Lancashire County Council

Development Management Group
Lancashire County Council
PO Box 100, County Hall
Preston, PR1 0LD

3/2012/1059P

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:	Mr
First name:	
Surname:	
Company name	Bowland High School
Street address:	Sawley Road
	Grindleton
Town/City	Clitheroe
County:	Lancashire
Country:	
Postcode:	BB7 4QS

	Country Code	National Number	Extension Number
Telephone number:			
Mobile number:			
Fax number:			
Email address:			

Are you an agent acting on behalf of the applicant? (•) Yes ( ) No

2. Agent Name, Address and Contact Details

Title:	Mr
First Name:	Paul
Surname:	Tunstall
Company name:	JWPC Ltd
Street address:	Unit 18
	Waterview
	White Cross
Town/City	Lancaster
County:	Lancashire
Country:	United Kingdom
Postcode:	LA1 4XS

	Country Code	National Number	Extension Number
Telephone number:		01524 599980	
Mobile number:			
Fax number:			
Email address:	ptunstall@jwpc.co.uk		

3. Description of the Proposal

Please describe the proposed development including any change of use:

Proposed redevelopment of old school buildings to provide a new 2/3 storey building accommodating classrooms, dining hall, hall, kitchen, learning resources room, offices and ancillary facilities.

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: | Suffix:

House name: Bowland County High School

Street address: Sawley Road

Grindleton

Town/City: Clitheroe

County:

Postcode: BB7 4QS

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

Easting: 376943

Northing: 446225

5. Pre-application Advice

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

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title: Mr | First name: Patrick | Surname: McKeown

Reference: n/a

Date (DD/MM/YYYY): 01/08/2012 (Must be pre-application submission)

Details of the pre-application advice received:

Site meeting with Patrick McKeown and Rob Hope. Officers expressed support to the principle of the proposals and provided advice on design matters and details required for submission.

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

If Yes, please provide details:

Private contract

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

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:

Painted Render

Description of *proposed* materials and finishes:

Painted render, natural stone and glass

9. (Materials continued)

Roof - description:

Description of *existing* materials and finishes:

Natural slate

Description of *proposed* materials and finishes:

Not yet known

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:

Design and Access Statement

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	45	58	13
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)	3	3	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 [X] Cess pit [ ]

Other

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

If Yes, please include the details of the existing system on the application drawings and state references for the plan(s)/drawing(s):

See Proposed Site Plan

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 [X] Main sewer [ ] Pond/lake

[X] 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:

Secondary School

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

Use class/type of use		Existing gross internal floorspace (square metres)	Gross internal floorspace to be lost by change of use or demolition (square metres)	Total gross new internal floorspace proposed (including changes of use) (square metres)	Net additional gross internal floorspace following development (square metres)
A1	Shops Net Tradable Area	0.0	0.0	0.0	0.0
A2	Financial and professional services	0.0	0.0	0.0	0.0
A3	Restaurants and cafes	0.0	0.0	0.0	0.0
A4	Drinking establishments	0.0	0.0	0.0	0.0
A5	Hot food takeaways	0.0	0.0	0.0	0.0
B1 (a)	Office (other than A2)	0.0	0.0	0.0	0.0
B1 (b)	Research and development	0.0	0.0	0.0	0.0
B1 (c)	Light industrial	0.0	0.0	0.0	0.0
B2	General industrial	0.0	0.0	0.0	0.0
B8	Storage or distribution	0.0	0.0	0.0	0.0
C1	Hotels and halls of residence	0.0	0.0	0.0	0.0
C2	Residential institutions	0.0	0.0	0.0	0.0
D1	Non-residential institutions	1255.0	1255.0	2045.0	790.0
D2	Assembly and leisure	0.0	0.0	0.0	0.0
Other	Please Specify	0.0	0.0	0.0	0.0
	Total	1255.0	1255.0	2045.0	790.0

For hotels, residential institutions and hostels, please additionally indicate the loss or gain of rooms:

Use Class	Types of use	Existing rooms to be lost by change of use or demolition	Total rooms proposed (including changes of use)	Net additional rooms

19. Employment

If known, please complete the following information regarding employees:

	Full-time	Part-time	Equivalent number of full-time
Existing employees	65	0	0
Proposed employees	65	0	0

20. Hours of Opening

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

Use	Monday to Friday Start Time	Monday to Friday End Time	Saturday Start Time	Saturday End Time	Sunday and Bank Holidays Start Time	Sunday and Bank Holidays End Time	Not Known
D1							☒

21. Site Area

What is the site area? 00.98 hectares

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 B)

Certificate of Ownership - Certificate B

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

I certify/The applicant certifies that I have/the applicant has given the requisite notice to everyone else (as listed below) who, on the day 21 days before the date of this application, 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 this application relates.

