

APPLICATION NO	PA/2014/1301
APPLICANT	Mr R Hart, Galliford Try
DEVELOPMENT	Planning permission to construct a new build secondary school to accommodate 960 pupils on the same site as the existing school. The current school buildings will be demolished following decant into the new building.
LOCATION	Baysgarth School, Barrow Road, Barton-upon-Humber
PARISH	BARTON-UPON-HUMBER
WARD	Barton-upon-Humber
CASE OFFICER	Mark Beevers
SUMMARY RECOMMENDATION	Grant permission subject to conditions
REASONS FOR REFERENCE TO COMMITTEE	Member 'call in' (Councillor Vickers) Significant public interest

POLICIES

North Lincolnshire Local Plan:

- T1 – Location of Development
- T2 – Access to Development
- T6 – Pedestrian Routes and Footpaths
- T8 – Cyclists and Development
- T19 – Car Parking Provision and Standards
- R1 – Protecting Playing Fields
- LC12 – Protection of Trees, Woodland and Hedgerows
- DS1 – General Requirements
- DS3 – Designing Out Crime
- DS12 – Light Pollution
- DS14 – Foul Sewerage and Surface Water Drainage
- DS15 – Water Resources
- HE9 – Archaeological Evaluation

North Lincolnshire Core Strategy:

CS2 – Delivering More Sustainable Development

CS5 – Delivering High Quality Design in North Lincolnshire

CS6 – Historic Environment

CS13 – Lifelong Learning and Skills

CS22 – Community Facilities and Services

CS23 – Sport, Recreation and Open Space

CS25 – Promoting Sustainable Travel

National Planning Policy Framework:

Section 4 – Promoting Sustainable Transport

Section 7 – Requiring Good Design

Section 8 – Promoting Healthy Communities

National Planning Practice Guidance

CONSULTATIONS

Highways: The Nightingale Close access appears to be the most reasonable solution as it routes traffic away from the day-to-day activities of the school. There will be an adverse impact on a limited number of residents; however, on balance I would suggest that this is the best way forward.

It is assumed that there will be a restriction on working hours to avoid disturbance at weekends and evenings. I would advise that the proposed gates should be set further into the site to avoid any vehicles wishing to enter the site blocking the junction of Nightingale Close. Furthermore wheel wash facilities will be required. However, I would expect the detail to be clarified within the documents discharging the Construction Phase TMP condition.

No objections subject to conditions.

Ecology: The proposal is to demolish buildings that support bats. This would clearly result in the loss of the roosts. Development can only proceed, therefore, if a European Protected Species (EPS) licence is obtained. The local planning authority must therefore consider and record the results of the following tests:

No satisfactory alternatives

If the case officer considers that, for planning reasons, there are no alternatives to this proposal, then clear written evidence of this will need to be provided with any committee report or record of decision.

Overriding public interest

If the case officer considers that, for planning reasons, there are overriding economic or social reasons for the proposal, then clear written evidence of this will need to be provided with any committee report or record of decision.

Favourable conservation status

The proposal will result in the loss of two transient roosts that have been observed as being used by single bats on a single occasion. The species involved is the common pipistrelle, which is relatively common and widely distributed. The bat surveyors have recommended the incorporation of twelve bat roosting features on the new buildings. The submitted drawings indicate seven bat boxes to be erected on trees in the school grounds, but none on the new buildings.

Given that the proposal only affects transient roosts used by small numbers of a common species, it will be possible to provide mitigation to ensure that the favourable conservation status of the species is maintained. However, there is a discrepancy between the mitigation recommended by the bat workers and that proposed by the applicant. In my view, this could be overcome by requiring the installation of five bat roosting features on the buildings in addition to the seven in trees.

With this amendment, in my view, the development as currently proposed passes the Favourable Conservation Status test of EPS licensing and an EPS licence can be obtained.

Conditions are recommended to secure biodiversity enhancements within the site via a biodiversity management plan. This plan can be used to secure additional bat roosting boxes on the proposed school building.

Trees: Recommends the imposition of conditions to secure a Tree Protection Plan, Arboricultural Method Statement and further details of soft landscaping works. Concerns raised regarding the loss of A1 categorised trees; opportunities to retain these trees should be considered further via condition.

Environmental Health: No objections on noise, lighting, dust, contamination and general amenity grounds subject to conditions.

Barton Civic Society: Concerned at the possible loss of the Philip Pape sculpture and it is requested that this is salvaged and repositioned on the new building. This sculpture can be relocated onto the wall to the right of the main school entrance. The retention of this sculpture is of particular significance given that Philip Pape lived and worked in Barton. It is requested that the retention of this sculpture be made a condition of any planning permission.

Historic Environmental Record: No objection subject to a condition which will secure the preservation of the Philip Pape sculpture either in situ or by record. The form of preservation will be guided by the findings of a feasibility study commissioned by the council.

Archaeological monitoring will also be secured by standard conditions.

Environment Agency: No objection subject to conditions.

Sport England: Sport England removed their original objection to the application on 23 February 2015. This is subject to two conditions. Condition 1 ensures ground conditions are assessed to identify constraints which can affect playing pitch quality. The results of this assessment are then required to advise a detailed scheme which ensures high quality playing pitches are delivered. Condition 2 requires the submission of a Community Use Scheme which allows facilities to be used by the community.

It should be noted that any community use of the site will be considered by the council's Environmental Health team to ensure unacceptable amenity issues do not arise for adjacent residents.

