

TOWN AND COUNTRY PLANNING ACT 1990

FULL PLANNING PERMISSION



APPLICATION NO: PA/2013/0548

Applicant: Mr G Boxx, North Lincolnshire Council

Address/Agent: Design Services
PO Box 53
Hewson House
Station Road
BRIGG
DN20 8XY

North Lincolnshire Council hereby gives notice that the application received on 20/05/2013 to:

install covered hard play area with new entrance doors, alterations to window and door arrangement on east elevation and new fencing at The Darley Centre, School Road, Scunthorpe, DN16 2TD

has been considered and that permission for this development in accordance with the plans and written particulars submitted has been granted subject to the following conditions and reasons:

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 plan: PA (0) 01.

Reason

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

Reason for approval: The council, as local planning authority, has had regard to the relevant policies of the development plan as set out below and considers that, subject to compliance with the conditions attached to the permission, the proposed development would be in accordance with the development plan, would not materially harm the character of the area nor the living conditions of neighbouring occupiers, and would be acceptable in all other planning considerations. The council has taken into account all other matters, none of which outweigh the considerations that have led to its decision. The policies taken into consideration in the determination of this application are DS1 of the North Lincolnshire Local Plan and CS1, CS2, CS5 and

CS13 of the North Lincolnshire Core Strategy.

Dated: 26 June 2013

Signed:




Phil Wallis

Head of Development Management

Informative: 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.

WARNING

THIS DOCUMENT DOES NOT CONSTITUTE ANY
APPROVAL UNDER THE BUILDING REGULATIONS

WARNING

This is a PLANNING PERMISSION ONLY. It does NOT convey any approval or consent required under any enactment, byelaw, order or regulation other than those referred to in the heading of this notice. It is IMPORTANT that you should read the notes concerning APPEALS below.

Appeals to the Secretary of State

- If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.
- If you want to appeal against your local planning authority's decision then you must do so within 6 months of the date of this notice.

Note: Householder Development* If your application was for Householder Development and you wish to appeal to remove or vary a condition or conditions attached to this permission then you must do so within 12 weeks of the date of this notice.

- Appeals must be made using a form which you can get from the Planning Inspectorate at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN or online at www.planningportal.gov.uk/pcs.
- The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.
- The Secretary of State need not consider an appeal if it seems to him that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.
- In practice, the Secretary of State does not refuse to consider appeals solely because the local planning authority based their decision on a direction given by him.

*** Householder Development includes: dwelling house extensions, alterations, garages, swimming pools, walls, fences, vehicular access, porches and satellite dishes**

Purchase Notices

- If either the local planning authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.
- In these circumstances, the owner may serve a purchase notice on the Council in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part V1 of the Town and Country Planning Act 1990.

Application for Planning Permission. Town and Country Planning Act 1990

Publication of applications on planning authority websites.

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

1. Applicant Name, Address and Contact Details

Title:	<input type="text" value="Mr"/>	First name:	<input type="text" value="Geoff"/>	Surname:	<input type="text" value="Boxx"/>				
Company name:	<input type="text" value="North Lincolnshire Council"/>								
Street address:	<input type="text" value="Design Services"/>	Telephone number:	<input type="text"/>	Country Code	<input type="text"/>	National Number	<input type="text"/>	Extension Number	<input type="text"/>
	<input type="text" value="PO Box 53 Hewson House"/>	Mobile number:	<input type="text"/>		<input type="text"/>		<input type="text"/>		<input type="text"/>
	<input type="text" value="Station Road"/>	Fax number:	<input type="text"/>		<input type="text"/>		<input type="text"/>		<input type="text"/>
Town/City:	<input type="text" value="Brigg"/>	Email address:	<input type="text"/>						
County:	<input type="text" value="Lincolnshire"/>								
Country:	<input type="text" value="United Kingdom"/>								
Postcode:	<input type="text" value="DN20 8XY"/>								
Are you an agent acting on behalf of the applicant?			<input checked="" type="radio"/> Yes	<input type="radio"/> No					