Notice recipient		Date notice served
Name	LCC Estates	19/09/2012
Number:		
Suffix:		
Street:	County Hall	
Locality:		
Town:	Preston	
Postcode:	PR1 0LD	

Title: Mr First name: Paul Surname: Tunstall

Person role: Agent Declaration date: 19/09/2012 ☒ 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

25. Certificates (Agricultural Land Declaration - continued)

Title: Mr | First Name: Paul | Surname: Tunstall

Person role: Agent | Declaration date: 19/09/2012 | ☒ 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 19/09/2012

320121059P

Development Management Group
Lancashire County Council
PO Box 100, County Hall
Preston
PR1 0LD

13 Waterview
White Cross
Lancaster
Lancashire LA1 4XS
Tel: 01524 599980
Fax: 01524 599989
Email: enquiries@jwpc.co.uk

Ref: 12/L/029

21st September 2012

Dear Sir/Madam

RE: PROPOSED REWDEVELOPMENT OF SCHOOL BUILDINGS TO PROVIDE 2/3 STOREY BUILDING; EXTERNAL WALKWAY, RECONFIGURATION OF CAR PARK AND YARD AREA AND REDEVELOPMENT OF CARETAKERS STORE BUILDING.
BOWLAND HIGH SCHOOL, GRINDLETON, LANCASHIRE
PLANNING PORTAL REF: PP-02206448

I refer to the above planning application submitted today through the Planning Portal (see reference above).

In order to complete the application and enclose herein the application fee cheque for the total amount of £9380 which reflects the total floor area proposed for development of 2045m^2. This consists of the new school block which replaces the existing buildings; the external walkway and the redeveloped caretaker's office/store.

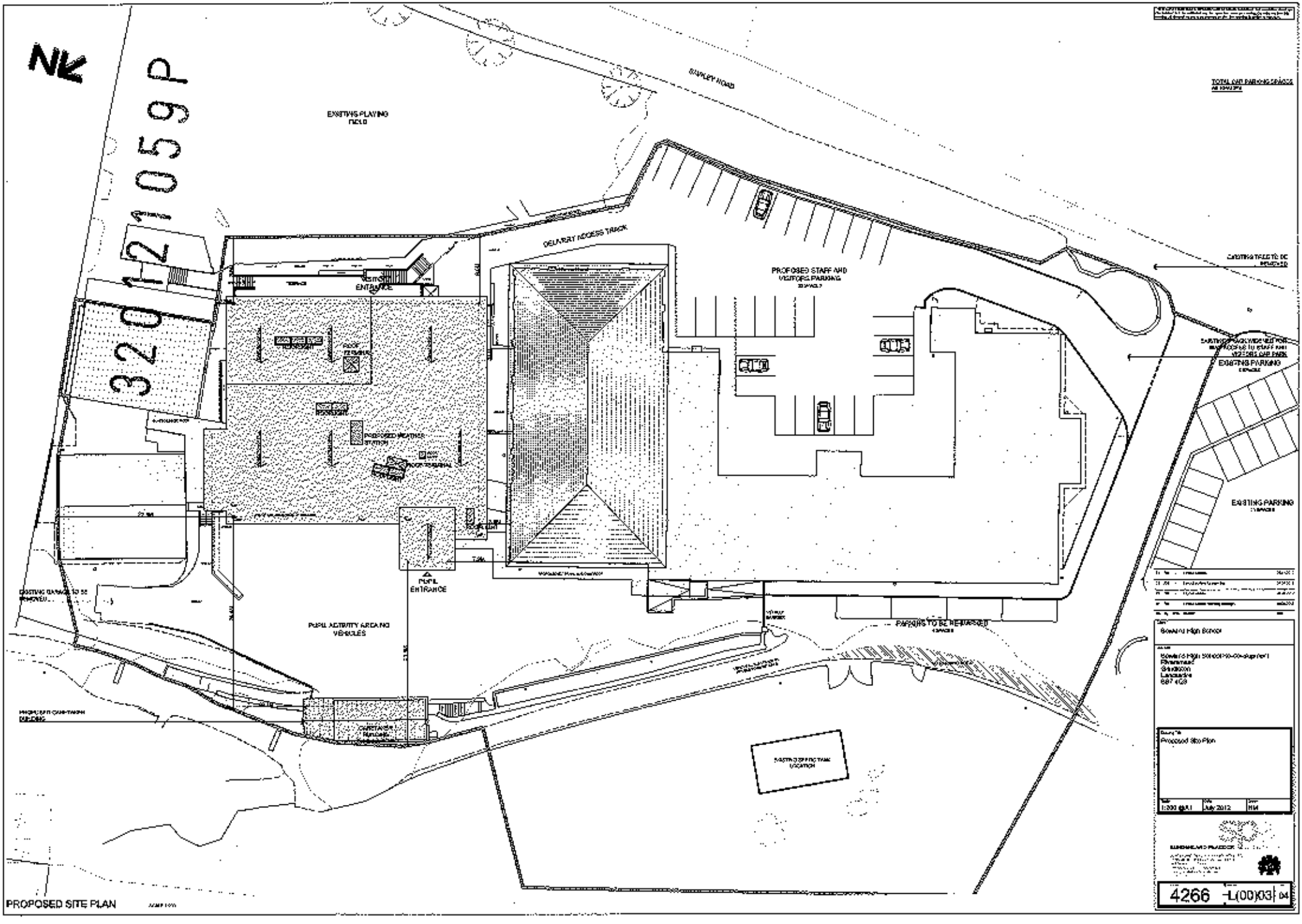
I also attach 3 copies of a Planning Support Statement to be read alongside the submission; specifically the Design and Access Statement and Landscape and Visual Impact Assessment.