Anglian Water Developer Services: The sewerage system at present has available capacity for these flows. If the developer wishes to connect to our sewerage network they should serve notice under Section 106 of the Water Industry Act 1991. We will then advise them of the most suitable point of connection.

The surface water strategy/flood risk assessment submitted with the planning application relevant to Anglian Water is unacceptable. We would therefore recommend that the applicant consults with Anglian Water and the Environment Agency.

We request a condition requiring a drainage strategy covering the issue(s) to be agreed.

Public Health: No objections raised.

Humberside Fire and Rescue: No objections raised.

Humberside Police: No objections raised. Discussions have been undertaken at the pre-application stage.

TOWN COUNCIL

General observations were raised regarding the loss of the Philip Pape sculpture and the impact construction traffic would have upon the residential amenity of residents on Nightingale Close. The road has an incline and is susceptible to icy conditions. The road is narrow and susceptible to congestion when school events are on. Construction traffic will result in noise, dust and fume emissions. Properties, roads, paths and kerbs should be surveyed prior to development commencing and any damage made good.

PUBLICITY

Site notices have been erected close to the site and residents adjoining the site have been notified by letter. Six letters of objection, three letters making observations and one letter of support have been received. The comments made are as follows:

- general support for the principle of constructing a new school on the site
- the Philip Pape sculpture should be reinstated on the new school building
- existing flood lights cause light pollution and a less intrusive method of lighting should be considered
- one letter raises concerns about the use of an alternative construction access from Caistor Road due to disruption

- seven letters of representation raise concerns or objections to the use of Nightingale Close for construction vehicles
- construction works would introduce noise, dust, mud, diesel toxic fumes and road safety problems to a quiet residential area
- Nightingale Close does not have carriageway width, alignment, gradient profile or junction kerb radii to cope with the proposed traffic
- traffic would pass houses built 2 metres from the road
- no details on how the gateman will safely control vehicles or the sanctions faced by anyone ignoring prescribed operating procedures
- no mention is made of where lorries will queue whilst drivers await access to the site
- working hours are not mentioned or the extent of weekend working
- need for 24/7 security
- physical assessment should be made of houses before development commences
- Nightingale Close is a major point of ingress and egress for Baysgarth School
- the incline on Nightingale Close will result in spilt loads on the carriageway
- impact on property value
- loss of parking
- no traffic management plan proposed
- there has been mention that properties can use the existing small car park on the school's land – this should be confirmed
- loss of a footpath at the site entrance
- children and elderly residents put at risk
- council services, eg refuse, will be disrupted
- inadequate pre-application consultation
- reversing of vehicles is inappropriate
- reversing alarms and beacons.

ASSESSMENT

Site assessment

1. The site is located within Barton-upon-Humber, surrounded on all sides by residential properties. Historic maps show a school being constructed on the site between 1956

and 1971. Prior to its use as a school the site appears to have been empty and probably used as agricultural land. On the northern elevation of the main school building is a 20ft wall carving by local artist and sculptor Philip Pape. The submitted heritage impact assessment dates this carving as 1956. The existing buildings are not listed or considered to be of heritage value, with the exception of the Philip Pape carving. The buildings have a standard school appearance, being primarily constructed of red brick with flat roofs.

2. The primary access to the site is from Barrow Road to the north. A secondary access point is available from Nightingale Close to the west.
3. The school buildings are located to the north of the site close to Barrow Road and the site entrance. The area around the school buildings is landscaped and contains a large number of mature trees. The rest of the site is open and accommodates playing fields and pitches.

Proposed development

4. This application proposes the demolition of existing school buildings on the site and the construction of a new school building, and the creation of external areas and playing fields.
5. The existing multi-use games area (MUGA) and sports hall will be incorporated into the proposed school complex; the sports hall will be extended to include a gym. There is an existing building to the north-east of the site which is a skills centre. No works will be carried out to this building and it will remain in situ. There is also a two-storey building to the west of the site close to the entrance with Nightingale Close. The purpose of this building is unspecified but only internal decorations are proposed to take place.
6. Most existing playing pitches are to be retained as part of this development. Some hard courts and a small MUGA will be lost which currently exist amongst the school buildings. These are replaced by an extra playing field and a new football pitch.
7. The application aims to modernise the existing facility, providing improved accommodation, higher quality sports facilities and better supporting infrastructure.

Main issues

8. **The main issues to be considered in the determination of this planning application are:**
 - **principle of development**
 - **archaeology and conservation**
 - **highways safety**
 - **residential amenity**
 - **design**
 - **ecology**

- **drainage and flood risk**
- **trees**
- **need**

Principle of development

9. Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires planning applications to be determined in accordance with the development plan unless material considerations indicate otherwise. In this instance the development plan consists of the North Lincolnshire Local Plan (NLLP) which was adopted in May 2003 and the North Lincolnshire Core Strategy (NLCS) which was adopted in June 2011. Material considerations exist in the form of national policy and guidance contained within the National Planning Policy Framework (NPPF) and the suite of documents comprising National Planning Practice Guidance (NPPG).
10. This application proposes the replacement of an existing community facility with a modern replacement building and reorganisation of the existing site. The replacement unit is considered to provide an improved facility which meets the functional needs of its ongoing and future users.
11. Policy CS13 of the NLCS supports improvements to educational facilities with the aim of enabling 'everyone to share North Lincolnshire's growing prosperity'. New developments should be of high quality design, well related to neighbourhood services and amenities and easily accessible by sustainable transport modes. They should also, in appropriate circumstances, make provision for community use.
12. Policy R1 seeks to protect playing fields within the site boundary and they should not be lost unless alternative provision is made of at least equal quality and quantity. Sports England has been consulted in this regard and has not objected to this application subject to conditions. The proposed school building does result in some playing pitch loss, however alternative provision will be made upon the demolition of the existing school building, therefore complying with policy R1 of the NLLP.
13. Policy CS22 supports the principle of improving existing community facilities which meet the needs of local residents. Policy CS22 provides added support for facilities which meet the needs of a local community and are accessible by public transport, cycling and on foot and requires facilities to be of an appropriate scale to meet the needs of neighbouring properties.
14. Subject to consideration of sustainability principles and need, it is considered that the application complies with policies CS13 and CS22 of the NLCS and the application is therefore acceptable in principle. There are not considered to be any material planning considerations in the form of the NPPF and NPPG which would justify deviation from development plan policies.
15. This application proposes a decrease in the capacity of the existing facility from its current capacity of 1059 pupil spaces down to 960 pupil spaces. This current school accommodates 861 registered pupils and the construction of a 960 space school is considered sufficient to meet the needs of the area.