2. Agent Name, Address and Contact Details

Title:	<input type="text" value="Mr"/>	First Name:	<input type="text" value="Geoff"/>	Surname:	<input type="text" value="Boxx"/>				
Company name:	<input type="text" value="North Lincolnshire Council"/>								
Street address:	<input type="text" value="Design Services"/>	Telephone number:	<input type="text" value="01724"/>	Country Code	<input type="text" value="296705"/>	National Number	<input type="text"/>	Extension Number	<input type="text"/>
	<input type="text" value="PO Box 53"/>	Mobile number:	<input type="text"/>		<input type="text"/>		<input type="text"/>		<input type="text"/>
	<input type="text" value="Heson House"/>	Fax number:	<input type="text"/>		<input type="text"/>		<input type="text"/>		<input type="text"/>
Town/City:	<input type="text" value="Brigg"/>	Email address:	<input type="text"/>						
County:	<input type="text" value="North Lincolnshire"/>								
Country:	<input type="text" value="England"/>								
Postcode:	<input type="text" value="DN20 8XY"/>								

3. Description of the Proposal

Please describe the proposed development including any change of use:

Refurbishment of existing classrooms and toilets. Provision of a new 21sq m covered and secured hard play area. One window is to be replaced with a double Aluminium framed door. One double timber door is to be replaced with an aluminium framed door. Two windows are to be blocked up. Several rooflights are to be replaced like for like.

Has the building, work or change of use already started? Yes No

4. Site Address Details

Full postal address of the site (including full postcode where available)

Description:

House:	<input type="text"/>	Suffix:	<input type="text"/>
House name:	North Linc K S 3 Behaviour Service, The Darley Centre		
Street address:	School Road		
Town/City:	Scunthorpe		
County:	South Humberside		
Postcode:	DN16 2TD		

Description of location or a grid reference
(must be completed if postcode is not known):

Easting:	489782
Northing:	408768

5. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application? Yes No

6. Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicle access proposed to or from the public highway? Yes No

Is a new or altered pedestrian access proposed to or from the public highway? Yes No

Are there any new public roads to be provided within the site? Yes No

Are there any new public rights of way to be provided within or adjacent to the site? Yes No

Do the proposals require any diversions/extinguishments and/or creation of rights of way? Yes No

7. Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste? Yes No

Have arrangements been made for the separate storage and collection of recyclable waste? Yes No

8. Authority Employee/Member

With respect to the Authority, I am:

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

Do any of these statements apply to you? Yes No

If Yes, please provide details of the name, relationship and role:

Geoff Boxx - Member of staff - Architectural design officer

9. Materials

Please state what materials (including type, colour and name) are to be used externally (if applicable):

Walls - description:

Description of *existing* materials and finishes:

Various brick types and colours

Description of *proposed* materials and finishes:

To match existing

Windows - description:

Description of *existing* materials and finishes:

Timber, Aluminium and UPVC windows (white)

Description of *proposed* materials and finishes:

Aluminium and UPVC in white, to match existing

Doors - description:

Description of *existing* materials and finishes:

Painted timber door with glazed panel

Description of *proposed* materials and finishes:

Existing painted timber door to be replaced with Glazed aluminium door powder coated.

9. (Materials continued)

Boundary treatments - description:

Description of *existing* materials and finishes:

Existing palisade fencing 2.1m high to boundary.

Description of *proposed* materials and finishes:

8m of 2.1m palisade fencing to be erected within the site, to match existing.

Are you supplying additional information on submitted plan(s)/drawing(s)/design and access statement? Yes No

If Yes, please state references for the plan(s)/drawing(s)/design and access statement:

GB(0)001 Works required

10. Vehicle Parking

Please provide information on the existing and proposed number of on-site parking spaces:

Type of vehicle	Existing number of spaces	Total proposed (including spaces retained)	Difference in spaces
Cars	20	20	0
Light goods vehicles/public carrier vehicles	0	0	0
Motorcycles	0	0	0
Disability spaces	0	0	0
Cycle spaces	0	0	0
Other (e.g. Bus)	0	0	0
Short description of Other			

11. Foul Sewage

Please state how foul sewage is to be disposed of:

Mains sewer Package treatment plant Unknown
Septic tank Cess pit

Other

Are you proposing to connect to the existing drainage system? Yes No Unknown

12. Assessment of Flood Risk

Is the site within an area at risk of flooding? (Refer to the Environment Agency's Flood Map showing flood zones 2 and 3 and consult Environment Agency standing advice and your local planning authority requirements for information as necessary.) Yes No

If Yes, you will need to submit an appropriate flood risk assessment to consider the risk to the proposed site.

