

Development Management Delegated Decision Report

B/21/0021



SUMMARY OF APPLICATION			
Application Reference	B/21/0021		
Application Type	Consultation to BBC		
Proposal	Lincolnshire County Council Consultation PL/0005/21 to BBC for the Approval of Details Reserved by Condition 4 (Flood Lighting Illumination) of Planning Permission B/19/0445 (To construct 8no Lighting Columns to be located around the perimeter of the existing hard surface multi use Games Area)		
Location	St Nicholas C OF E Primary School, Woad Farm Road, Boston, PE21 0EF		
Applicant	Mr Graham Turner, Kier		
Agent	Marc Willis, Lincolnshire County Council		
Received Date:	22-Jan-2021	Consultation Expiry Date:	---
Valid Date:	22-Jan-2021	Statutory Expiry Date:	04-Feb-2021
Date of Site Visit:		Extension of Time Date:	---
Objections received?			
5 day notification record:			
Councillors notified	Date	Response received – date	Ok to continue
Recommendation	No observations		
Report by:	Richard Byrne		
Date:	19 th April 2021		

OFFICER REPORT

SITE AND SURROUNDINGS:

St Nicholas C of E Primary School is located within a predominantly residential area and adjoins Boston College 'De Montford' Campus to the south. The school has a shared pedestrian and vehicular access off the publicly maintained Woad Farm Road. Woad Farm Road is single carriageway with footways on either side and school safety zone markings extend either side of the entrance. A second pedestrian only access is located off Kitwood Road to the west of the school.

The application site comprises a multi-use games area (MUGA) which was granted planning permission in 2014 (LCC Ref No. B/0253/14 & Application No. B/14/0253). The MUGA is on the western side of Woad Farm Road 20 metres from the boundary which is enclosed by a 2.5 metre high concrete posts supporting galvanised chain link fencing.

The whole school falls within Flood Zones 2 and 3.



DETAILS OF PROPOSAL:

Lincolnshire County Council has consulted Boston Borough Council for their views on the application for discharge planning condition 4 attached to B/19/0445.

The application has been supported by:

- Euroflood MidiLED Datasheet
- Luminaire parts list
- Lux Plot
- Tubular Columns Datasheet

RELEVANT HISTORY:

B/19/0445 - County Matters Consultation to construct 8 no lighting columns to be located around the perimeter of the existing hard surface multi use games area.

RELEVANT DEVELOPMENT PLAN POLICIES AND DOCUMENTS:

The application site is within Boston's settlement boundary. The following South East Lincolnshire Local Plan (2011-2036) Policies are therefore considered to be relevant:

- Policy 2: Development Management
- Policy 30: Pollution

OTHER RELEVANT DOCUMENTS / LEGISLATION / GUIDANCE:

National Planning Policy Framework (NPPF) 2019.
National Planning Policy Guidance (on line resource)

CONSULTATION RESPONSES:

Environmental Health

- Would normally expect to see a contour plot showing the anticipated lighting levels in the surrounding area as a result of the lighting scheme. This is absent and as such it is difficult to comment.

THIRD PARTY REPRESENTATIONS RECEIVED:

N/A

RECOMMENDATION:

State no observation for the application.