

## **DELEGATED ASSESSMENT**

**Application no:** PA/2025/911

**Proposal:** Planning permission for the installation of new gates and fencing

**Location:** John Leggott College, West Common Lane, Scunthorpe, DN17 1DS

**Applicant:** Mr Leon Riley

**Officer:** Georgina Hopwood

## **POLICY**

### **National Planning Policy Framework (NPPF)**

Chapter 12: Achieving Well-designed Places.

### **North Lincolnshire Local Plan:**

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Policy DS1: General Requirements  
Policy DS16: Flood Risk  
Policy T2: Access to Development  
Policy R1: Protecting Playing Fields

### **North Lincolnshire Core Strategy:**

Policy CS2: Delivering More Sustainable Development  
Policy CS3: Development Limits  
Policy CS5: Delivering Quality Design in North Lincolnshire  
Policy CS19: Flood Risk

## **CONSULTATIONS**

**Highways:** No objection subject to the inclusion of a standard informative

**The LLFA Drainage Team** No objections or comments to the proposed development.

**Environmental Protection:** This department has no comments to make on the above application

## **PARISH/TOWN COUNCIL**

No comments received.

## **PUBLICITY**

Public notice posted.

## **LETTERS OF COMMENT**

None

## **CONSTRAINTS**

SFRA Flood Zone 1  
Within the Development Boundary

## **PLANNING HISTORY**

**Reference:** 6/1975/0002

**Proposal:** Erection of 6th form common room

**Decision:** Approve with Conditions

**Reference:** 6/1980/0287

**Proposal:** Erection of a mobile classroom and the resiting of a cricket pavilion.

**Decision:** Approve with Conditions

**Reference:** 6/1981/0147

**Proposal:** Erection of two mobile classroom and the resiting of a cricket pavilion

**Decision:** Approve with Conditions

**Reference:** 6/1982/0191

**Proposal:** Erection of 1 double and 8 single mobile classrooms and the erection of five boiler houses.

**Decision:** Approve with Conditions

**Reference:** 6/1982/0323

**Proposal:** Erection of a garage

**Decision:** Approve with Conditions

**Reference:** 6/1984/0028

**Proposal:** Erection of a tank room

**Decision:** Approve

**Reference:** 6/1985/0171

**Proposal:** Retention of a mobile classroom

**Decision:** Approve

**Reference:** 6/1986/0092

**Proposal:** Erection of a new music/drama block

**Decision:** Approve

**Reference:** 6/1987/0208

**Proposal:** Retention of six mobile classrooms and three boiler houses.

**Decision:** Approve

**Reference:** 6/1991/0199

**Proposal:** Retention of a mobile classroom

**Decision:** Approve

**Reference:** 6/1991/0370

**Proposal:** Installation of 2 satellite dishes

**Decision:** Approve

**Reference:** 6/1992/0236

**Proposal:** Erection of 2 no mobile classrooms

**Decision:** Approve

**Reference:** 6/1992/0242

**Proposal:** Retention of 6 mobile classrooms and 3 boiler houses

**Decision:** Approve

**Reference:** 6/1993/0150

**Proposal:** Erect a covered area

**Decision:** Approve with Conditions

**Reference:** 6/1993/0200

**Proposal:** Retain mobile classroom for a further temporary period.

**Decision:** Approve with Conditions

**Reference:** 6/1993/0358

**Proposal:** Provide additional car park.

**Decision:** Approve with Conditions

**Reference:** 6/1995/0079

**Proposal:** Erect 2. 4m fencing around part of borders of College site.

**Decision:** Approve with Conditions

**Reference:** 6/1995/0099

**Proposal:** Erect 2 no mobile classrooms.

**Decision:** Approve with Conditions

**Reference:** 6/1995/0148

**Proposal:** Erect a communications access centre.

**Decision:** Approve with Conditions

**Reference:** 6/1996/0070

**Proposal:** Erect office/ foyer extension.

**Decision:** Approve with Conditions

**Reference:** PA/1996/1204

**Proposal:** Erect a mobile double classroom

**Decision:** Approve with Conditions

**Reference:** PA/1997/0680

**Proposal:** To erect a two storey classroom block and resource centre with associated parking.

**Decision:** Approve with Conditions

**Reference:** PA/1998/0722

**Proposal:** Planning permission to construct extension to existing staff car park.