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)? Yes No

Will the proposal increase the flood risk elsewhere? Yes No

How will surface water be disposed of?

Sustainable drainage system Main sewer Pond/lake
 Soakaway Existing watercourse

13. Biodiversity and Geological Conservation

To assist in answering the following questions refer to the guidance notes for further information on when there is a reasonable likelihood that any important biodiversity or geological conservation features may be present or nearby and whether they are likely to be affected by your proposals.

Having referred to the guidance notes, is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, OR on land adjacent to or near the application site:

a) Protected and priority species

Yes, on the development site Yes, on land adjacent to or near the proposed development No

b) Designated sites, important habitats or other biodiversity features

Yes, on the development site Yes, on land adjacent to or near the proposed development No

c) Features of geological conservation importance

Yes, on the development site Yes, on land adjacent to or near the proposed development No

14. Existing Use

Please describe the current use of the site:

Primary Behaviour Support Unit

Is the site currently vacant? Yes No

Does the proposal involve any of the following?

If yes, you will need to submit an appropriate contamination assessment with your application.

Land which is known to be contaminated? Yes No

Land where contamination is suspected for all or part of the site? Yes No

A proposed use that would be particularly vulnerable to the presence of contamination? Yes No

15. Trees and Hedges

Are there trees or hedges on the proposed development site? Yes No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character? Yes No

If Yes to either or both of the above, you may need to provide a full Tree Survey, at the discretion of your local planning authority. If a Tree Survey is required, this and the accompanying plan should be submitted alongside your application. Your local planning authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to construction - Recommendations'.

16. Trade Effluent

Does the proposal involve the need to dispose of trade effluents or waste? Yes No

17. Residential Units

Does your proposal include the gain or loss of residential units? Yes No

18. All Types of Development: Non-residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace? Yes No

19. Employment

If known, please complete the following information regarding employees:

	Full-time	Part-time	Equivalent number of full-time
Existing employees	0	0	0
Proposed employees	0	0	0

20. Hours of Opening

If known, please state the hours of opening for each non-residential use proposed:

Use	Monday to Friday		Saturday		Sunday and Bank Holidays		Not Known
	Start Time	End Time	Start Time	End Time	Start Time	End Time	

21. Site Area

What is the site area?

22. Industrial or Commercial Processes and Machinery

Please describe the activities and processes which would be carried out on the site and the end products including plant, ventilation or air conditioning. Please include the type of machinery which may be installed on site:

N/A

Is the proposal for a waste management development? Yes No

23. Hazardous Substances

Is any hazardous waste involved in the proposal? Yes No

24. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land? Yes No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? (Please select only one)

The agent The applicant Other person

25. Certificates (Certificate A)

Certificate of Ownership - Certificate A

Town and Country Planning (Development Management Procedure) (England) Order 2010 Certificate under Article 12

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/ the applicant was the owner (owner is a person with a freehold interest or leasehold interest with at least 7 years left to run) of any part of the land or building to which the application relates.

Title: First name: Surname:
Person role: Declaration date: Declaration made

25. Certificates (Agricultural Land Declaration)

Agricultural Land Declaration

Town and Country Planning (Development Management Procedure) (England) Order 2010 Certificate under Article 12

Agricultural Land Declaration - You Must Complete Either A or B

(A) None of the land to which the application relates is, or is part of an agricultural holding.