16. This existing educational facility is at the heart of the community which it serves. Many students will access the school on foot and by cycle. The nearest bus stops are located just outside the site entrance on Barrow Road and Barton-upon-Humber train station is located 1,350 metres to the north-west. There are not considered to be any better sites available to meet the needs of this local community. The proposed buildings will also produce betterment over the school's existing energy demands.

Archaeology and conservation

17. The proposed development will result in the demolition of the existing school buildings. Although these buildings do have some character, they are not listed and they are not located within a conservation area. The loss of the existing buildings on the site is therefore considered to be acceptable and complies with policy CS6 of the NLCS and Section 12 of the NPPF.
18. The site does have the potential to contain archaeological artefacts and a Written Scheme of Investigation has been requested during the application process. The requirement for a Written Scheme of Investigation need not delay the determination of this application and in this instance details can be secured by condition. The application therefore also complies with policy HE9 of the NLLP, policy SC6 of the NLCS and Section 12 of the NPPF.
19. Concerns have been raised by the council's Heritage Team, Barton Civic Society, Barton Town Council and local residents regarding the potential loss of the Philip Pape sculpture. There is a high degree of local concern regarding the potential loss of this sculpture which is accentuated given that Philip Pape originates from Barton. It is considered that the sculpture justifies consideration as a non-designated heritage asset and as such paragraph 135 of the NPPF applies.
20. Paragraph 135 of the NPPF requires a balanced judgement to be reached, having regard to the scale of harm or loss and the significance of the heritage asset. In this instance the sculpture is given weight as an undesignated heritage asset, and as such it is considered appropriate to consider the viability of retaining this sculpture in some form. This assessment of viability is being led by the council which has commissioned a feasibility assessment. Once costs for the retention of the sculpture have been obtained, attempts will be made to secure funding for its preservation. If funding can be secured for the preservation of the sculpture then this form of preservation will be secured by the recommended condition.
21. The form of preservation will be informed by the council's feasibility assessment, however, if the physical preservation of this sculpture proves to be unrealistic, its photographic preservation, as recommended within the submitted Heritage Assessment, is considered to be acceptable. On balance it is considered that the need for new school facilities and the redevelopment of the site would outweigh the preservation of the identified non-designated heritage asset, if its retention was to harm the feasibility and viability of the whole project. As such it is considered that an acceptable form of preservation can be secured by condition and ensures compliance with paragraph 135 of the NPPF.

Highway safety

22. The application does not result in an increase in transport movements. The proposed school will serve the needs of the existing community with some capacity to expand in the future; however, this expansion is below the capacity of the existing school buildings. The overall capacity of the proposed school will actually decrease the capacity of the school on the site. 66 parking spaces are provided. Policy T19 of the NLLP seeks to achieve 1 space per two staff members and 1 space per 30 secondary school children. The school will accommodate a maximum of 960 children, generating a need for 32 spaces. Staff numbers have not been provided, however the car park will have space for 68 staff. Notwithstanding the above, the school's maximum capacity will decrease as part of this application and car parking spaces will remain static, therefore improving the current parking situation.
23. The school is located in an excellent location to serve the needs of the local community and it is expected that many visits to the site will be undertaken on foot and by cycle. These sustainable methods of transport should be encouraged and conditions are recommended by Highways which seek to do this. The council's Highways department has raised no objection to this application subject to conditions. The impact of construction traffic is considered in greater detail in the following section.
24. For the reasons outlined above the application is considered to comply with policies T1, T2 and T19 of the NLLP, policy CS25 of the NLCS and Section 4 of the NPPF.

Residential amenity

25. The application does not involve any change of use and the capacity of the existing school will be decreased by this scheme. The proposed use is not considered to increase the amount of noise generated, however the re-organisation of the site has the potential to move noise emitters to different locations. However, the reorganisation of school buildings does not result in development significantly closer to residential properties and therefore noise from the ongoing use of the school is not considered to raise concerns.
26. Concerns are raised by local residents to the use of a secondary access point from Nightingale Close for construction traffic. A secondary access point is required to ensure the existing school can continue to operate whilst the new school is constructed. Access from Barrow Road for construction traffic is not possible due to the use of this existing entrance by traffic related to the ongoing operation of the school. An alternative access from Barrow Road would bring traffic through the existing school grounds and result in the removal of mature trees. It is accepted that the separation of construction traffic from school traffic is necessary to protect the health and safety of staff, parents and children.
27. Residents have questioned why a direct access cannot be taken from Caistor Road; this would greatly reduce disruption to residents of Nightingale Close. Direct access from Caistor Road would require the construction of a new site entrance and access roads across the school playing fields. Car parking spaces and a material laydown area would still be required; if these were provided on the playing fields they would result in temporary loss of playing pitches and potentially long term damage. It is anticipated that the currently proposed laydown and car parking areas to the west of

the site would again be used. This would still result in some disruption to residents on Nightingale Close. This option has been discounted as it would bring construction traffic closer to school operations in terms of children using the school playing fields.