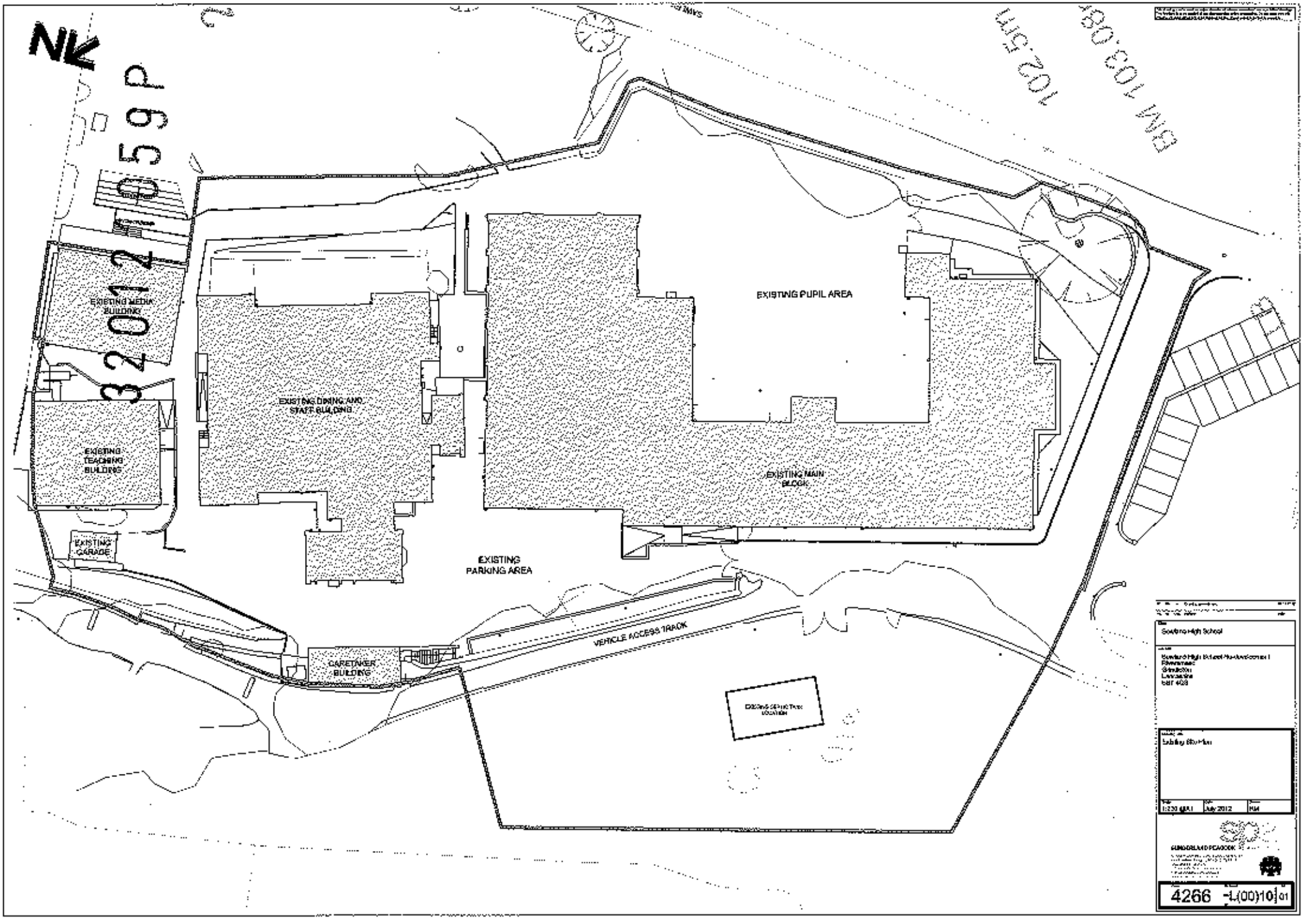
The application is submitted following pre-application discussions with both Patrick McKeown and Rob Hope and following an opne public meeting to discuss the proposals with local residents.