(B) I have/The applicant has given the requisite notice to every person other than myself/the applicant who, on the day 21 days before the date of this application, was a tenant of an agricultural holding on all or part of the land to which this application relates, as listed below:

If any part of the land is an agricultural holding, of which the applicant is the sole tenant, the applicant should complete part (B) of the form by writing 'sole tenant - not applicable' in the first column of the table below

Title: First Name: Surname:
Person role: Declaration date: Declaration Made

26. Declaration

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information. I/we confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

Date

20 40 60 80 100mm

Perimeter vegetation to be pruned back 50% height and depth. Exposed areas to be turfed Q20/115 to blend with existing lawn. Remove all timber and waste from site.

Steps to be cleaned down and handrails stripped and repainted white M60/430.

Proposed location for the existing 8 x 6ft shed. Include for levelling.

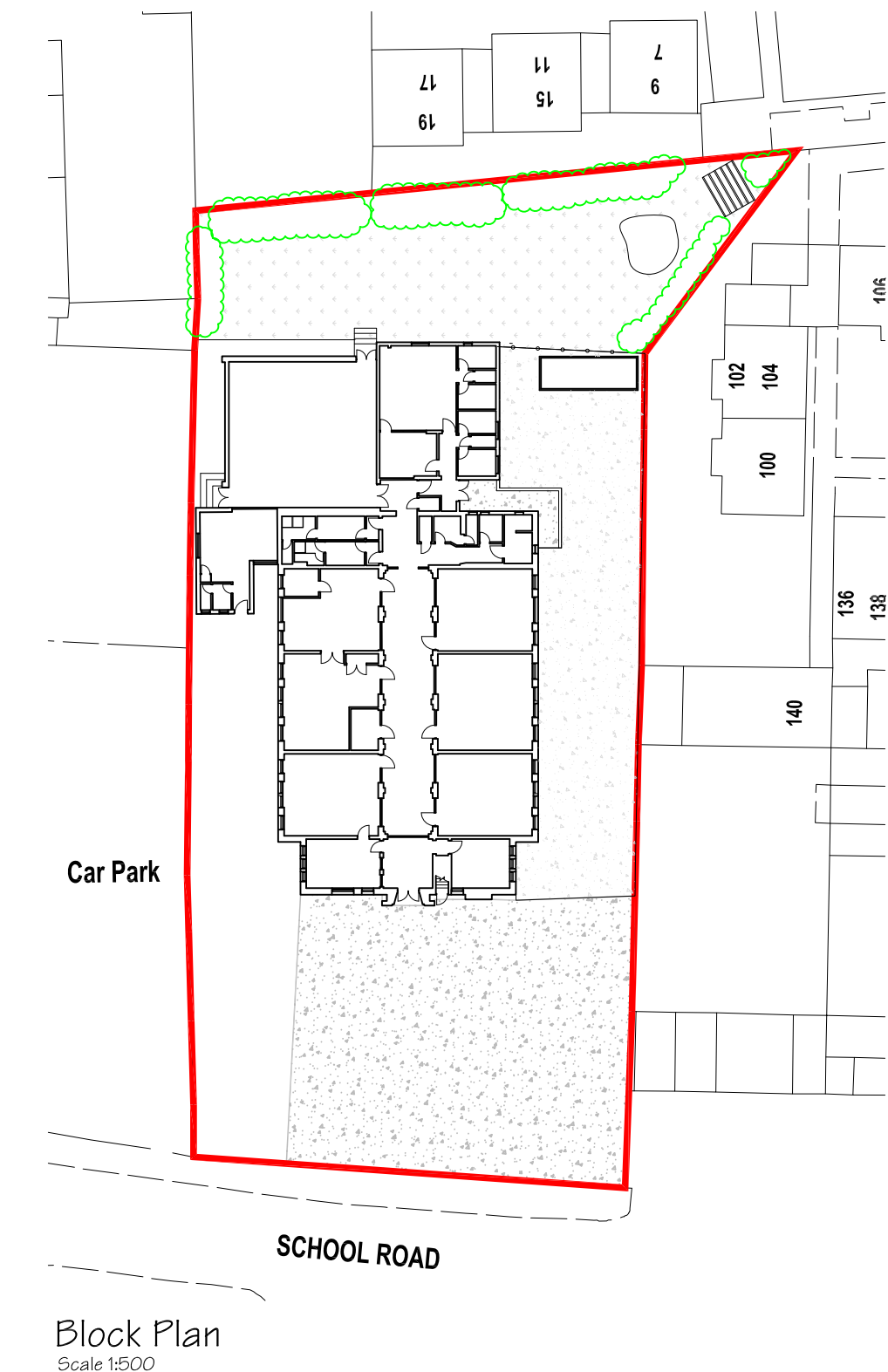
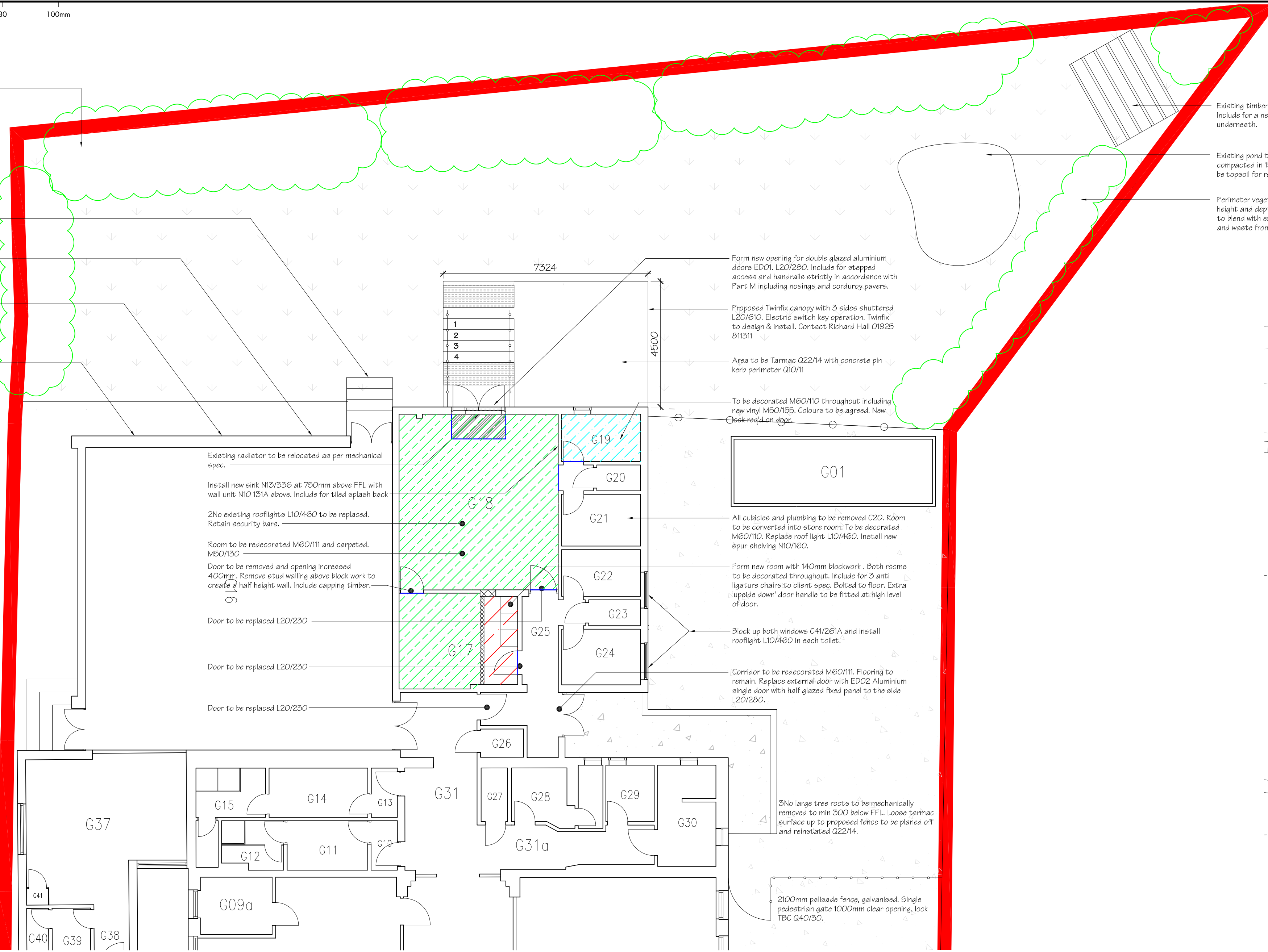
Existing hopper and downpipe to be reconfigured and resealed. R10/G10

Existing canopy to be washed down and repainted. Existing slabs to be cleared of vegetation and washed down.