28. The use of Nightingale Close allows the developers to make use of an existing access point into the school. It also allows the developers to use an existing building as a site office, the use of an existing area of hard standing for staff car parking and the use of unused open space (not a playing pitch) for material storage. The use of the Nightingale Close access is therefore considered to be the most sustainable option for construction traffic. It is, however, accepted that the impact of these works on residential amenity must be acceptable and mitigation must be sought, where possible, to reduce the impact of building works.
29. Conditions are proposed to ensure disruption to all local residents is reduced, as far as possible, during construction works. Construction, demolition, site clearance, implementation of equipment and HGV movements will only be allowed to take place on the site between the hours of 7am to 6pm Monday to Friday and 9am to 1pm on a Saturday. No works are allowed on Sundays or public/bank holidays. The developers are also required to agree a Construction Environmental Management Plan (CEMP) with the council prior to development commencing. The CEMP will consider what options are available to reduce the impact of construction, eg the use of noise attenuating screening and means to reduce HGV reversing movements. It should be noted that construction will take place away from Nightingale Close, so impact will primarily be from vehicular movements entering and leaving the site. Furthermore the construction of the teaching block will take 15 months so any impact upon the amenity of residents will be for a temporary period only.
30. Concerns have been raised by a resident regarding light pollution from the existing school and the impact this has on their property. The potential for this impact to occur in the future has been acknowledged by the Environmental Health team and a condition has been proposed which requires the identification of sensitive receptors and an appropriate scheme of mitigation. Mitigation will include limiting hours of use where possible and restricting glare and light spill by utilising appropriate equipment to focus light on its target and away from sensitive receptors.
31. Subject to conditions it is considered that the development proposed will have an acceptable impact upon the residential amenity of the local area in accordance with policy DS1 of the NLLP and Core Principle 4 at paragraph 17 of the NPPF.

Design

32. The proposed school building has a functional design which makes effective use of internal spaces. The external appearance of the building is unassuming with splashes of colour at site entrances to draw the observer's eye. The scale and massing of the building is not insignificant and this results in large elevations which are red brick with large reflective windows. The success of the building's design rests with the quality of materials to be used and the window detailing proposed. To ensure a high standard of materials is implemented a condition is proposed to ensure these are agreed with the local planning authority prior to development commencing.

33. The submitted Design and Access Statement highlights building examples which utilise simple design but generate a strong presence due to their standard of materials and the use of bold windows and frame detailing. The proposed building will implement accent and louvre panels to add interest to the windows. This added colour and texture will add interest to the proposed building. The proposed windows are approximately 1.9 metres high and over 2 metres wide ensuring good levels of natural light emanate into the building and the surrounding environment is reflected against the building.
34. The scale of the proposed building is acceptable in this context and does not dominate adjacent residential properties. Views of the new building will be limited to glimpsed visibility from the public highways around the site predominantly from Barrow Road and Caistor Road. Private views into the site are available from surrounding properties. It is considered that the proposed building will be a beneficial addition to the local built environment.
35. It is therefore considered that the development proposes an acceptable standard of design in accordance with policies DS1 and DS3 of the NLLP, policy CS5 of the NLCS and Section 7 of the NPPF.

Ecology

36. The application is supported by a Phase One Ecological Survey and a Bat Survey. The Phase One Survey concluded that the site had limited potential for ecological habitat; however the Bat Survey identified a transient bat roost for common pipistrelle. The demolition of the building will result in the loss of this roost, however bat activity was low and ecological enhancements are proposed which will replace existing habitat. These new roosts can be implemented prior to demolition ensuring continuous roosting space is available. For this reason the council's ecologist considers that the development meets the 'Favourable Conservation Status' test of European Protected Species licencing.
37. This officer also considers that the application meets the tests of 'No Satisfactory Alternatives' and 'Overriding Public Interest'. Bat activity on the site is relatively low and mitigation can be secured to provide enhancements over the existing conservation value of the site. The need for new education facilities in Barton-upon-Humber is therefore considered to outweigh the ecological harm identified; new education provision will deliver social benefits in terms of raising educational standards in the town and region. The delivery of new sports facilities also delivers public health benefits; this is enhanced further by making facilities available to the wider community outside of school hours. Finally, no alternative sites exist to accommodate the proposed school buildings, and the renovation of the existing buildings in part or in full is not considered to deliver the benefits of this application in terms of functionality and sustainability.
38. The application is considered to comply with policies LC5 and LC6 of the NLLP, policy CS17 of the NLCS and Section 11 of the NPPF for the above reasons and subject to conditions.

Drainage and flood risk

39. The application site is located in flood zone 1 and is therefore not considered to be at risk of fluvial or tidal flooding. The site area is, however, over one hectare in size and therefore a Flood Risk Assessment has been produced and submitted in support of the application.
40. The impermeable area of the site will reduce by around 14%, resulting in a reduction in run-off rates and volumes across all return period events. Run-off rates will be restricted to the capacity of the existing outfall using a vortex flow control, with cellular storage and swales provided to contain attenuated run-off. The existing network will be retained and/or upgraded where possible to minimise costs. By actively managing surface water run-off rates and containing surplus run-off below ground, the risks of flooding and overall run-off of surface water will significantly reduce at the higher return period events. The system will be designed to contain the 100 year return period rainfall event including an allowance for climate change.
41. Foul flows will continue to discharge into the main public sewer within Barrow Road. The reduction in capacity of the school will deliver betterment in this regard.
42. For the reasons outlined above it is considered that the application complies with policy DS14 of the NLLP, policy CS18 of the NLCS and Section 10 of the NPPF.