I look forward to receive confirmation that the application is valid at your earliest convenience.

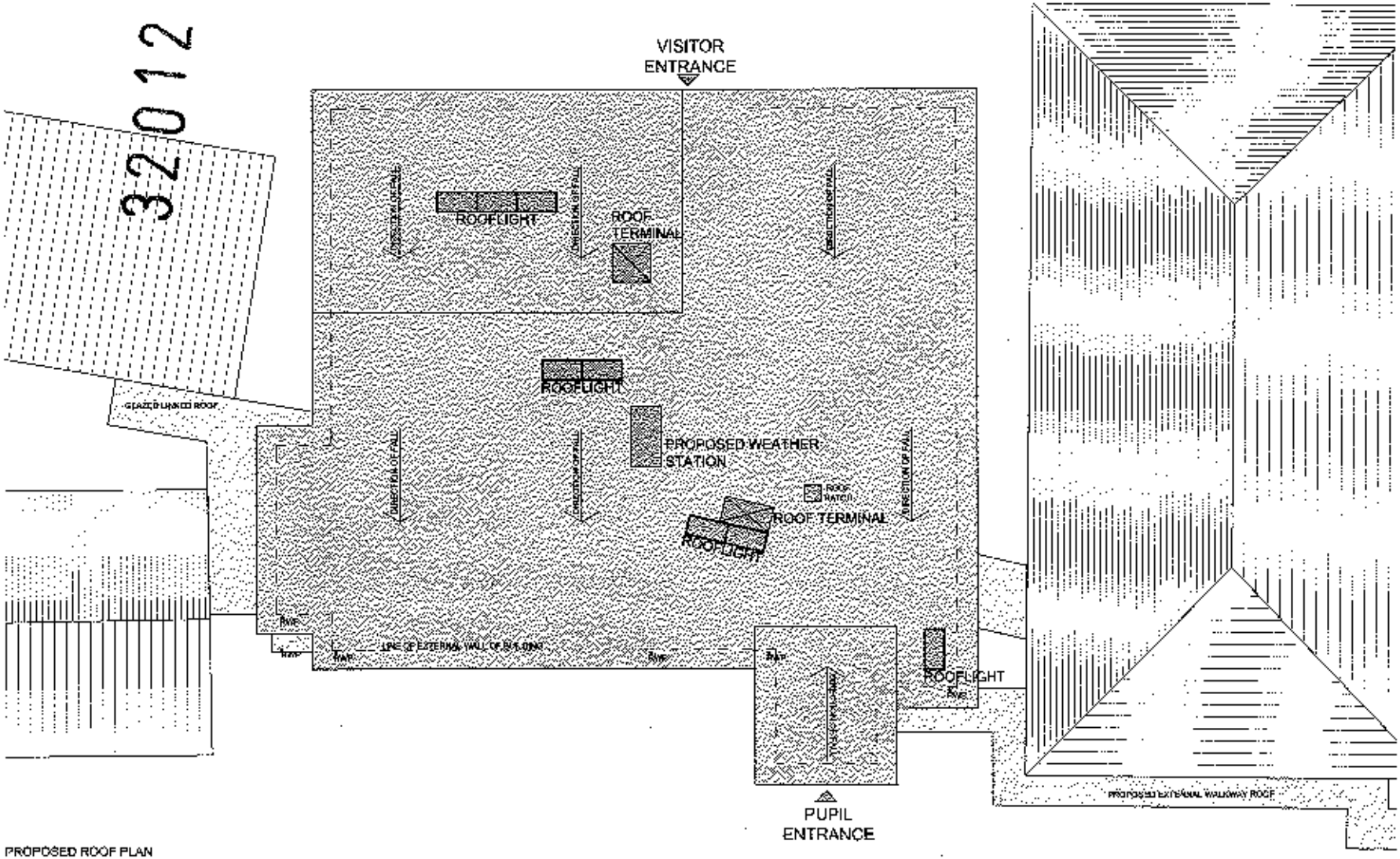
Yours faithfully,

Paul Tunstall MRTPI
Director


NK
3201210590P
EXISTING PLAYING FIELD
STAPLEY ROAD
DELIVERY ACCESS TRACK
PROPOSED STAFF AND VISITORS PARKING
EXISTING PARKING
PUPIL ENTRANCE
PUPIL ACTIVITY AREA NO VEHICLES
PARKING TO BE REMARKED
EXISTING PARKING
PROPOSED SITE PLAN
Bowerham High School
Proposed Site Plan
1:200 @ A1
July 2012
4266 -L(00)03 04


NK
EXISTING MEDIA BUILDING
EXISTING TEACHING BUILDINGS
EXISTING GARAGE
EXISTING DINING AND STAFF BUILDING
EXISTING PUPIL AREA
EXISTING MAIN BLOCK
EXISTING PARKING AREA
CARETAKER BUILDING
VEHICLE ACCESS TRACK
Sowerbutts Blow Hall
4266 -L(00)10 01

