

**Open Report on behalf of Richard Wills
Executive Director, Environment & Economy**

Report to:	Planning and Regulation Committee
Date:	4 September 2017
Subject:	County Council Development - S25/1382/17

Summary:

Planning permission is sought by Lincolnshire County Council to demolish three temporary classroom units and replace them with a purpose-built three classroom block at Linchfield County Primary School, Crowson Way, Deeping St James.

The key issues to be considered in this case are the impacts of the use on the amenity of occupants of nearby residential properties and that of associated traffic upon the functioning and safety of the local highway network.

Recommendation:

Following consideration of the relevant development plan policies and the comments received through consultation and publicity it is recommended that conditional planning permission be granted.

The Application

1. Planning permission is sought to demolish three temporary classroom units and replace them with a purpose built three classroom block at Linchfield County Primary School, Crowson Way, Deeping St James. The building would be:
 - constructed on an area within the school site close to the main school building which currently accommodates two run down mobile classroom units, several storage sheds/buildings and an area with play equipment;
 - 35m long by 11.7m wide and 2.9m to the eaves and 6.1m to the ridge;
 - constructed with concrete roof tiles to match the most recent extension to the main school building. The walls would be a combination of white rendering and grey cladding panels;
 - comprise three classrooms, a practical area, storage rooms and toilets (including disabled facilities);
 - require the removal of three small trees.



2. The information submitted in support of the application and supplied by the applicant's agent states that the school is currently a 2 Form Entry (2FE) Primary School with a capacity to offer and accommodate 470 children and employs 56 staff. The 470 pupils/places comprise of 179 pupils within the Foundation and Key Stage 1 year groups and 254 pupils in Key Stage 2. There are also 37 pupil places available within the pre-school however due to some children only attending for part of the day these places are currently attended/taken up by a total of 48 pupils.
3. The proposed development would enable the school to increase the number of pre-school places that it can offer from 37 to 52 pupils/places and increase staff numbers to a total of 59 staff. The additional 15 places could be attended/taken on a full or part-time basis and therefore result in an increase of between 15 and 30 additional pupils at the pre-school. Whilst

the number of actual pupils at the pre-school may therefore vary no changes are proposed to the annual intake of the school for the Foundation or other Key Stage years groups. Consequently, the school would remain a 2FE school and therefore restrict the number of pupils it can admit per year and therefore ensure that that the overall pupil capacity of the school would be restricted to 485 places.

Site and Surroundings

4. Linchfield Community Primary School is located in a residential area to the east of Deeping St James and approximately 60 metres from the boundary with the town of Market Deeping to the northwest. The site is located north of the main school building and south of, but with no impact upon, the substantial school playing field. The area where the building would be located currently comprises two mobile classrooms which have been on site for some time and are showing signs of significant wear and tear. There are also several shed/storage buildings and play equipment. The area has a slightly mismatched appearance.



5. The nearest residential properties are located to the east of the site, they front Crowson Way, whilst their rear gardens abut the school boundary, marked by a 2m chain link fence. Currently the nearest mobile classroom is 29.5m from the boundary with several other small structures, storage units, play equipment and fencing slightly closer to the boundary. The proposed building would be 13.5m from the boundary fence with a further 10.5m to the

nearest residential property itself. The access road to the school is to the east is off Crowson Way and adjacent to a community parking area, there is green mesh fencing and gates approximately 2m high and wooden picket fencing approximately 1m high marking the school boundary.



Main Planning Considerations

National Guidance

6. National Planning Policy Framework (NPPF) (March 2012) sets out the Government's planning policies for England and is a material planning consideration in the determination of planning applications. In assessing and determining development proposals, Local Planning Authorities should apply the presumption in favour of sustainable development. The main policies/statements set out in the NPPF which are relevant to this proposal are as follows (summarised):

Paragraph 14 - Sustainable Development

Paragraph 17 - Core planning Principles

Paragraph 56 - Good Design

Paragraph 72 - School Development/Meeting Educational Requirements

Paragraph 120 - Amenity

Paragraph 186 & 187 - Positive and Proactive Decision Making

Paragraph 206 - Use of Planning Conditions

Paragraph 215 & 216 - Consistency of Local Plans with Policies in the Framework

Local Plan Context

7. South Kesteven Core Strategy (2010) - in line with paragraph 215 of the NPPF, due weight should be given to relevant policies within the plan according to their degree of consistency with the policies of the NPPF. The following policies are of relevance to this proposal (summarised):

Policy EN1 (Protection and Enhancement of the Character of the District) states that all development proposals will be assessed in relation to certain criteria including the layout and scale of buildings and designed spaces; the quality and character of the built fabric and their settings; visual intrusion and noise and light pollution.

