

DECISION DELEGATED TO HEAD OF PLANNING

Application No: H16-0185-23 **Applicant:** Spalding High School for Girls

Proposal: Extension to new main entrance & offices

Location: Spalding High School For Girls Stonegate Spalding

Terminal Date: 16th March 2023

Planning Policies

South East Lincolnshire Local Plan - Adopted: March 2019

02 Development Management
03 Design of New Development
04 Approach to Flood Risk

National Guidance

National Planning Policy Framework 2021

Section 12 - Achieving Well Designed Places
Section 14 - Meeting the challenge of climate change, flooding and coastal change

Representations:

	Object	Support	No Obj.	Comments
WARD MEMBER	0	0	0	0
SOUTH HOLLAND INTERNAL DRAINAGE BOARD	0	0	0	1

CASE OFFICER ASSESSMENT

Proposal

Formal consultation by LCC relating to the construction of a new main entrance and office space at Spalding High School for Girls. The design is purposely meant to be distinctive from the existing built form. It is comprised of a large, glazed entrance, with external walls rendered in white chalk. Grey roof tiles, to match the existing, will be present.

Site Description

The entrance will be placed on the principal elevation, facing west. The building is a mix of different styles and ages. The majority of the building is constructed of sand-coloured bricks. There are several sections clad in white UPVC.

The school lies to the east of Spalding, along Stonegate, and is well within the settlement boundaries outlined in the South-East Lincolnshire Local Plan, 2019 (SELLP). To the east is Spalding Academy, and beyond that, the river Welland. The south, north and west are dominated by residential uses. The site is within Flood Zone 3.

Relevant History

H16-0157-13 - County Council Reg 3. Change of use of land associated with residential home (C2) for use by School (D1). Approved 20/03/13.

H16-0931-09 - Full. Proposed extension to fitness suite. Approved 05/01/10.

H16-0678-09 - Full. Proposed extension of sports hall to form new office and toilet accommodation. Approved 12/10/09.

H16-0246-09 - Full. Proposed extension to sports hall including office and store extension. Approved 30/06/09.

H16-0397-07 - Full. Construct a 6kw microturbine on a 15-metre mast with associated concrete base and cable run. Approved 03/10/07.

H16-1638-06 - Full. Erection of a boundary gate for pedestrian access at Stonegate. Approved 23/02/07.

H16-1119-06 - Condition compliance. Details of fields and times of illumination (Condition 2 of H16/0691/06). Approved 04/09/06.

H16-0691-06 - Full. Erection of 6-metre-high columns to house CCTV cameras and lighting. Approved 18/07/06.

H16-0810-05 - County Council Reg 3. New vehicular access. Approved 12/07/05

H16-1360-04 - County Council Reg 3. Surface existing grass tennis courts to form hard surfaced tennis courts. Approved 16/11/04.

H16-1316-04 - County Council Reg 3. Construct a two-storey block to accommodate a new careers library, three classrooms and ancillary accommodation. Approved 09/11/04.

H16-1268-03 - County Council Reg 3. Erection of music and drama room extension. Approved 20/11/03.

H16-0791-03 - County Council Reg 3. Extension to existing sports hall. Approved 17/07/03.

H16-0255-01 - County Council Reg 3. Erect a relocatable classroom unit. Approved 26/03/01.

H16-0161-01 - County Council Reg 3. Erect an aluminium framed glass enclosure for a lift. Approved 14/03/01.

H16-0439-90 - Full. Construct pitched roofs. Approved 11/05/90

Consultation Responses

South Holland Internal Drainage Board

No comments.

Planning Considerations

Flood Risk

The school is within Flood Zone 3. Within the South Holland Strategic Flood Risk Assessment (SFRA), the site is labelled as danger for all with peak depths of over 2 metres. As this proposal is for an extension, it is not possible to steer the development to an alternative location.

No flood risk mitigation strategy has been proposed within the submitted Flood Risk Assessment. As the entrance must be accessible, floor levels cannot be raised.

In order for the Exceptions Test to be passed, it must be demonstrated that the proposed development will provide wider sustainability benefits to the community that outweigh flood risk, and that it will be safe for its lifetime, without increasing flood risk elsewhere and where possible reduce flood risk overall.

It is considered that the development would provide wider sustainability benefits to the community in terms of its impact on the safety and wellbeing of those attending the school. In the short term there will be some employment created in the construction process, however, this is not considered significant. It is not reasonably possible to raise floor levels to the required height to make the development safe for its lifetime due to access concerns. The development will not increase flooding elsewhere.

The proposal is deemed to pass the Exceptions Test.

Layout, Design, Size and Scale

Paragraph 130 of the National Planning Policy Framework (NPPF), 2021 establishes that planning policies and decisions should ensure that developments will function well and add to the overall quality of the area. That they are visually attractive, as a result of good architecture, and are sympathetic to local character. Likewise, Policy 2 of the SELLP states that design which is inappropriate to the local area, or which fails to maximise opportunities for improving the character and quality of an area, will not be acceptable.

The scale of the development is deemed to be suitable to the needs of the users. It will provide a secure waiting area and workspace that benefits the wider community.

While the design would be unique to the area, it would not be out of character. There is currently a variety of building styles and materials within the school, and the addition of another will not be incongruous. The white render will be somewhat naturalised by the white rendering on the second floor of the adjacent wing.

The proposal is deemed to conform to Policy 2 of the SELLP in design terms.

Impacts Upon Resident Amenity

Paragraph 130 of NPPF amongst other matters, seeks places with a high standard of amenity for existing and future users. Policies 2 and 3 of the SELLP set out residential amenity and relationship to existing development and land uses as main considerations when making planning decisions.

There would be no significant impact on residential amenity due to the significant separation distance between the extension and the neighbouring houses.

Therefore, the proposal conforms to Policies 2 and 3 of the SELLP in amenity terms.

Planning Balance

The proposal would not be out of character within its setting. It will provide a much-needed space for the students, staff, and parents.

There is reason to be concerned regarding flooding. While the development is not particularly sensitive to flooding and its impacts, it is still vulnerable. It has been noted that the potential for adaptation is reduced due to the need for the entrance to be accessible; however, future users should still be weary of flooding. It is strongly recommended that adaptation methods such as raising socket heights, limiting carpeting, and increasing surface drainage are used.

The planning balance is in favour of the proposal.

Conclusion

Raise no objections as the development is necessary to support the school and conforms to Policies 2 and 3 of the SELLP and Section 12 of the NPPF. However, it is strongly advised that some level of flood adaptation be installed due to the high risk of flooding.

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.