3201210590



PROPOSED ROOF PLAN

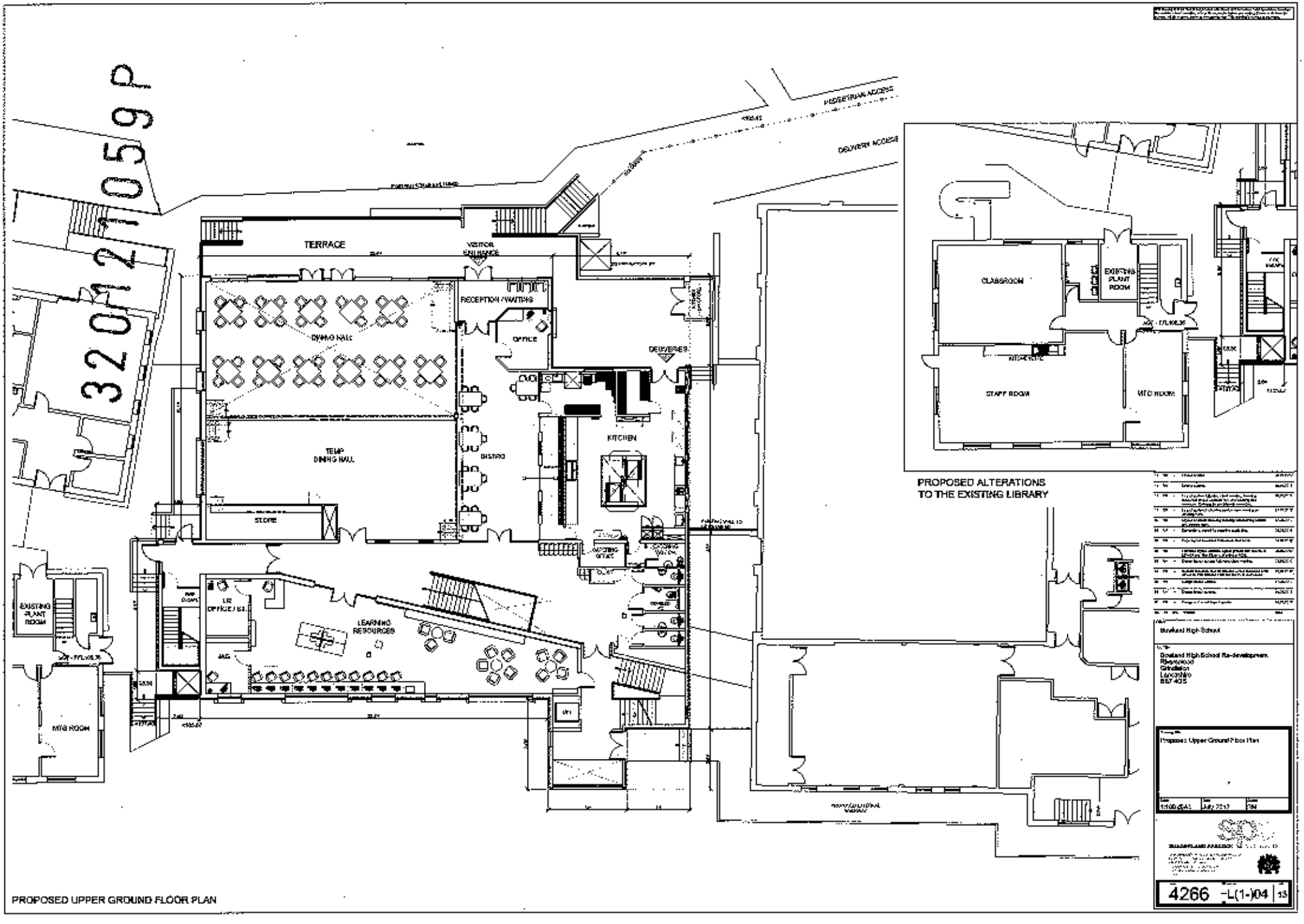
Bowland High School

Bowland High School Re-development
Hey Wood
Grindleton
Lancashire
BB7 4QS