Policy SP1 (Spatial Strategy) states that new development that helps to maintain and support the role of market towns, including the Deepings, will be allowed provided it accords with other policies in the Core Strategy.

Results of Consultation and Publicity

8.
 - (a) Local County Councillor, Councillor B Dobson – has advised that he intends to speak at Committee.
 - (b) Deeping St. James Parish Council Parish – have been consulted and were given an extension of time until 28 August 2017 in order to respond. Any response received will be included in either the written update or reported verbally before this item is considered by the Committee at its meeting.
 - (c) Market Deeping Town Council (adjoining Town Council) – were consulted following a request from County Councillor Dobson. The Town Council were consulted on 7 August 2017 and have been made aware that the application will be reported to the Planning Committee on 4 September. No response has been received to date however if a response is received then this will be included in either the written update or reported verbally before this item is considered by the Committee at its meeting.
 - (d) Highway & Lead Local Flood Authority (Lincolnshire County Council) - it is considered that the proposed development will not be detrimental to highway safety or traffic capacity, no objections are raised to the proposal.
 - (e) Arboricultural Officer (Lincolnshire County Council) – raised no objection to the proposal and endorses the findings and recommendations of the arboricultural report.
9. The application has been publicised by a notice posted at the site and letters of notification were sent to the three nearest neighbouring residents. Four representations have been received and a summary of the comments, objections and concerns raised are set out below:
 - from 8:00 to 9:00, around lunchtime and from 15:00 to 16:00 the streets around the school are one gigantic parking zone, resulting in local residents finding it difficult to access/leave their drive ways during these hours. Parents dropping and collecting children have no regard for residents or property, they park where they like for as long as they like,

using grassed verges, which are replaced by residents. An increase in children and staff will only exacerbate this problem;

- buses and emergency vehicles have difficulty negotiating along the roads due the parked cars and there is a concern that these problems will be exacerbated by the increase in children and staff;
- parents park ignoring the parking restrictions close to the school, parking on the yellow zig-zags and no enforcement action is taken against these breaches;
- it is only a matter of time before there is an accident as a result of parking/manoeuvring of cars during school drop off and picking up times;
- the proposed building will result in a permanent building being brought closer to residential properties. It is suggested that the building should be redesigned and its orientation changed to improve the functioning of the school and reducing any impact on the amenity of local residents.

District Council's Observations

10. South Kesteven District Council – having had regard to the established use of the site, scale and proposed use of the buildings they have commented that the proposal would not lead to a significant adverse impact on the character of the area and would also not lead to any adverse impact on the amenities of neighbours and accordingly has no objection.

Conclusion

11. The key issues to be considered in this case are the impacts of the use on the amenity of occupants of nearby residential properties and that of associated traffic upon the functioning and safety of the local highway network.

Design and Locational Considerations

12. The NPPF places great importance on ensuring that a sufficient choice of school places are available to meet the needs of existing and new communities and encourages local authorities to take a proactive, positive and collaborative approach to meeting this requirement. The proposal would provide purpose-built teaching accommodation, replacing depilated mobile units which were only supposed to be used as a short term solution. It would significantly improve the teaching and learning environment for pupils and would therefore be in keeping with the aims of the NPPF.
13. In terms of the size, scale, design, materials and location, the proposed building would not differ significantly from the existing school buildings and so when viewed in the context of the wider school site building would not have an adverse impact on the visual amenities of residents whose properties surround the school nor would it detract or impact upon the wider

appearance/character of the area, indeed the removal of the temporary buildings would enhance the visual appearance of the locality. The proposal would bring the school buildings closer to the school boundary and therefore to some properties and their gardens, however the proposed building would still be over 10m from the boundary of the nearest property, therefore having a limited visual impact on the properties beyond. Although three young trees would be lost as a consequence of the development, to compensate for their loss it is recommended that some replacement planting be carried out within the school site in accordance with the supporting tree report, therefore it is recommended that a condition be imposed in order to secure details of such planting. Consequently it is considered that the proposal is in keeping with the Policies of Policies EN1 and SP1 of the South Kesteven Core Strategy and the aims of the NPPF.