**Decision:** Approve

**Reference:** PA/1999/0687

**Proposal:** Planning permission to erect a single-storey student social building

**Decision:** Approve with Conditions

**Reference:** PA/2000/0320

**Proposal:** Planning permission to construct hard surface multi- sports area and erect changing accommodation

**Decision:** Approve with Conditions

**Reference:** PA/2000/0604

**Proposal:** Planning permission to erect a teaching building

**Decision:** Approve with Conditions

**Reference:** PA/2001/1348

**Proposal:** Planning permission to erect an extension to provide a lift shaft and staircase to sports hall

**Decision:** Approve with Conditions

**Reference:** PA/2001/1365

**Proposal:** Planning permission to erect a new entrance and extension to administration offices

**Decision:** Approve

**Reference:** PA/2002/0541

**Proposal:** Planning permission to erect extension to design technology workshop

**Decision:** Approve with Conditions

**Reference:** PA/2003/1471

**Proposal:** Planning permission to erect a dance studio, changing rooms and estates accommodation along with enlarged access and re- arranged car parking

**Decision:** Approve with Conditions

**Reference:** PA/2004/1233

**Proposal:** Planning permission to install 2 three storey lifts

**Decision:** Approve with Conditions

**Reference:** PA/2005/0700

**Proposal:** Planning permission to erect extension to existing technology block

**Decision:** Approve with Conditions

**Reference:** PA/2005/1957

**Proposal:** Planning permission to erect an electricity substation

**Decision:** Approve with Conditions

**Reference:** PA/2005/2032

**Proposal:** Planning permission to erect an extension to Margaret Mason student social building

**Decision:** Approve with Conditions

**Reference:** PA/2006/0822

**Proposal:** Planning permission to demolish existing swimming pool and erect new building to provide new classrooms and first floor computer suite and erection of a new sports hall and car parking area

**Decision:** Approve with Conditions

**Reference:** PA/2007/0947

**Proposal:** Planning permission to site a temporary modular building

**Decision:** Approve with Conditions

**Reference:** PA/2007/2043

**Proposal:** Outline planning permission to redevelop college campus with landscaping, layout and scale not reserved for subsequent approval, including the erection of new buildings to replace existing, re-arrangement of playing fields and improved access

**Decision:** Approve with Conditions

**Reference:** PA/2008/0999

**Proposal:** Planning permission to site a metal storage container

**Decision:** Approve with Conditions

**Reference:** PA/2009/0832

**Proposal:** Planning permission to erect an extension to a temporary modular classroom building

**Decision:** Approve with Conditions

**Reference:** PA/2010/0860

**Proposal:** Planning permission to vary condition 3 of planning permission ref: PA/2007/0947 to retain a temporary modular building

**Decision:** Approve with Conditions

**Reference:** PA/2011/0660

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

**Decision:** Approve with Conditions

**Reference:** PA/2011/0923

**Proposal:** Planning permission to erect a new college building (Block G) including demolition of existing building and associated works

**Decision:** Approve with Conditions

**Reference:** PA/2012/0189

**Proposal:** Planning permission to erect an entrance lobby

**Decision:** Approve with Conditions

**Reference:** PA/2012/0550

**Proposal** Application for a non-material amendment following a grant of planning permission PA/2011/0923 dated 09/11/2011 for minor alterations to elevations to include alterations to windows and doors

**Decision:** Approve

**Reference:** PA/2012/0557

**Proposal:** Planning permission to erect a two-storey open learning zone to include demolition of swimming pool and associated buildings [West End 2 Project]

**Decision:** Approve with Conditions

**Reference:** PA/2012/0785

**Proposal** A Non material amendment to planning permission (PA/2011/0923 dated 09/11/2011) for change in render colour and the addition of solar panels

**Decision:** Approve

**Reference:** PA/2012/0876

**Proposal:** Advertisement consent to display an illuminated fascia sign

**Decision:** Approve with Conditions

**Reference:** PA/2012/0987

**Proposal:** Planning permission for replacement windows and doors

**Decision:** Approve with Conditions

**Reference:** PA/2012/1089

**Proposal:** Planning permission for road widening and resurfacing, new pavement, new car parks and access road

**Decision:** Approve with Conditions

**Reference:** PA/2012/1150

**Proposal:** Planning permission to erect a canteen extension

**Decision:** Approve with Conditions

**Reference:** PA/2013/0586

**Proposal:** Planning permission to erect an extension to link the library and D block

**Decision:** Approve with Conditions

**Reference:** PA/2013/0767

**Proposal:** Planning permission to vary condition 3 of planning permission PA/2010/0860 dated 01/08/2010 to retain a temporary modular building

**Decision:** Approve with Conditions

**Reference:** PA/2016/1212

**Proposal:** Planning permission to remove condition 1 of PA/2013/0767 to allow the permanent siting of a modular classroom