Trees

43. The application proposes the removal of five trees from within the site and the applicants' agents have attempted to design this scheme to retain as many mature trees as possible. Three B1 categorised trees are to be removed and two A1 categorised trees. The submitted Tree Survey identifies 48 individual trees and two groups of trees to the north and north-east of the site. The loss of only five trees is considered to be acceptable; however, the loss of two category A1 species has raised concerns with the council's tree officer. Category A1 rated trees are particularly good examples of their species and have estimated life expectancies in excess of 40 years. Their loss is usually avoided during the design process.
44. In this instance the loss of these trees is justified due to the proximity of one tree to the proposed school building and the impact the other will have upon access into the site. The tree officer has recommended a condition which will secure the submission of a tree protection plan and arboricultural method statement prior to development commencing on the site. This condition will ensure that the loss of the two category A1 rated trees is only agreed if necessary.
45. Officers accept that the scheme has been designed to retain the majority of trees on the site; however, it is considered that potential remains to retain the two category A1 rated trees and conditions are recommended to ensure this matter is given further consideration. For the reasons outlined above, and subject to condition, it is considered that this application complies with policy LC12 of the NLLP as trees are to be retained and incorporated into the scheme 'where possible'.

Need

46. Policy CS22 supports the principle of the proposed development so long as it meets the needs of the local community. The proposed development has sufficient capacity

to accommodate the existing school population of 861 students; the application therefore clearly meets the existing educational needs of the area.

47. The development includes capacity to support up to 960 students. This additional capacity is anticipated to support the growth aspirations for the town up to 2026, including provisionally allocated residential sites within the Housing and Employment Land Availability Development Plan Document (HELADPD). The application also identifies land into which the proposed school can expand in the future should additional capacity be necessary. This extension does not form part of this application and another planning application would need to be submitted to the local planning authority.
48. For the above reasons the application is considered to comply with the 'need' element of policy CS22.

Conclusions

49. The principle of constructing a new school on this existing educational site is considered to be acceptable. The new facility will meet the existing education needs of the area in a new modern building with improved infrastructure and facilities. A small decrease in capacity will occur as a result of this application, however potential exists to expand the building if future demand dictates and subject to planning permission.
50. Technical considerations such as drainage and highways infrastructure continue to be acceptable as there is no material increase in traffic movements and drainage capacity. Ecology within the site can be protected via condition which secures acceptable habitat replacement for bats and sensitive demolition. The loss of the existing buildings complies with planning policies and guidance as they are not listed, in a conservation area or considered to be undesignated heritage assets. Archaeological matters are also protected by condition. The Philip Pape sculpture has been assessed as a non-designated heritage asset and it is recommended to utilise conditions to ensure all available opportunities to retain the sculpture are considered. However, should the retention of this sculpture prove to be unfeasible, then its photographic recording is considered to be acceptable when balanced against the need and benefits delivered by the construction of a new school building and modern education facilities.
51. The design and layout of the site is considered to be acceptable. The design of the new buildings is uncomplicated but splashes of colour and the use of good quality materials will deliver a good quality building which will make a bold statement within this locality and when visible from the site, Caistor Road and private properties surrounding the site. The layout of the site complies with designing out crime criteria, providing a defensible private space and good legibility from the public highway to the front reception. The school building is uniform in its design which ensures good surveillance over external spaces to discourage antisocial behaviour. The existing school has expanded on an ad hoc basis, resulting in a complex site which is much more difficult to manage
52. The application proposes a sustainable form of development, which makes effective use of an existing urban site located in a sustainable location close to existing services and public transport. The site has also historically grown in a location which

meets the needs of the community it serves. The new building also results in energy efficiency savings which complies with the aspirations of national and local policy and improves financial viability.

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: Part 1-2.1 GA(00)001 Proposed Site Plan, Part 1-2.1 GA(00)002 Site Boundary, Part 1-2.1 GA(10)001 Ground Floor Plan, Part 1-2.1 GA(10)002 First Floor Plan, Part 1-2.1 GA(10)003 Second Floor Plan, Part 1-2.1 GA(10)004 Roof Plan, Part 1-2.2 GA(12)001 Sections, Part 1-2.2 GA(12)002 Sections, Part 1-2.3 GA(11)001 Elevations, Part 1-2.3 GA(11)002 Elevations, D/001 Rev P2 Proposed Below Ground Drainage Strategy and External lighting layout.

Reason

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

3.
No development shall take place until a surface water drainage scheme for the site, based on sustainable drainage principles and an assessment of the hydrological and hydro geological context of the development, has been submitted to and approved in writing by the local planning authority. The drainage strategy should demonstrate that the surface water run-off generated up to and including the future 1.0% (1 in 100 years with climate change) critical storm will not exceed the run-off from the undeveloped site following the corresponding rainfall event. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed.

Reason

To prevent the increased risk of flooding, both on and off site, in accordance with policy DS14 of the North Lincolnshire Local Plan.

