, you may need to provide a full Tree Survey, at the discretion of your local planning authority. If a Tree Survey is required, this and the accompanying plan should be submitted alongside your application. Your local planning authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to design, demolition and construction - Recommendations'.

16. Trade Effluent

Does the proposal involve the need to dispose of trade effluents or waste? ( ) Yes (●) No

17. Residential Units

Does your proposal include the gain or loss of residential units? ( ) Yes (●) No

18. All Types of Development: Non-residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace? (●) Yes ( ) No

Use class/type of use		Existing gross internal floorspace (square metres)	Gross internal floorspace to be lost by change of use or demolition (square metres)	Total gross new internal floorspace proposed (including changes of use) (square metres)	Net additional gross internal floorspace following development (square metres)
A1	Shops Net Tradable Area	0.0	0.0	0.0	0.0
A2	Financial and professional services	0.0	0.0	0.0	0.0
A3	Restaurants and cafes	0.0	0.0	0.0	0.0
A4	Drinking estabishments	0.0	0.0	0.0	0.0
A5	Hot food takeaways	0.0	0.0	0.0	0.0
B1 (a)	Office (other than A2)	0.0	0.0	0.0	0.0
B1 (b)	Research and development	0.0	0.0	0.0	0.0
B1 (c)	Light industrial	0.0	0.0	0.0	0.0
B2	General industrial	0.0	0.0	0.0	0.0
B8	Storage or distribution	0.0	0.0	0.0	0.0
C1	Hotels and halls of residence	0.0	0.0	0.0	0.0
C2	Residential institutions	0.0	0.0	0.0	0.0
D1	Non-residential institutions	1921.0	25.0	378.0	353.0
D2	Assembly and leisure	0.0	0.0	0.0	0.0
Other	Please Specify	0.0	0.0	0.0	0.0
	Total	1921.0	25.0	378.0	353.0

For hotels, residential institutions and hostels, please additionally indicate the loss or gain of rooms:

Use Class	Types of use	Existing rooms to be lost by change of use or demolition	Total rooms proposed (including changes of use)	Net additional rooms

19. Employment

If known, please complete the following information regarding employees:

	Full-time	Part-time	Equivalent number of full-time
Existing employees	19	29	37.2
Proposed employees	21	33	40.6

20. Hours of Opening

If known, please state the hours of opening (e.g. 15:30) for each non-residential use proposed:

Use	Monday to Friday Start Time	Monday to Friday End Time	Saturday Start Time	Saturday End Time	Sunday and Bank Holidays Start Time	Sunday and Bank Holidays End Time	Not Known
D1	07:30:00	18:00:00					☐

21. Site Area

What is the site area? 4,381 sq.metres

22. Industrial or Commercial Processes and Machinery

Please describe the activities and processes which would be carried out on the site and the end products including plant, ventilation or air conditioning. Please include the type of machinery which may be installed on site:

N/A

Is the proposal for a waste management development? ○ Yes ◉ No

23. Hazardous Substances

Is any hazardous waste involved in the proposal? ○ Yes ◉ No

24. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land? ◉ Yes ○ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? (Please select only one)

◉ The agent ○ The applicant ○ Other person

25. Certificates (Certificate B)

Certificate of Ownership - Certificate B

Town and Country Planning (Development Management Procedure) (England) Order 2015 Certificate under Article 14

I certify/ The applicant certifies that I have/the applicant has given the requisite notice to everyone else (as listed below) who, on the day 21 days before the date of this application, was the owner *(owner is a person with a freehold interest or leasehold interest with at least 7 years left to run)* and/or agricultural tenant *("agricultural tenant" has the meaning given in section 65(8) of the Town and Country Planning Act 1990)* of any part of the land or building to which this application relates.

Owner/Agricultural Tenant						Date notice served
Name	Bridget Starling, Business Manager at Lincoln Diocesan Education Board					
Number:		Suffix:		House name:	Edward King House,	
Street:	Minster Yard,					
Locality:						07/05/2015
Town:	Lincoln,					
Postcode:	LN2 1PU					

Title: Miss First name: Charlotte Surname: Thornton

Person role: Applicant Declaration date: 25/06/2015 ☒ Declaration made

26. Declaration

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information. I/we confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

☒ Date 25/06/2015