Existing timber Pergola to be re-stained. Include for a new park bench to be sited underneath.

Existing pond to be filled in with subsoil and compacted in 150mm layers. Final 300mm to be topsoil for receiving new turf Q20/115.

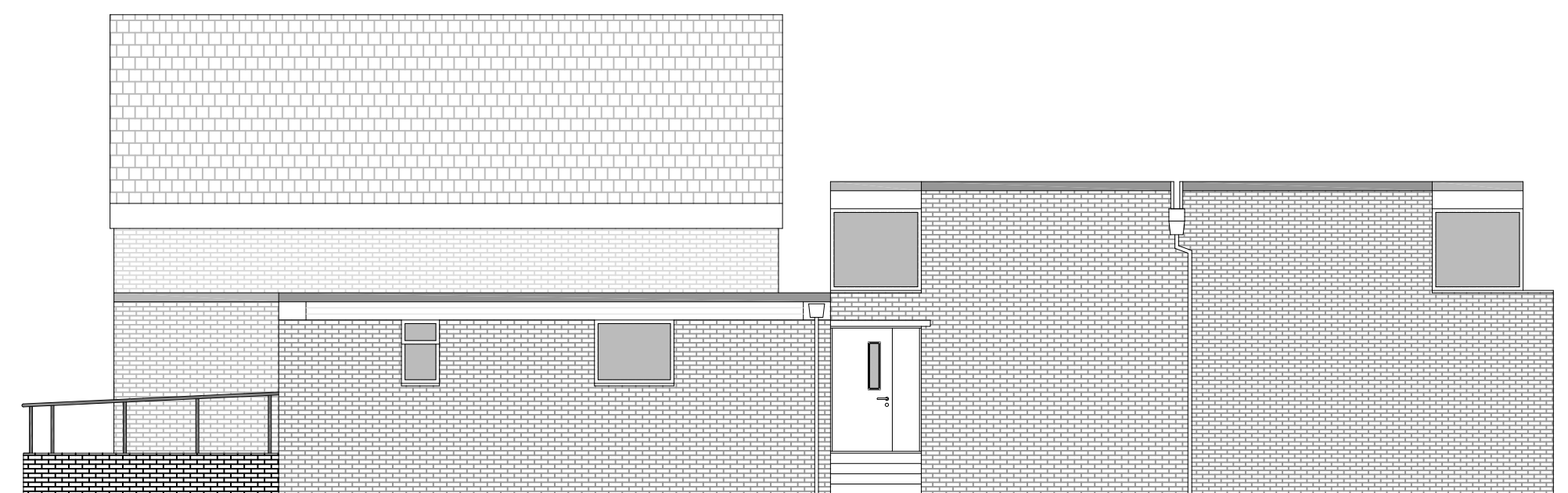
Perimeter vegetation to be pruned back 50% height and depth. Exposed areas to be turfed to blend with existing lawn. Remove all timber and waste from site.