4.
No development shall take place until the following components of a scheme to deal with the risks associated with contamination of the site have each been submitted to and approved in writing by the local planning authority:

- a preliminary risk assessment which has identified:

(1) all previous uses;

(2) potential contaminants associated with those uses;

(3) a conceptual model of the site indicating sources, pathways and receptors;

(4) potentially unacceptable risks arising from contamination at the site;

- a site investigation scheme, based on (1), to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site
- the results of the site investigation and detailed risk assessment referred to in (2) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken
- a verification plan providing details of the data that will be collected in order to demonstrate that the works set out in the remediation strategy in (3) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.

Any changes to these components require the express written consent of the local planning authority. The scheme shall be implemented as approved.

Reason

The site is underlain by bedrock of the Welton Chalk Formation, designated as a principal aquifer. Available BGS mapping indicates that the Chalk is overlain by superficial deposits of Till (Boulder Clay) across the majority of the site. Although this may afford some protection to the underlying chalk principal aquifer, the depth of clay, where present at the site, is not known. The principal aquifer in this location may therefore be vulnerable to pollution.

5.

If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the local planning authority) shall be carried out until the developer has submitted a remediation strategy to the local planning authority detailing how this unsuspected contamination will be dealt with and obtained written approval from the local planning authority. The remediation strategy shall be implemented as approved.

Reason

To ensure that any unforeseen contamination encountered during development is dealt with in an appropriate manner to protect controlled waters.

6.

No development shall take place until a biodiversity management plan has been submitted to and approved in writing by the local planning authority. The plan shall include:

- details of measures to be taken to avoid harm to hedgehogs, bats and nesting birds during demolition and construction;
- details of nesting and roosting features to be installed in buildings to support swift (*Apus apus*) and pipistrelle bat (*Pipistrellus* spp.);
- details of bat boxes and bird nest boxes to be installed in the grounds;
- proposed timings for the installation of the above features in relation to the completion of works on each building;

- restrictions on external lighting to avoid impacts on bat roosts, bat foraging areas and sensitive habitats;
- prescriptions for flowering plants, trees and shrubs of high biodiversity value.

Reason

To protect and enhance features of recognised nature conservation importance in accordance with policy CS17 of the North Lincolnshire Core Strategy.

7.

The biodiversity management plan shall be carried out in accordance with the approved details and timings, and the approved features shall be retained thereafter, unless otherwise approved in writing by the local planning authority. Prior to the completion of the approved development, the applicant or their successor in title shall submit a report to the local planning authority, providing evidence of compliance with the biodiversity management plan.

Reason

To protect and enhance features of recognised nature conservation importance in accordance with policy CS17 of the North Lincolnshire Core Strategy.

8.

No development shall take place until an archaeological mitigation strategy, as defined in a brief prepared by the North Lincolnshire Historic Environment Record, has been submitted to and approved in writing by the local planning authority. The strategy shall include details of the following:

- (i) measures to ensure the preservation by record of archaeological features of identified importance
- (ii) methodologies for the recording and recovery of archaeological remains, including artefacts and ecofacts
- (iii) post-fieldwork methodologies for assessment and analyses
- (iv) report content and arrangements for dissemination, and publication proposals
- (v) archive preparation and deposition with recognised repositories
- (vi) a timetable of works in relation to the proposed development, including sufficient notification and allowance of time to ensure that the site work is undertaken and completed in accordance with the strategy
- (vii) monitoring arrangements, including the notification in writing to the North Lincolnshire Historic Environment Record, of the commencement of building recording and archaeological works and the opportunity to monitor such works
- (viii) a list of all staff involved in the implementation of the strategy, including sub-contractors and specialists, their responsibilities and qualifications.

Reason

To comply with policy HE9 of the North Lincolnshire Local Plan because the school buildings and the Philip Pape wall sculpture are locally important heritage assets and the site is of potential archaeological significance.

9.

The archaeological mitigation strategy shall be carried out in accordance with the approved details and timings, subject to any variations agreed in writing by the local planning authority.

Reason

To comply with policy HE9 of the North Lincolnshire Local Plan because the school buildings and the Philip Pape wall sculpture are locally important heritage assets and the site is of potential archaeological significance.

10.

A copy of any analysis, reporting, publication or archiving required as part of the heritage mitigation strategy shall be deposited at the North Lincolnshire Historic Environment Record within six months of the date of completion of the development hereby approved by this permission or such other period as may be agreed in writing by the local planning authority.

Reason

To comply with policy HE9 of the North Lincolnshire Local Plan because the school buildings and the Philip Pape wall sculpture are locally important heritage assets and the site is of potential archaeological significance.

11.

The final travel plan shall be submitted to and approved in writing by the local planning authority within six months of the proposed development being brought into use and all conditions and requirements of the plan, once approved, shall be implemented and retained at all times.

Reason

In accordance with the requirements of Section 4 of the National Planning Policy Framework and to ensure that the proposed development operates in a safe and sustainable manner with minimal disruption to the highway network.

12.

The travel plan, once approved and in place, shall be subject to monitoring on an annual basis for a period of three years from the approval date. The monitoring report on the impact of the travel plan shall be submitted to the local planning authority on the first of January each year following the grant of planning permission. All amendments to the approved travel plan identified as a result of the monitoring process shall be implemented and retained.

Reason

In accordance with the requirements of Section 4 of the National Planning Policy Framework and to ensure that the proposed development operates in a safe and sustainable manner with minimal disruption to the highway network.

13.

No development shall take place until a construction phase traffic management plan showing details of all associated traffic movements, including delivery vehicles and staff/construction movements, any abnormal load movements, contractor parking and welfare facilities, storage of materials and traffic management requirements on the adjacent highway, has been submitted to and approved in writing by the local planning authority. Once approved the plan shall be implemented, reviewed and updated as necessary throughout the construction period.