Highway and Traffic Considerations

14. The proposed development would result in an increase of 15 places within the pre-school element of the school and create three additional members of staff. At the time this report was written concerns have been raised by four local residents regarding the possible impacts an increase in pupil and staff numbers would have on the safety and capacity of the surrounding highway network. Whilst these concerns are noted, the Highways Officer has, following careful consideration, raised no objection to the proposal. These traffic issues and congestion, at certain times of day during the school term, are typical of many schools throughout the County. The proposal itself would increase staff and pupil numbers by a relatively modest amount and the increase is not considered to be so significant as to warrant the provision of additional parking at this time. Development should only be prevented or refused on transport grounds where the residual cumulative impacts of development are severe. This is not the case here and I am satisfied that the proposed development is acceptable and would not have a detrimental impact on highway safety or the surrounding highway network. Having taken into account the above, I am satisfied that this proposal would have a negligible impact on the general character of the local area and would not have an unreasonable impact upon residential amenity. I am satisfied that the development would not have an adverse impact on the function or safety of the highway network, nor would it compromise the objectives of Policies EN1 and SP1 of the South Kesteven Core Strategy or the aims of the NPPF.
15. The proposed development has been considered against Human Rights implications especially with regard to Article 8 – right to respect for private and family life and Protocol 1, Article 1 – protection of property and balancing the public interest and well – being of the community within these rights and the Council has had due regard to its public sector equality duty under Section 149 of the Equality Act 2010.

RECOMMENDATIONS

That planning permission be granted subject to the following conditions:

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
2. The development shall be carried out strictly in accordance with the details set out in the following documents and plans except as may be modified by conditions of this permission:
 - Planning Application Form and School Travel Plan dated June 2017 (date stamped received 27 June 2017) and Planning Statement (date stamped received 21 August 2017)
 - Drawing No. 9003470-MOU-SW-ZZ-DRA-0001 – Site Location Plan (date stamped received 29 June 2017)
 - Drawing No. 9003470-MOU-SW-ZZ-DRA-0002, Rev A – Existing Site Plan/Proposed Site Plan/Block Plan (date stamped received 27 June 2017)
 - Drawing No. 9003470-MOU-SW-ZZ-DRA-0003, Rev A – Proposed Elevations (date stamped received 27 June 2017)
 - Drawing No. 9003470-MOU-SW-ZZ-DRA-0004, – Proposed Plans (date stamped received 27 June 2017)
 - Tree Constraints and Protection Report, Ref:687/17d, dated 25/07/2017, date received 31 July 2017
3. All trees and shrubs to be retained as part of the development shall be protected during the construction phase of the development. No work shall commence on site until the protection fencing/measures as set out in approved Tree Constraints & Protection Report (ref 687/17d, dated 25/07/2017, received 31 July 2017) have been carried out and implemented. All protection fencing shall be maintained during the course of the construction works on site and removed following their completion.
4. No development shall take place until a scheme for the replacement tree planting referred to in the application including details of the species, the height on planting and means of protection has first been submitted to an approved in writing by the County Planning Authority. Thereafter the scheme shall be implemented within the first planting season following the commencement of the development.

Reasons

1. This condition is required by Section 91 of the Town and Country Planning Act 1990.
2. To ensure the development is carried out in accordance with the approved details

3. To ensure that trees and shrubs to be retained are adequately protected from damage throughout the construction period.
4. To replace trees lost as a result of the approved development.