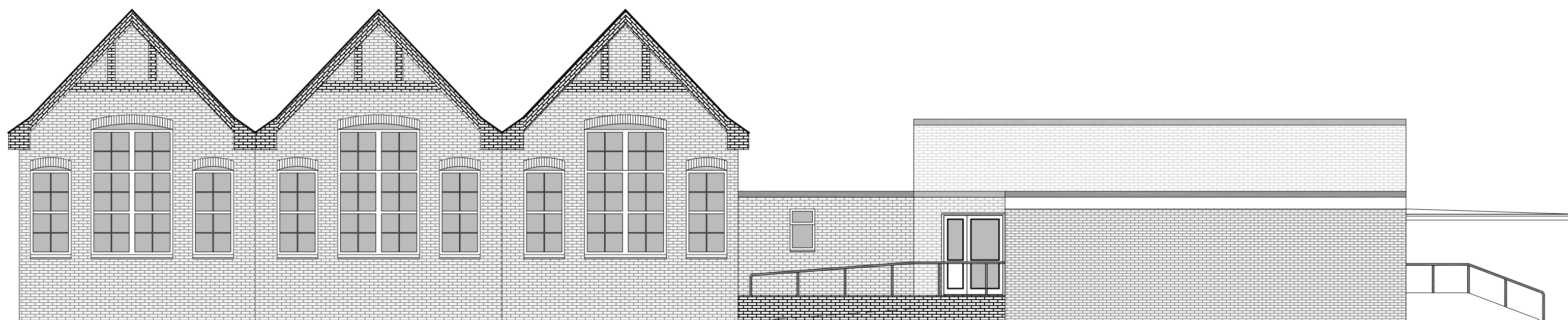
Proposed Plan
Scale 1:100



Existing East Elevation
Scale 1:100



Existing North Elevation
Scale 1:100



Proposed East Elevation
Scale 1:100



Proposed North Elevation
Scale 1:100

Notes:

Do not scale dimensions from this drawing. Only figured dimensions are to be taken from this drawing

Check all dimensions on site before commencing any work or shop drawings. The contractor must report any discrepancies to the designer before commencing work. If this drawing exceeds the quantities taken in any way, the designer is to be informed before the work is initiated


Work within The Construction (Design and Management) Regulations 2007 is not to start until a Health and Safety Plan has been produced

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North Lincolnshire Council 100013349 2012



NORTH LINCOLNSHIRE COUNCIL
www.northlincs.gov.uk

Peter Williams BSc, DMS, CEng, MBE, MChE, AMMBusE
Director of Places
PO Box 53
Hewson House
Station Road
Brigg, North Lincolnshire
DN20 8XY

Project
Darley Centre, Primary Behaviour Support Unit
School Road, Ashby, North Lincs, DN16 2TD

Drawing Title
Planning Drawing

Project No. 13399	Issue Stage. Construction	Drawing No. PA(0)01	Rev.
Drawn GB	Checked NO	Scale As Shown	Sheet Size A1
Contact e-mail: Geoff.Boxx@northlincs.gov.uk			Date 29/04/13

Tel: 01724 296705

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**Darley Centre, Primary Behaviour Support Unit, School Road,
Ashby, DN16 2TD**

Refurbishment Works

Design and Access Statement

The site is situated a short distance north of Ashby High Street and to the South of Queensway, which runs north west/south east. The centre is in adjacent to a number of facilities, including a car park, a surgery and a Police Station with residential buildings to the rear of the property. The Darley Centre's main entrance is off School Road. The perimeter of the buildings and grounds encompass an area of approximately 2500m².

The proposed works include the refurbishment of two existing classrooms, toilets and storerooms. The majority of the works will take place inside the building. Internally the works include decoration, converting an old staff toilet into a storeroom, forming a new 'quiet room' and replacing a number of doors for fire doors. There will be additions to the internal CCTV network and an increase of wireless internet coverage.

Externally, a number of roof lights (diffused) will be replaced due to discolouration and UV damage. A new double door opening will be formed, this will have stepped access leading to a hard play area, covered with a canopy and secured with roller shutters. It is intended that 2 small windows are blocked up to create secure storerooms internally and an external timber door is to be replaced with aluminium.

To the side of the property, a 2100mm high palisade fence will be erected to provide a secure hard play area for the children. This will be fitted with a pedestrian access gate.

Topographic data reviewed against the Environment Agency's flood model show that the site is located outside the area at risk of flooding from fluvial and tidal sources. The proposed site will have an increase in impermeable surfaces by around 25m² with surface water drainage being amended to suit as required.

It is intended that a number of tree stumps be removed in preparation for relaying the damaged tarmac area.