Reason

In the interests of highway safety and to comply with policy T19 of the North Lincolnshire Local Plan.

14.

Existing barriers which separate vehicular traffic flows from pedestrian traffic flows at the main entrance into the site shall be retained at all times unless otherwise agreed in writing with the local planning authority.

Reason

In the interests of highway safety and to comply with policy T2 of the North Lincolnshire Local Plan.

15.

No plant for refrigeration, ventilation, extraction or air-conditioning shall be installed until the details have been submitted to and approved in writing by the local planning authority. The details shall include an assessment of likely impact of the plant on residential amenity, specifying noise output and any mitigation measures necessary. Details for the control of odour must be included with the details for any cooking extraction plant. All plant shall be installed and maintained in accordance with the details approved by the local planning authority.

Reason

To protect residential amenity in accordance with policy DS1 of the North Lincolnshire Local Plan.

16.

Prior to the development being brought into use, a Community Use Scheme shall be submitted to and approved in writing by the local planning authority, after consultation with Sport England. The scheme shall include details of pricing policy, hours of use, access by non-school users/non-members, management responsibilities and include a mechanism for review. The approved scheme shall be implemented upon commencement of use of the development.

Reason

This condition is imposed as the use of the school outside of school hours has the potential to impact upon the residential amenity of nearby residential properties, however this must be balanced against the need to secure well managed safe community access to the sports facility, to ensure sufficient benefit to the development of sport and to accord with policy CS23 of the North Lincolnshire Core Strategy. This condition is imposed in accordance with policy DS1 of the North Lincolnshire Local Plan.

17.

No external lighting shall be implemented until an assessment of the potential for light impact has been undertaken, submitted to and approved in writing by the local planning authority. The assessment shall include:

- identification of sensitive receptors likely to be impacted upon by light nuisance;
- a lighting scheme which proposes methods of mitigation against potential light nuisance, including potential glare and light spill, on sensitive receptors;
- days and hours of use of external lighting.

Once approved the agreed lighting scheme shall be installed, maintained and operated in accordance with the approved details and permanently retained. Any deviation from the agreed lighting scheme shall require approval in writing by the local planning authority.

Reason

For the protection of residential amenity in accordance with policy DS1 of the North Lincolnshire Local Plan.

18.

Construction, demolition and site clearance operations shall be limited to the following hours:

7am to 6pm Monday to Friday

9am to 1pm on Saturdays.

No construction operations shall take place on Sundays or public/bank holidays.

HGV movements shall not be permitted outside these hours during the construction phase without prior written approval from the local planning authority.

Installation of equipment on site shall not be permitted outside these hours without prior written approval from the local planning authority.

Reason

For the protection of residential amenity in accordance with policy DS1 of the North Lincolnshire Local Plan.

19.

No authorised development shall commence until a Construction Environmental Management Plan (CEMP) has been submitted to and approved in writing by the local planning authority. This shall include details of mitigation measures for the control of pollution including noise, vibration, dust and light. Details of analysis results and subsequent disposal of contaminated wastes off site shall be provided within the CEMP. All demolition, construction and site clearance work shall be carried out in accordance with the approved CEMP unless otherwise agreed in writing by the local planning authority.

Reason

For the protection of amenity for local residents and adjacent school use in accordance with policy DS1 of the North Lincolnshire Local Plan.

20.

No development shall commence until the following documents have been submitted to and approved in writing by the local planning authority, after consultation with Sport England:

- (i) a detailed assessment of ground conditions (including drainage and topography) of the land proposed for the new replacement playing field which identifies constraints which could affect playing field quality; and
- (ii) based on the results of the assessment to be carried out pursuant to (i) above, a detailed scheme which ensures that the playing field will be provided to an acceptable quality. The scheme shall include a written specification of soils structure, cultivation and other operations associated with grass and sports turf establishment and a programme of implementation.

The approved scheme shall be carried out in full and in accordance with a timeframe agreed with the local planning authority, after consultation with Sport England. The land shall thereafter be maintained in accordance with the scheme and made available for playing field use in accordance with the scheme.

Reason

To ensure that the playing field is prepared to an adequate standard and is fit for purpose and to accord with policy CS23 of the North Lincolnshire Core Strategy.

21.

The proposed new unit shall not be brought into use until the vehicle access to it and the vehicle parking, turning and servicing areas serving it have been completed in accordance with the approved details. Once complete the vehicle parking, turning and servicing areas shall be retained.

Reason

In the interests of highway safety and to comply with policies T2 and T19 of the North Lincolnshire Local Plan.

22.

No demolition shall take place until a scheme to secure the preservation in situ or by record of the Philip Pape wall sculpture has been submitted to and approved in writing by the local planning authority. The scheme shall include a timetable of works.

Reason

To comply with policy HE9 of the North Lincolnshire Local Plan because the school buildings and the Philip Pape wall sculpture are locally important heritage assets.

23.

No demolition shall take place until the applicant, or their agents or successors in title, has produced a historic building record of the buildings in accordance with a written specification, including a timetable for the recording, which has been submitted by the applicant and approved in writing by the local planning authority.

Reason

To comply with policy HE9 of the North Lincolnshire Local Plan because the school buildings and the Philip Pape wall sculpture are locally important heritage assets.

24.

The historic building recording shall be carried out in accordance with the approved details and timings, subject to any variations agreed in writing by the local planning authority.

Reason

To comply with policy HE9 of the North Lincolnshire Local Plan because the school buildings and the Philip Pape wall sculpture are locally important heritage assets.

