

Application Number: PA/2011/0660

(please quote in all correspondence)

Case Officer: Emma Stanley Tel: 01724 297447 (Wed-Fri)
email: planning@northlincs.gov.uk

13 June 2011

Mr R Maitland
Taylor Young
Calls Wharf
2 The Calls
LEEDS
LS2 7JU

Dear Sir/Madam

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

Proposal: Planning permission to erect a single storey extension to existing college library

Site Location: John Leggott College West Common Lane Scunthorpe

Applicant: Mr M Fry John Leggott College

Your application was received as valid on . A decision should be reached by . 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 myself without reference to the Planning Committee under a clearly defined scheme of delegation. Major or controversial plans will be decided by the Planning Committee. **If you want to put your views to the Committee yourself, or have someone do this for you 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.

If, by the , 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

Marcus Walker
Head

of

Regeneration

&

Planning

NORTH LINCOLNSHIRE COUNCIL

NOTICE OF RECEIPT OF A PLANNING APPLICATION

PLANNING APPLICATION NO. PA/2011/0660

The Council has received the following proposal:

Planning permission to erect a single storey extension to existing college library

Location:

John Leggott College West Common Lane Scunthorpe

The application and submitted plans may be seen in the Development Control office at Pittwood House, 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, Pittwood House, 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.

Marcus Walker
Head of Regeneration & Planning

From: Stuart Willows <stuart.willows@wm-saunders.co.uk>
To: "planning@northlincs.gov.uk" <planning@northlincs.gov.uk>

Date: 11 July, 2011 05:26PM
Subject: 10426/3/DF - Johm Leggott College - Block B and Library Extensions
PA/2011/0660 andPA/2011/0646

williamsaunders architecture : engineering : building consultancy

FAO Emma Stanley.

Afternoon Emma,

I'm working for Britcon Ltd who have been appointed the contractors for the above projects. We have commenced design but are mindful of any conditions that you are likely to add to the approval notice. I'm assuming that approval is to be given.

As the decision date for these applications is not that far away would you be able to let me have a copy of your draft report so that I have an idea of the conditions and whether these will impact on my design drawings.

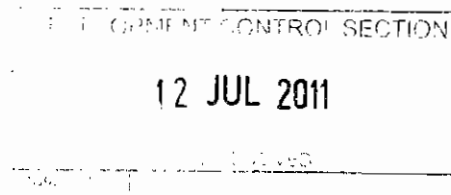
I look forward to hearing from you.

Regards,

Stuart

William Saunders
Sheppard Lockton House,
Cafferata Way,
Newark,
Notts.
NG24 2TN

Tel. 01636 704361
Fax 01636 702809
Mobile 07966 034 592
web site. www.wm-saunders.co.uk



WINNERS of the East Midlands "RICS Community Benefit Award 2011" for the Hinckley Club for Young People.

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William Saunders is the trading name of Wm Saunders Partnership Limited Liability Partnership which is registered in England and Wales with the Registration number OC 308323. The registered office is Sheppard Lockton House, Cafferata Way, Newark on Trent, Notts, NG24 2TN

From: Mark Simmonds/PL/NorthLincs
To: Planning/PL/NorthLincs@NorthLincs
Date: 27 July, 2011 04:00PM
Subject: 2011/660

DEVELOPMENT CONTROL SECTION	
27 JUL 2011	
DATE RECEIVED	
Reference to:	mbs

-----Forwarded by Mark Simmonds/PL/NorthLincs on 27/07/2011 04:00PM -----

To: Darren Cowling <Darren.Cowling@northlincs.gov.uk>
 From: Gary Lynch <gary.lynch@tayloryoung.co.uk>
 Date: 27/07/2011 12:32PM
 Cc: Mark Simmonds <Mark.Simmonds@northlincs.gov.uk>, Emma Stanley <Emma.Stanley@northlincs.gov.uk>
 Subject: RE: John Leggott College - Construction Phase Plan
 (See attached file: *Swept Path Analysis (West).pdf*)

Darren, thanks to you and your colleagues for trying to support us on this, it is very much appreciated. I have forwarded these comments on to the transport advisors and asked for a response ASAP.

Louisa, please find attached the amended Swept Paths

Regards

Gary Lynch

taylor young|ty

office 300
 vanilla factory
 39 fleet street
 liverpool
 l1 4ar

t. 0151 702 6500
 f. 0151 702 6509
gary.lynch@tayloryoung.co.uk
www.tayloryoung.co.uk

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From: Darren Cowling [mailto:Darren.Cowling@northlincs.gov.uk]
Sent: 27 July 2011 12:07
To: Gary Lynch
Cc: Mark Simmonds; Emma Stanley
Subject: FW: John Leggott College - Construction Phase Plan

Gary,

Please find attached the comments from my colleague in Transport Planning who has assessed the information you sent through.

I am informed that if you can address the issues she has raised a pre commencement condition may not be required or could be amended to one that requires the operation to take place with approved details.

