

Lincolnshire County Council Planning Permission

Town and Country Planning Act 1990

Town and Country Planning General Regulations 1992

Date of Proposal: 19 March 2021

Application No. H16-0486-21

LCC Ref. No. PL/0044/21

Part 1 Planning Permission

1. On 14 July 2021 the Lincolnshire County Council resolved, for the purposes of Regulation 3 of the Town and Country Planning General Regulations 1992, for the expansion of existing SEND school consisting of two storey new school building and internal re-modelling of the existing school building. The proposal includes the demolition of an existing two storey building and some other isolated out buildings and structures at Spalding Priory School, Neville Avenue, Spalding.
2. Take notice that Planning Permission is hereby granted by Lincolnshire County Council to carry out the above development in accordance with the application and plans submitted subject to the following conditions.

Part 2 Conditions

1. The development must be begun no later than the expiration of three years beginning with the date of this permission. Written notification of the date of commencement of development shall be sent to the County Planning Authority within seven days of commencement.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990.

Signed *N McBride*

Head of Planning
Lincolnshire County Council

Date 14 July 2021

NOTES:

1. This permission must be entered in the statutory register of planning decisions maintained by the District Council (as required by the Town and Country Planning General Regulations 1992). In addition the District Council is requested to make an entry in the Land Charges Register of any conditions attached to this permission.
2. This permission refers only to that required under the Town and Country Planning Acts and does not include any consent or approval under any other enactment, byelaw, order or regulation.

2. The development hereby permitted shall only be carried out in accordance with the following documents and plans unless otherwise modified by the conditions attached to this planning permission or details subsequently approved pursuant to those conditions. The approved documents and plans are as follows:

- Planning Application Form (received 19 March 2021);
- Design and Access Statement (received 18 June 2021);
- Preliminary Ecological Appraisal (received 19 March 2021);
- Flood Risk Assessment and Drainage Strategy (received 19 March 2021);
- Construction Management Plan (received 19 March 2021);
- Travel Plan (received 21 May 2021).

Drawings/Plans

- 31791-DBS-ZZ-XX-DR-A-1000 – Rev P02 - Site Location Plan (received 19 March 2021);
- (05)001 Rev C- External Demolition Plan Sheet 1 of 2 (received 18 June 2021);
- (05)002 Rev C- External Demolition Plan Sheet 2 of 2 (received 18 June 2021);
- 13733-WMG-XX-GF-DR-E-63102 – Rev PO2 - External Lighting Layout (received 30 March 2021);
- (08)004 Rev D - Fencing Plan Sheet 1 of 2(received 18 June 2021);
- (08)005 Rev B - Fencing Plan Sheet 2 of 2 (received 18 June 2021);
- (08)001 Rev K - Landscape Masterplan Sheet 1 of 2 (received 18 June 2021);
- (08)002 Rev K - Landscape Masterplan Sheet 2 of 2 (received 18 June 2021);
- 31791-BSP-ZZ-00-DR-C-0240 Rev - P01 - Preliminary Outline Drainage Strategy (received 19 March 2021);
- 31791-DBS-ZZ-ZZ-DR-A-2050 – Rev P03 - Proposed Demolition and Remodelling Plan Masterplan (received 14 April 2021);
- 31791-DBS-ZZ-XX-DR-A-1360 – Rev P06 - Proposed Elevations - Block 6 (received 18 June 2021);
- 31791-DBS-ZZ-XX-DR-A-1350 – Rev P03 - Proposed GA Elevations (received 14 April 2021);
- 31791-DBS-01-00-DR-A-1211 – Rev P04 - Proposed GA Floor Plans - Block 01 - (received 14 April 2021);
- 31791-DBS-ZZ-ZZ-DR-A-1212 – Rev P02 - Proposed GA Floor Plans - Blocks 02, 04 & 05 (received 14 April 2021);
- 31791-DBS-06-ZZ-DR-A-1216 – Rev P03 - Proposed GA Floor Plans - Blocks 06 (received 14 April 2021);
- 31791-DBS-ZZ-ZZ-DR-A-1210 – Rev P04 - Proposed GA Floor Plans- Masterplan (received 14 April 2021);
- 31791-DBS-06-02-DR-A-1217 – Rev P02 - Proposed GA Roof Plan- Block 06 (received 14 April 2021);
- 31791-DBS-ZZ-XX-DR-A-1450 – Rev P02 - Proposed GA Sections (received 14 April 2021);
- 31791-DBS-ZZ-XX-DR-A-1200 -Rev P04 - Proposed Site Plan (received 18 June 2021);
- (08)003 Rev F 0 Tree Removal Plan (received 18 June 2021).

Reason: To ensure that the development is carried out in an acceptable manner and for the avoidance of doubt as to the development that is permitted.

3. Following the completion of the construction phase, all areas of the paddock and hard surfaced areas that have been affected by the contractors compound shall be resurfaced and made good.

Reason: To ensure that the games courts are capable of being used for sporting activities following completion of the development.

4. In accordance with the approved Travel Plan an annual review and survey shall be undertaken, analysed and submitted to the County Planning Authority that will provide details of the implementation of the Travel Plan, and such details shall be approved in writing by the County Council. The school shall ensure that travel arrangements are fulfilled in accordance with the Travel Plan unless the County Planning Authority stipulates approval to any variation.

Reasons: To ensure that access to the site is sustainable and reduces dependency on the car.

5. Prior to the building first being brought into use a detailed landscaping scheme shall be submitted to and approved in writing by the County Planning Authority. The landscaping scheme shall include details on the numbers and species of replacement trees and information on the species, numbers, spacing and positions of all grasses, trees, shrubs, hedgerows and bushes to be planted as part of the development along with details of a five year maintenance and aftercare programme to be adopted to ensure their success commencing from the date the scheme has been implemented. The approved scheme shall be carried out in its entirety in the first available planting season following confirmation of the written approval from the County Planning Authority and any plants which die, are removed or become seriously damaged or diseased within the five year aftercare period shall be replaced in the next planting season with others of a similar size and species.

Reason: In the interest of the visual amenity of the area.

6. The recommendations set out under Section 6 of the Flood Risk Assessment and Drainage Strategy, reference: 31791-BSP-ZZ-XX-RP-C-0001-P01 dated 16 March 2021 shall be carried out in full.

Reason: In the interest of flood risk and prevention.

7. Prior to the development permitted being first brought into use, a Community Use Agreement shall have been submitted to and approved in writing by the County Planning Authority. The agreement shall apply to the marked out sports pitches and include details of pricing policy, hours of use, access by non-educational establishment users, management responsibilities and a mechanism for review. The development shall not be used otherwise than in strict compliance with the approved agreement.

Reason: To secure well managed safe community access to the sports facilities.

Informative

Attention is drawn to:-

- (i) Sections 7 and 8 of the Chronically Sick and Disabled Persons Act 1970;
- (ii) Design Note 18 "Access for Disabled People to Educational Buildings", published in 1984 on behalf of the Secretary of State for the Environment, or any prescribed document replacing that note;
- (iii) In dealing with this application the County Planning Authority has worked with the applicant in a positive and proactive manner by giving pre-application advice in advance of the application, seeking further information to address issues identified and processing the application efficiently so as to prevent any unnecessary delay. This approach ensures the application is handled in a positive way to foster the delivery of sustainable development which is consistent with the requirements of the National Planning Policy Framework and as required by Article 35(2) of the Town & Country Planning (Development Management Procedure)(England) Order 2015; and
- (iv) *Guidance on preparing Community Use Agreements is available from Sport England. <http://www.sportengland.org/planningapplications/>.*