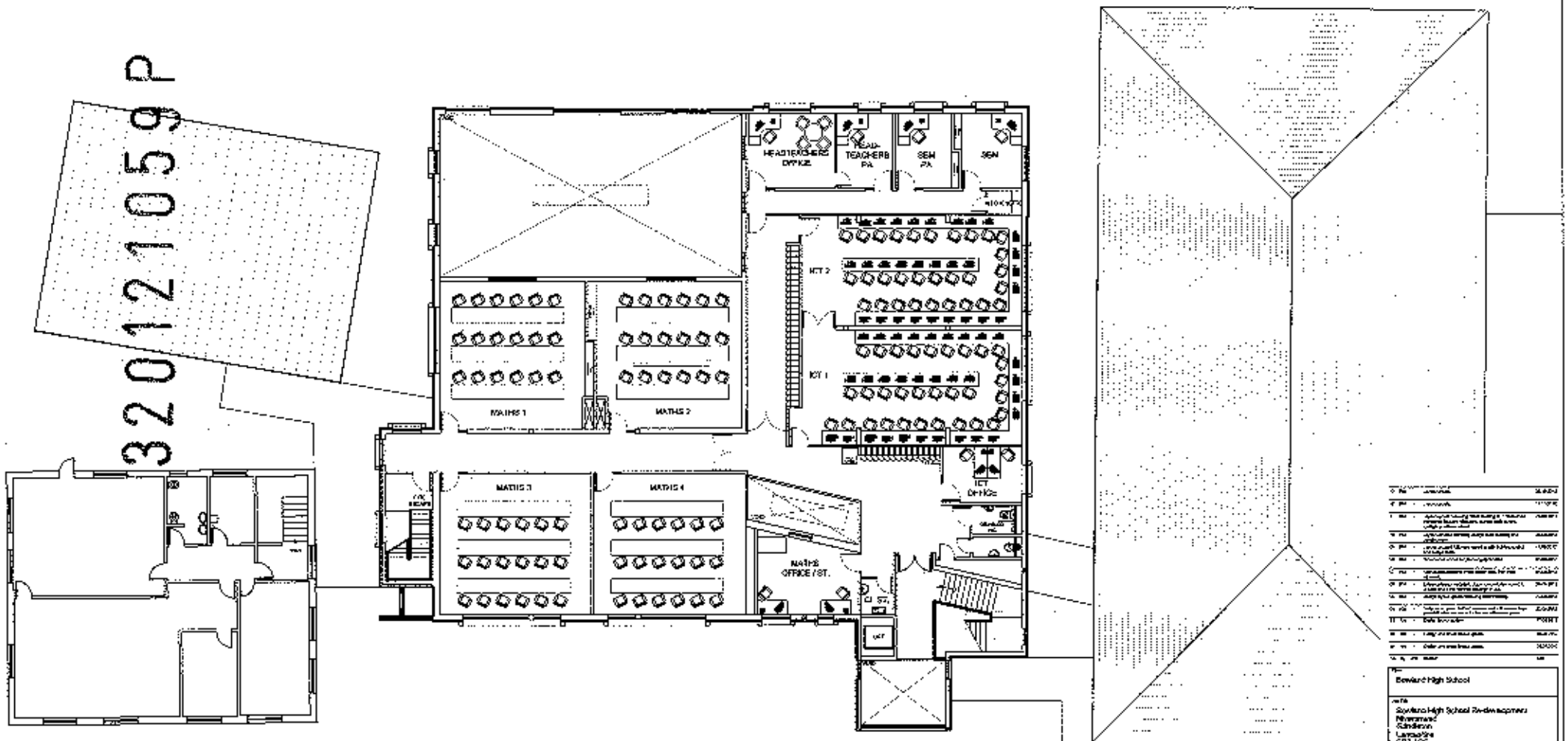
Proposed Roof Plan

1:100 @A1 | July 2013 | SM

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PROPOSED UPPER GROUND FLOOR PLAN



