

DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No:	H16-0349-19	Applicant:	Mr D Bland
Proposal:	New 5 classroom extension to the rear of the school, with associated calming and hygiene rooms. New playground facility to be created on part of the existing field		
Location:	Garth School Pinchbeck Road Spalding		
Terminal Date:	5th July 2019		

Planning Policies

South East Lincolnshire Local Plan - Adopted: March 2019

02	Development Management
03	Design of New Development
04	Approach to Flood Risk
30	Pollution
31	Climate Change and Renewable and Low Carbon Energy
32	Community, Health and Well-being
36	Vehicle and Cycle Parking
APPENDIX 6	Parking Standards

National Guidance

National Planning Policy Framework 2019

- 2. Achieving sustainable development
- 4. Decision-making
- 8. Promoting healthy and safe communities
- 11. Making effective use of land
- 12. Achieving well-designed places

Representations:

	Object	Support	No Obj.	Comments
WARD MEMBER	0	0	0	0
HIGHWAYS & SUDS SUPPORT	0	0	0	1
LOUISE JENNINGS HISTORIC ENVIRONMENT OFFICER	0	0	0	1
SHDC INTERNAL	0	0	0	1

OTHER STATUTORY BODIES	0	0	0	2
RESIDENTS	2	0	0	1

CASE OFFICER ASSESSMENT

Proposal

New 5 classroom extension to the rear of the school, with associated calming and hygiene rooms. New playground facility to be created on part of the existing field.

The new extension would be accommodated on part of the existing playground. The extension is designed to accommodate 5 classrooms, hygiene suites, calming rooms and storage space/equipment stores. The building has purposely been designed as a single storey construction and add 714.5sqm to the existing school, which is 1230sqm. The proposal is to accommodate the existing levels of pupils and staff on the site, and not to increase numbers.

As well as the classroom extension the proposal is to add a new entrance canopy to the school off the existing entrance.

Since submission additional information has been submitted in the form of a scheme of archaeological investigation.

Site Description

Garth School is located to the north of Castlefields and to the south of Greenrigg Gardens, with vehicular access from Pinchbeck Road.

The application site is situated within the existing school grounds. The school site 6 classrooms 5 of which do not comply with the required building space standards for a school of this type.

History

H16/0829/10 - Extension and remodelling to provide food technology and life skills facilities and adapt an external courtyard to provide a space for horticulture.

H16/0374/93 - Refurbishment to existing school swimming pool

Consultation Responses

SHDC Environmental Health - no objection.

LCC Highways & SUDS No observations.

LCC Education - The County Council supports this planning application as it will deliver infrastructure as part of a major Special Educational Needs and Disabilities programme being delivered across Lincolnshire.

LCC Archaeology

The proposed development is in an area of archaeological interest, with Roman, medieval and post medieval remains revealed during developments immediately adjacent to this site. This included remains indicating the presence nearby of Roman salt making in the vicinity.

Previous development on the school site has been subject to archaeological conditions to require

the monitoring of groundworks, and it is recommended that this application be subject to the same requirements, particularly as the present application covers a larger area and hence a greater ground impact.

Given this it is recommended that the developer should be required to commission a Scheme of Archaeological Works (on the lines of 4.9.1 in the Lincolnshire Archaeological Handbook. This should be secured by conditions to enable archaeological remains within the site to be recorded prior to their destruction.

The LCC Historic Environment Officer envisages that this would involve monitoring of all groundwork's, with the ability to stop and fully record archaeological features. Also direct attention to the provisions of the National Planning Policy Framework, section 16, paragraph 199.

Following the submission of further information, the LCC Historic Environment Officer confirms that the archaeological specification that has been submitted by Archaeological Project Services fulfils the requirements that were set out in our archaeological recommendation for this site.

Anglian Water - Foul and surface water feasibility strategies are to be agreed with Anglian Water.

Third Parties

3 objectors -

- 1 Our privacy in the garden and house by the height and size of this new build.
- 2 The light to our back garden will be dramatically affected by the new build.
- 3 The value of our property will diminish because of the sheer size of this new build directly behind our house.
- 4 The potential for people gaining access to our garden and belongings will be greatly increased.
- 5 Our privacy will be greatly affected.

Concerned over the traffic speed and general lack of care that the drivers of vehicles take at the site. With the planning application there will be additional traffic and large vehicles during the construction period. Also after construction there will be an increase in traffic. Already my fence bordering the property has had to be repaired following an incident where a vehicle reversed into the fence panel. A speed restriction should be enforced, adequate space for vehicles given for turning and passing.

As a property very near the school, I would like to say I am concerned the number of vehicles and care that the drivers of vehicles take at the site. With the planning application there will be additional traffic and large vehicles during the construction period. Also after construction there will be an increase in traffic. I know some of my neighbours have similar concerns. Perhaps the speed restriction should be enforced and consequences for anyone not complying.

Planning Considerations

Education service provision

The development proposes to bring the site up to modern educational standards and it is not proposed to accommodate additional pupils on the site. The application is supported by LCC Education Service and is considered to be an acceptable scheme.

This application is for the replacement of undersized existing classrooms to bring the school to the required standard as specified in Building Bulletin BB102 - Designing for disabled children and children with special educational needs.

The existing school is currently undersized based on the number of children they have. Through building the new classrooms to the rear of the school the existing classrooms can be reused for much needed supplementary accommodation.

Design and visual impact

The new building has been designed to be single storey which is consistent with the existing school where the accommodation is single storey apart from the hall and the swimming pool building which has a slightly higher roof/ceiling height. The new building follows the existing building line and

therefore steps away from the boundary as it extends into the site.

The works are intended to be clad in vertical cladding and slate tiles (both on the roof and hung vertically).

Impact on adjoining residents

There are no residential properties adjacent to area proposed for the extension. Surrounding the boundaries on all sides are green spaces/playing fields. As the built form of the development is single storey in nature, although high level windows are proposed, no overlooking to neighbouring dwellings would be caused.

Highway matters and safety

Access to the proposed site will be from the existing access route that leads onto the site. No additional parking spaces have been proposed under this application. The new classroom accommodation is to cater for the pupil numbers who already attend the school site. Therefore, no additional staff will be required, and the existing on-site car parking arrangement will be sufficient for their needs.

As there are no additional staff or pupils, no additional vehicle movements would be caused.

Flooding and drainage provision

The site is not in an area of flood risk, nor is it within 20m of a watercourse. Surface water is to be disposed of via the existing watercourses, as at present.

The foul sewerage arrangements will connect to the existing system which is pumped to the main sewer at the front of the site.

Archaeology

Since submission additional information has been submitted in the form of a scheme of archaeological investigation. and this is now considered to be acceptable.

Other matters

Property values are not planning considerations and therefore can be given no weight.

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 to grant permission 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 to grant permission 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 to grant permission is considered to be a proportionate response to the submitted application based on the considerations set out in this report.

Conclusion

In the light of the above it is recommended that planning permission be granted.