25.

The historic building archive shall be deposited at the North Lincolnshire Historic Environment Record within six months of the commencement of the demolition hereby approved by this permission or such other period as may be agreed in writing by the local planning authority.

Reason

To comply with policy HE9 of the North Lincolnshire Local Plan because the school buildings and the Philip Pape wall sculpture are locally important heritage assets.

26.

No tree works shall take place until a tree protection plan and an arboricultural method statement have been submitted to and approved in writing by the local planning authority and the works shall be carried out as approved.

Reason

To show the tree and landscape protection measures and to define the methodology for implementing development which has the potential to result in the loss of or damage to retained trees in accordance with policy LC12 of the North Lincolnshire Local Plan.

27.

No development shall take place until full details of soft landscape works have been submitted to and approved in writing by the local planning authority and these works shall be carried out as approved. The details must show planting plans; written specifications (of cultivation and operations associated with establishment); and a schedule of plants (species, sizes, numbers, densities, implementation programme).

Reason

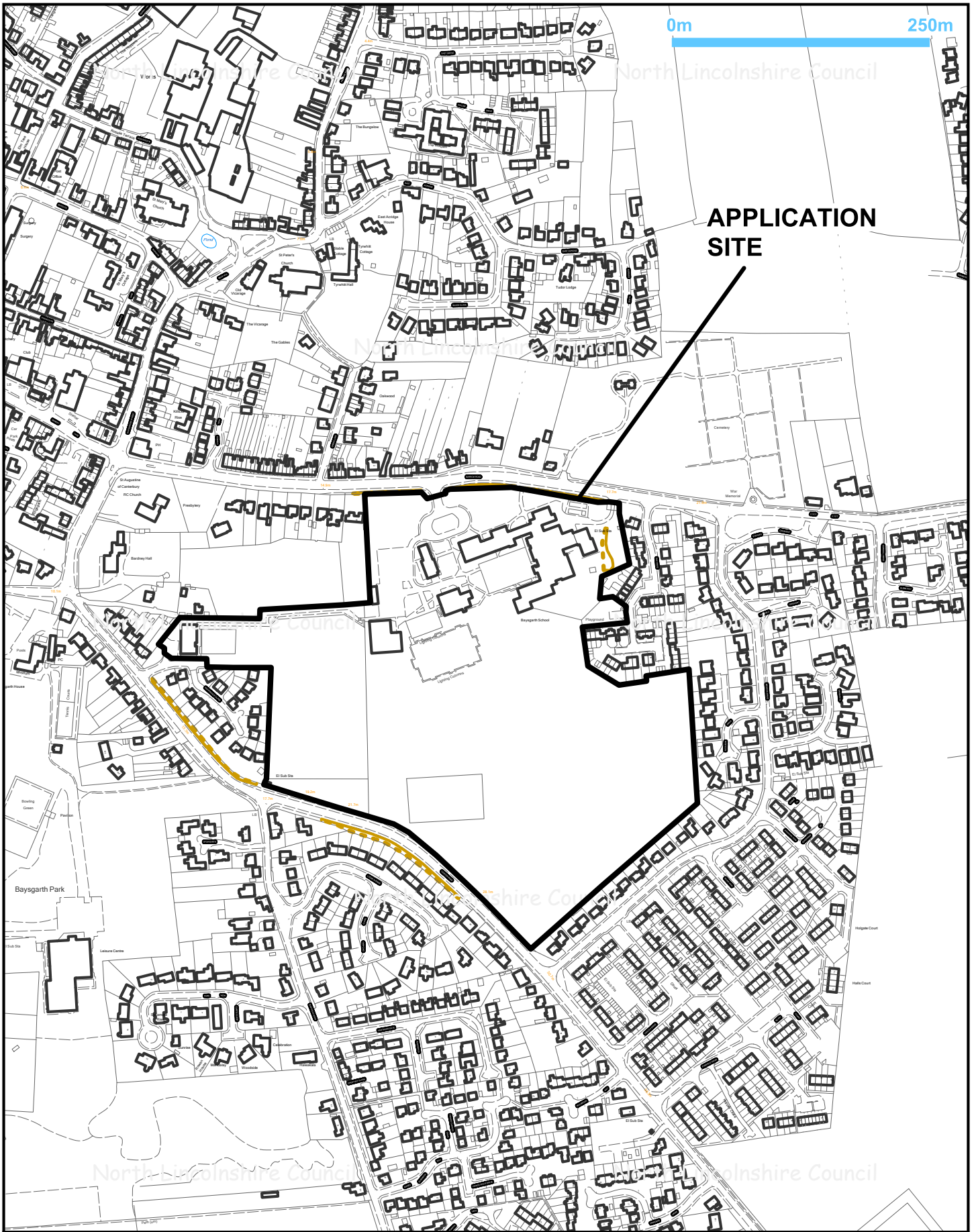
To ensure the character of the local landscape is maintained and enhanced in accordance with policy LC12 of the North Lincolnshire Local Plan.

Informative 1

In determining this application, the council, as local planning authority, has taken account of the guidance in paragraphs 186 and 187 of the National Planning Policy Framework in order to seek to secure sustainable development that improves the economic, social and environmental conditions of the area.

Informative 2

Although the submitted plans depict a skate park, this element has not been assessed as part of this application and a further full planning application will be required should the applicant wish to progress this scheme.

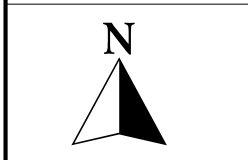


Title: PA/2014/1301

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