

APPLICATION NO	PA/2010/1498
APPLICANT	Lincoln Gardens Primary School
DEVELOPMENT	Planning permission to erect a new classroom
LOCATION	Lincoln Gardens Primary School, Lincoln Gardens, Scunthorpe
PARISH	SCUNTHORPE
WARD	Kingsway and Lincoln Gardens
SUMMARY RECOMMENDATION	Grant permission subject to conditions
REASONS FOR REFERENCE TO COMMITTEE	Member 'call in' (Councillor Andrea Davison – local residents' concern) Third party request to address the committee

POLICIES

Regional Spatial Strategy for Yorkshire and the Humber: No specific policies apply.

North Lincolnshire Local Plan: Policy ST2 (Settlement Hierarchy) identifies Scunthorpe as the principal urban area.

Policy R1 (Protecting Playing Fields) states that planning permission will not be granted for any development which would lead to the loss of, or would prejudice the use of, a playing field unless certain criteria are satisfied.

Policy DS1 (General Requirements) provides general design guidance for all new development.

CONSULTATIONS

Highways: No objections.

PUBLICITY

Neighbouring properties have been notified and four letters of objection have been received in which the following issues have been raised together with some non-material planning considerations:

- the proposed classroom is too close to the residential properties on Mason Walk near to the edge of the school boundary
- an alternative site could be found away from the existing dwellings because the school has sufficient space elsewhere within the site
- loss of privacy to dwellings
- increased noise levels

ASSESSMENT

Planning permission is being sought to erect a new classroom near the south-western edge of Lincoln Gardens Primary School. The building would measure 12 metres in length, 8 metres in width with a sloping roof giving a varying roof height of between 2.685 metres to 3.4 metres. It would provide a classroom unit for use by the school and other 'out of hours' clubs and would include kitchen facilities, toilets, storage and cloakroom to enable the building to function independently. The school has a total area of 2.07 hectares.

The main issues which need to be addressed in determining this application are whether there is a more suitable location within the school site for the classroom and whether it would adversely affect the living conditions of any nearby residential properties.

It is proposed to locate the classroom on a piece of land which at present accommodates a musical garden area for the children but this is under-used and has become surplus to school requirements. The school is already deficient in playing field requirements as laid down by Sports England and locating the building elsewhere on the site, either on existing playground or grassed areas, would further reduce its amenity space.

The classroom would be sited 21.5 metres away from the nearest bungalow to the south and would be separated by a 2.1 metres high palisade fence along the school boundary, a public footpath and a further line of fencing immediately in front of the dwellings. The roof of the classroom slopes away from the bungalows thus reducing any possible dominating effects on their amenity. The main opening/entrance to the classroom is on the elevation furthest away from the bungalows which should minimise all noise impact or loss of privacy. The statement that the classroom would be higher than the bungalow is incorrect: it is significantly lower.

The Environmental Protection team has identified a potential source of contamination close to the application site and as such has requested an appropriate condition to address any possible contamination.

It is concluded that there is no appropriate alternative location for the classroom within the existing school site.

RECOMMENDATION Grant permission subject to the following conditions:

1.

The development must be begun before the expiration of three years from the date of this permission.

Reason

To comply with section 91 of the Town and Country Planning Act 1990.

2.

The development hereby permitted shall be carried out in accordance with the following approved plans: 6308-01 Rev A, 6308-02 Rev A and 6308-03 Rev A.

Reason

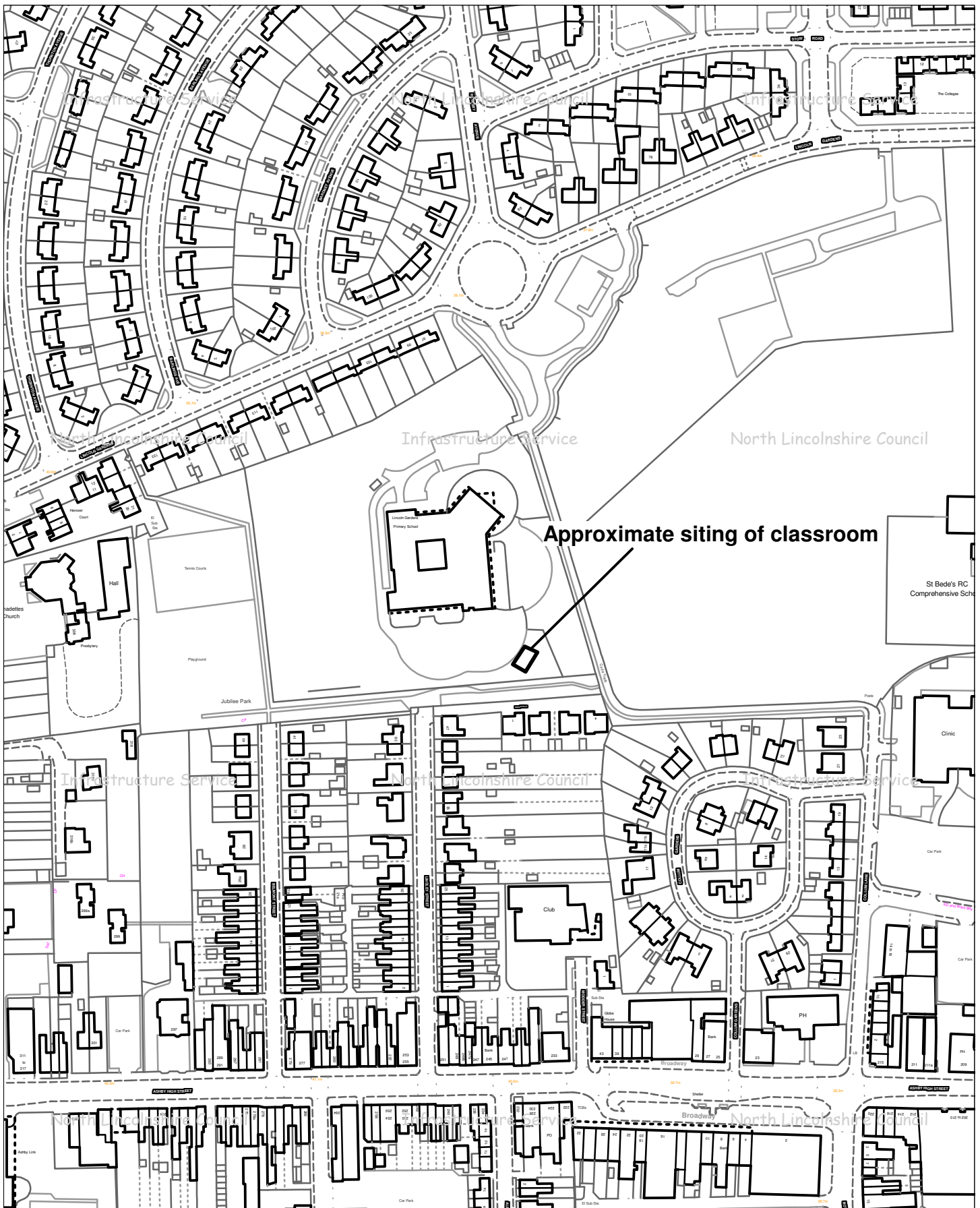
For the avoidance of doubt and in the interests of proper planning.

3.

If, during development, any odorous, discoloured or otherwise visually contaminated material is found to be present at the site then no further development shall be carried out until a written method statement detailing how this contamination shall be dealt with has been submitted to and approved in writing by the local planning authority.

Reason

To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other off-site receptors in accordance with policy DS7 of the North Lincolnshire Local Plan.



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