If these matters cannot be resolved I can see no option but to include the condition requiring a TMP to be agreed prior to commencement.

Regards Darren

-----Forwarded by Darren Cowling/HT/NorthLincs on 27/07/2011 11:10AM -----

To: Darren Cowling/HT/NorthLincs@NorthLincs
From: Louisa Simpson/HT/NorthLincs
Date: 27/07/2011 10:50AM
Subject: FW: John Leggott College - Construction Phase Plan
(See attached file: H&S Plan New Format John Leggott.pdf)

Darren,

I refer to the attached Construction Phase Plan.

More detail needs to be provided on the proposed Traffic Management Plan. I would recommend that this is included as a separate Appendix, even if this does repeat information contained elsewhere in the plan.

The Traffic Management Plan should include details on:

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- vehicle types
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The above list isn't exhaustive and the developer may decide that it is beneficial to include additional information.

I am still waiting for a revised swept path analysis for delivery vehicles entering/exiting the site to the west.

Regards

Louisa Simpson
Transport Planner (Wednesday - Friday)
01724 297507

-----Forwarded by Louisa Simpson/HT/NorthLincs on 27/07/2011 10:42AM -----

To: Louisa Simpson <Louisa.Simpson@northlincs.gov.uk>, Emma Stanley <Emma.Stanley@northlincs.gov.uk>
From: Gary Lynch <gary.lynch@tayloryoung.co.uk>
Date: 26/07/2011 03:02PM
Cc: "mark.simmonds@northlincs.gov.uk" <mark.simmonds@northlincs.gov.uk>
Subject: FW: John Leggott College - Construction Phase Plan
(See attached file: H&S Plan New Format John Leggott.pdf)
(See attached file: ATT00001..htm)

Emma,

You stated you would accept this Construction Management Plan before determining the applications to negate the need for pre-commencement for conditions for Application PA/2011/0646 and PA/2011/0660, given the urgency to start on site.

Please can you confirm this is acceptable.

Kind Regards

Gary Lynch

taylor young|ty

office 300
vanilla factory
39 fleet street
liverpool
l1 4ar

t. 0151 702 6500

f. 0151 702 6509

gary.lynch@tayloryoung.co.uk

www.tayloryoung.co.uk

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Please think before you print- North Lincolnshire Council greening the workplace.

Attachments:

Swept Path Analysis (West).pdf

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To: Planning/PL/NorthLincs@NorthLincs

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Subject: 2011/0660

DEVELOPMENT CONTROL SECTION	
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To: "Mark.Simmonds@northlincs.gov.uk"
 <Mark.Simmonds@northlincs.gov.uk>, "Emma.Stanley@northlincs.gov.uk"
 <Emma.Stanley@northlincs.gov.uk>, "Darren.Cowling@northlincs.gov.uk"
 <Darren.Cowling@northlincs.gov.uk>, "Louisa.Simpson@northlincs.gov.uk"
 <Louisa.Simpson@northlincs.gov.uk>
 From: Matt Greavey <Matt.Greavey@tayloryoung.co.uk>
 Date: 27/07/2011 03:43PM
 Cc: Gary Lynch <gary.lynch@tayloryoung.co.uk>, David Hewitt
 <D.Hewitt@Gardiner.com>, "malcolmfry@leggott.ac.uk"
 <malcolmfry@leggott.ac.uk>, "Geddes, Lee S"
 <Lee.Geddes@mottmac.com>
 Subject: FW: John Leggott College - Construction Phase Plan

Mark / Emma / Darren / Louisa,

As my colleague Gary Lynch is out the office at the moment I'm not sure if he has sent the below over to you.

Could you take a look at the contractors responses and indicate if they are ok. I'm hoping that we can now remove the possibility of the planning condition.

Regards,

Matt

Matthew Greavey RIBA

Architect

Associate Director

taylor young|ty

office 300
vanilla factory
39 fleet street
liverpool
l1 4ar

t. 0151 702 6500

f. 0151 702 6509

matt.greavey@tayloryoung.co.uk

www.tayloryoung.co.uk

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From: Dave Jackson [mailto:dave.jackson@britcon.co.uk]

Sent: 27 July 2011 13:35

To: Geddes, Lee S; Gary Lynch

Cc: Matt Greavey; Pete Cawkwell; John Whitmore; David Hewitt

Subject: RE: John Leggott College - Construction Phase Plan

Gentlemen,

Please see our responses in red below.