PROPOSED FIRST FLOOR PLAN

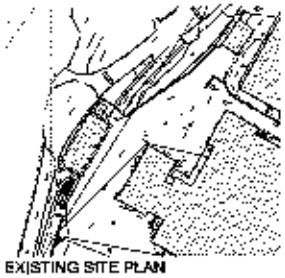
Bewsey High School

Bewsey High School Redevelopment
Rivenwood
Gatebrook
Lancashire
WA7 4QS

Proposed First Floor Plan

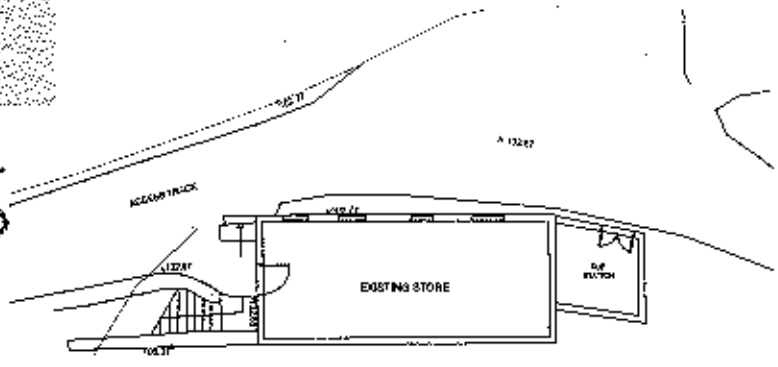
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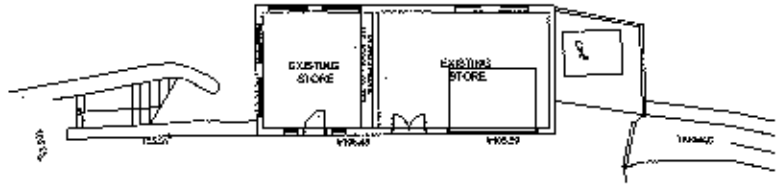


EXISTING SITE PLAN
SCALE 1:500

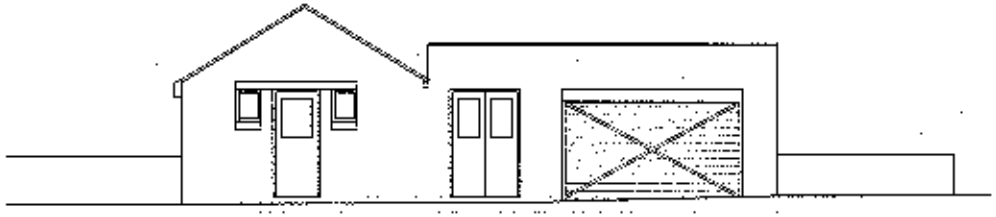
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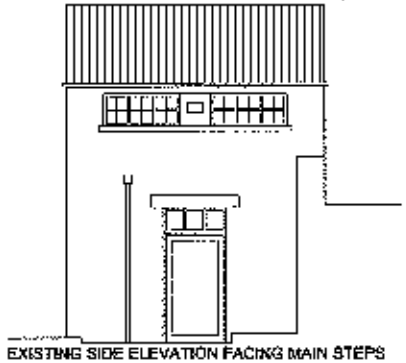
EXISTING CARETAKER BUILDING
GROUND FLOOR
SCALE 1:100