The proposal will have no effect on parking or traffic.

Application number: PA/2013/0548

(please quote in all correspondence)

Case officer: Tanya Coggon Tel: 01724 297486 (Mon-Wed)

Email: planning@northlincs.gov.uk

22 May 2013

North Lincolnshire Council
Mr Geoff Boxx
Design Services
PO Box 53 Hewson House
Station Road
BRIGG
DN20 8XY

Dear Sir/Madam

TOWN & COUNTRY PLANNING ACT 1990 NOTIFICATION OF RECEIPT OF A FULL PLANNING APPLICATION

Proposal: Planning permission to install covered hard play area with new entrance doors and alterations to window and door arrangement on east elevation and new fencing

Site location: The Darley Centre School Road Scunthorpe

Applicant: North Lincolnshire Council

Your application was received as valid on 20/05/2013. A decision should be reached by 15/07/2013. Any enquiries should be made to the case officer. Please be aware that the application form, plus any accompanying drawings and most documents will be made publicly available on the council's web site. You can also check the progress of your application on the web site and view/download digital copies of most documents. Your application, fees and drawings can now be submitted online using the Planning Portal. Further information about this service is available on the council's web site www.northlincs.gov.uk.

We decide most applications within the time allowed and we will try to make sure you receive a decision before the due date. This will not be possible in every case, however.

Most applications are decided by officers without reference to the Planning Committee, under a clearly defined scheme of delegation. This allows you to ask for the application to be presented to the Planning Committee if you or your representative intends to put forward your case in person. If this is your intention, please write to me within 21 days of the date of this letter. If you do write, I will let you know the date of the meeting when the application will be considered - it is not possible to say this now. You must also comply with the council's public speaking procedure by confirming with Democratic Services, no less than 48 hours before the start of the meeting, that you want to attend and address the Planning Committee. (This time limit will be strictly applied.)

If, by the 15/07/2013, we have not given you a decision in writing or you have not agreed to extend the decision period, then you may appeal to the Department for Communities and Local Government. You must make your appeal within six months from that date. You must use a form which you can either get from the Planning Inspectorate at Room 304A, Kite Wing, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN, or you can make your appeal on line and track its progress using the Planning Portal. More information can be found on www.planningportal.gov.uk/pcs.

Yours faithfully

Phil Wallis
Head of Development Management

NORTH LINCOLNSHIRE COUNCIL

NOTICE OF RECEIPT OF A PLANNING APPLICATION

PLANNING APPLICATION NO. PA/2013/0548

The Council has received the following proposal:

Planning permission to install covered hard play area with new entrance doors and alterations to window and door arrangement on east elevation and new fencing

Location:

The Darley Centre, School Road, Scunthorpe

The application and submitted plans may be seen in the Development Control office at Civic Centre, Ashby Road, Scunthorpe, between 9am and 5pm Monday to Thursday (inclusive) and 4.30pm on Friday. It can also be viewed on line at www.northlincs.gov.uk.

If you wish to express any views about the proposal you should do so by writing to the Development Control team at North Lincolnshire Council, Civic Centre, Ashby Road, Scunthorpe, DN16 1AB, quoting the application reference number stated above.

Householder Development** If the application relates to householder development, in the event that an appeal is made against a decision of the Council to refuse to grant planning permission for the proposed development, and that appeal then proceeds by way of the expedited procedure under the written representations procedure, any representations made to the Council about the application will be passed to the Secretary of State and **there will be no opportunity to make further representations.**

If you do write, please bear in mind that anyone may read your letter, either before or after the application is determined or later if there is an appeal against the council's decision. A copy of your letter will also appear on the council's web site www.northlincs.gov.uk. We will consider all relevant comments although we cannot enter into detailed correspondence.

Written representations received by the council on or before will be considered before the application is determined.

** Householder development means development of an existing dwellinghouse, or development within the curtilage of such a dwellinghouse for any purpose incidental to the enjoyment of the dwellinghouse. It does not include a change of use or a change to the number of dwellings in a building.

Phil Wallis
Head of Development Management