Appendix

These are listed below and attached at the back of the report	
Appendix A	Committee Plan

Background Papers

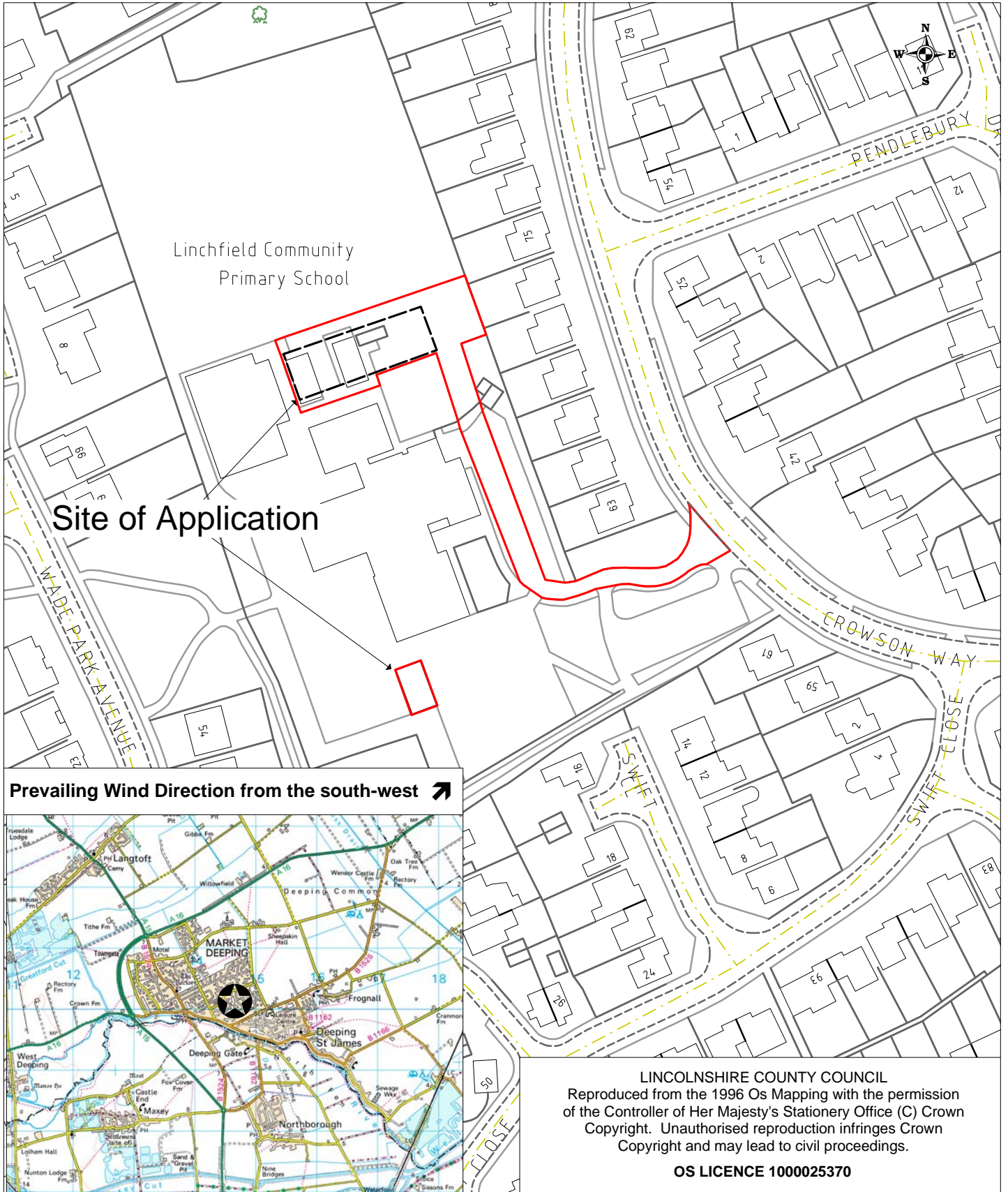
The following background papers as defined in the Local Government Act 1972 were relied upon in the writing of this report.

Document title	Where the document can be viewed
Planning Application File S25/1382/17	Lincolnshire County Council, Planning, Witham Park House, Waterside South, Lincoln
National Planning Policy Framework (2012)	The Government's website www.gov.uk
South Kesteven Core Strategy (2010)	South Kesteven District Council's website www.southkesteven.gov.uk

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LINCOLNSHIRE COUNTY COUNCIL

PLANNING AND REGULATION COMMITTEE 4 SEPTEMBER 2017



Prevailing Wind Direction from the south-west ↗

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 Linchfield County Primary School
 Crowson Way
 Deeping St James

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 replace them with a purpose-built three classroom
 block

Application No: S25/1382/17

Scale: 1:1250

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