**Decision:** Approve with Conditions

**Reference:** PA/2021/1313

**Proposal:** Planning permission to erect a three-storey classroom extension, overcladding existing sub-station and associated landscaping works

**Decision:** Not Yet Determined

**Reference:** PA/2022/2006

**Proposal:** Application for a non-material amendment to PA/2021/1313 dated 14/04/2022 namely to omit aluminium solar fins and add louvres for mechanical extraction on south facing façade, omit Trespa panels for the roof, omit windows to west elevation and omit render to existing south façade behind reception building

**Decision:** Approve

**Reference:** PA/2022/2160

**Proposal:** Advertisement consent for one externally illuminated fascia sign

**Decision:** Approve with Conditions

**Reference:** PA/2022/2228

**Proposal:** Application for a non-material amendment to PA/2021/1313 dated 14/04/2022 namely to amend window openings within existing part of building on east facing façade and amend Trespa panel signage surrounding substation

**Decision:** Approve

**Reference:** PA/2022/516

**Proposal:** Planning permission for the creation of a 3G artificial grass pitch (AGP) with perimeter fencing, floodlighting, asphalt hard standing area, storage container, soil bunds and asphalt access pathway

**Decision:** Approve with Conditions

**Reference:** PA/2023/1736

**Proposal:** Application to remove condition 4 of PA/2022/516 dated 06/07/2022 in relation to providing a noise verification report

**Decision:** Approve with Conditions

**Reference:** PA/2023/754

**Proposal:** Application to determine if prior approval is required for the proposed installation of solar photovoltaics (PV) equipment on the roofs of non-domestic buildings

**Decision:** Not Required

## **ASSESSMENT**

Planning permission is sought for the installation of new gates and fencing at John Leggott College, West Common Lane, Scunthorpe, DN17 1DS

The site sits on West Common Lane. It is bound by North Lindsey College to the north, a row of residential dwellings that front Glover Rd to the east, woodland to the west and West Common Lane to the south.

### Key issues

The key issues to consider in the determination of this application are as follows:

- Principle of the development
- Sitting, layout and design.
- Amenity impact
- Highways impact.
- Drainage impact

### Principle of Development:

The proposal relates to the erection of new gates and fencing within the grounds of an existing educational facility. Part of the proposed development site is designated R1 - protected playing fields, however the proposed fencing and gates will not impact the playing fields.

The proposal is located within the defined development limits of Scunthorpe. Policy CS3 of the Core Strategy supports proposals within development boundaries that are

in keeping with the character and function of the settlement. The works are minor in nature and ancillary to the existing use.

The fencing and gates will support the safe and efficient operation of the College, which is an established community facility. The principle of development is therefore acceptable, subject to compliance with other policies.

### Layout Siting and Design

The proposed fencing and gates are positioned along established boundaries and entrances. Their scale and design are typical of boundary treatments at educational premises. Given the setting, the works will not appear visually intrusive. The proposal is therefore considered consistent with Policies DS1 and CS5.

### Amenity Impact

Policy DS1 also requires that development should not result in unacceptable loss of amenity. The nearest residential dwellings are located to the east on Glover Road, separated by the College boundary and existing fencing. The proposed gates and fencing will not result in loss of outlook, overshadowing, or overbearing impact. The scheme does not involve activities that would give rise to noise, pollution, or disturbance and Environmental Protection have no objection or comments to the proposal. It is therefore considered that the proposal will not adversely affect residential amenity.

### Highway safety

Policy T2 is concerned with access to development and states that all development should be served by satisfactory access. Policy T19 is concerned with parking provisions.

Highways have been consulted and have no objection to the application. The department have commented that looking at the submitted information Highways would recommend a standard informative due to works taking place within the limits of an adopted highway.

The planning department have considered the proposal and the comments from the Highways officer and has judged that it would not raise any issue of parking and public safety from the highway.

### Drainage

Policy DS16 (Flood Risk) and Policy CS19 (Flood Risk) require that development avoids areas of flood risk and does not increase flooding elsewhere. The Local Lead Flood Authority has confirmed no objections to the scheme. The fencing and gates will not materially affect drainage or flood risk.

## Conclusion

In conclusion, the principle of the development is acceptable. The position and scale of the of the development would not result in any unacceptable harm to the character of the area or to the protected playing field.

Overall, the proposal complies with the relevant policies of the North Lincolnshire Local Plan, North Lincolnshire Core Strategy, as well as the National Planning Policy Framework and is therefore recommended for approval.

**RECOMMENDATION:** Grant subject to conditions