Kind Regards

Dave

David R Jackson

PROJECT MANAGER

Britcon (Scunthorpe) Ltd

Mobile: 07717 303 737

E-Mail: dave.jackson@britcon.co.uk

BRITCON	www.britcon.co.uk
Dave Jackson	Britcon (Scunthorpe) Limited
07717303737	Scunthorpe North Lincolnshire DN16 1DQ
dave.jackson@britcon.co.uk	

This message contains confidential information and is intended only for D.Hewitt@Gardiner.com, john.whitmore@britcon.co.uk, pete.cawkwell@britcon.co.uk, Matt.Greavey@tayloryoung.co.uk, gary.lynch@tayloryoung.co.uk, Lee.Geddes@mottmac.com. If you are not D.Hewitt@Gardiner.com, john.whitmore@britcon.co.uk, pete.cawkwell@britcon.co.uk, Matt.Greavey@tayloryoung.co.uk, gary.lynch@tayloryoung.co.uk, Lee.Geddes@mottmac.com you should not disseminate, distribute or copy this e-mail. Please notify dave.jackson@britcon.co.uk immediately by e-mail if you have received this e-mail by mistake and delete this e-mail from your system. E-mail transmission cannot be guaranteed to be secure or error-free as information could be intercepted, corrupted, lost, destroyed, arrive late or incomplete, or contain viruses. Dave Jackson and Britcon (Scunthorpe) Limited therefore does not accept liability for any errors or omissions in the contents of this message, which arise as a result of e-mail transmission. If verification is required please request a hard-copy version.

From: Geddes, Lee S [<mailto:Lee.Geddes@mottmac.com>]
Sent: 27 July 2011 13:01

To: Gary Lynch

Cc: Matt Greavey; Pete Cawkwell; Dave Jackson; John Whitmore; David Hewitt

Subject: RE: John Leggott College - Construction Phase Plan

Gary,

Thanks for sending this over.

Addressing each of the NLCC comments in turn for completeness - my text in blue. Please note that the CAPS ARE MY COMMENTS NOT ME SHOUTING...

The Traffic Management Plan should include details on:

- vehicle numbers - BRITCON TO ADVISE Between 2 and 10 per day.
- vehicle types - INCLUDED ON BOTH SWEEP PATH ANALYSES FOR EAST & WEST APPROACHES (Large & Small Tipper, Concrete Wagon & KATO Crane) and delivery vans / lorries, NO ARTICS.
- routing of construction vehicles (we expect all construction traffic to access the site from the west via Scotter Road and West Common Lane hill) - BRITCON TO NOTE Noted and shown on TMP.
- hours of delivery - BRITCON TO ADVISE between 7.30am and 5pm, (unless advised otherwise by client dependant on activities.
- minimising conflict between delivery vehicles and vulnerable road users - BRITCON TO ADVISE, ALBEIT DELIVERY FROM EAST LARGELY ADDRESSED THIS!! As per TMP, (pedestrian barriers and signage)
- contractor parking - BRITCON TO ADVISE Minimum on site parking, all labour and contractors instructed to park off site in allocated carparks on opposite side of road to college.
- site plan showing pedestrian/vehicle routes around the site. The site plan in Appendix 9 doesn't appear to show this. Site TMP shows this and is posted in site office.

The above list isn't exhaustive and the developer may decide that it is beneficial to include additional information.

I am still waiting for a revised swept path analysis for delivery vehicles entering/exiting the site to the west. - REVISED SPA ISSUED THIS MORNING TO NLCC

There is quite a lot of information to provide but I suspect that this will not be achievable in the timescales

requested.

Regards
For Mott MacDonald Limited

Lee Geddes BEng (Hons) CEng MICE

Tel: +44 (0)114 228 3884

From: Gary Lynch [mailto:gary.lynch@tayloryoung.co.uk]
Sent: 27 July 2011 12:30
To: Geddes, Lee S
Cc: Matt Greavey
Subject: FW: John Leggott College - Construction Phase Plan

Lee,

Please see email below. Please can you try provide this info urgently to negate the need for pre-commencement conditions. I have the amended Swept Path and will send across now. please can you send direct to the following contacts, and me, as i will be out of the office. please ring me should this be an issue. I will be around for the next 40mins

Mark.Simmonds@northlincs.gov.uk

Emma.Stanley@northlincs.gov.uk

Darren.Cowling@northlincs.gov.uk

Louisa.Simpson@northlincs.gov.uk

Regards

Gary Lynch

taylor youngty

office 300
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t. 0151 702 6500
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Gary,

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I am informed that if you can address the issues she has raised a pre commencement condition may not be required or could be amended to one that requires the operation to take place with approved details.

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Regards Darren

-----Forwarded by Darren Cowling/HT/NorthLincs on 27/07/2011 11:10AM -----

To: Darren Cowling/HT/NorthLincs@NorthLincs
From: Louisa Simpson/HT/NorthLincs
Date: 27/07/2011 10:50AM
Subject: FW: John Leggott College - Construction Phase Plan
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Transport Planner (Wednesday - Friday)
01724 297507

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Date: 26/07/2011 03:02PM

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To: gary.lynch@tayloryoung.co.uk
 From: Darren Cowling/HT/NorthLincs
 Date: 27/07/2011 12:06PM
 Cc: Mark Simmonds/PL/NorthLincs@NorthLincs, Emma Stanley/PL/NorthLincs@NorthLincs
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