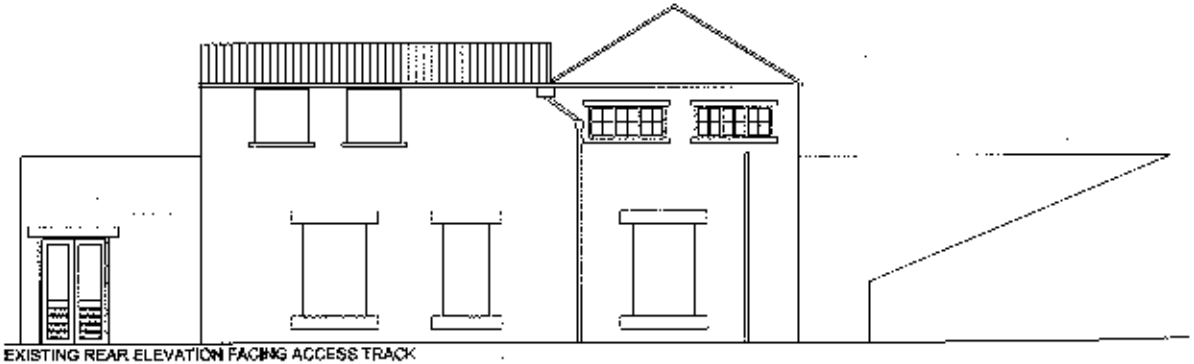
EXISTING CARETAKER BUILDING
FIRST FLOOR
SCALE 1:100



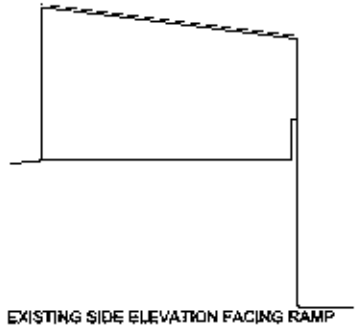
EXISTING FRONT ELEVATION FACING MAIN SCHOOL BUILDING
SCALE 1:50



EXISTING SIDE ELEVATION FACING MAIN STEPS
SCALE 1:50



EXISTING REAR ELEVATION FACING ACCESS TRACK
SCALE 1:50



EXISTING SIDE ELEVATION FACING RAMP
SCALE 1:50

Rawtenstall High School

Rawtenstall High School Re-development
Rawtenstall
Rossendale
Lancashire
BB4 6QS

Existing Caretaker Building
Plans and Elevations

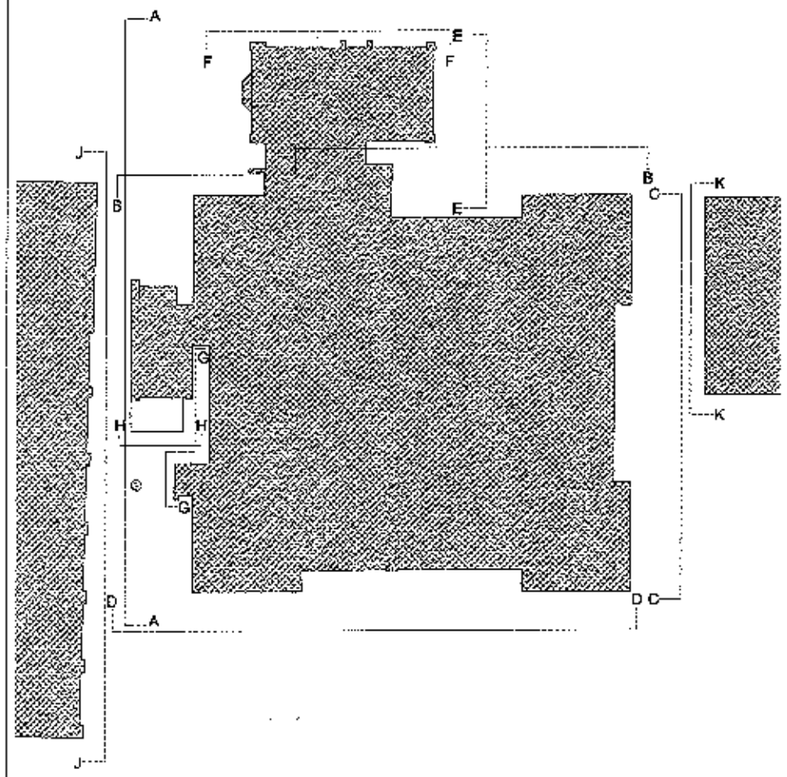
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SUNDERLAND PEACOCK

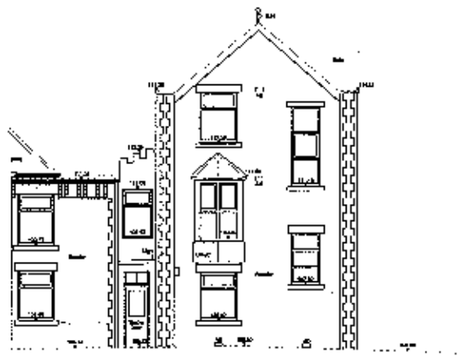
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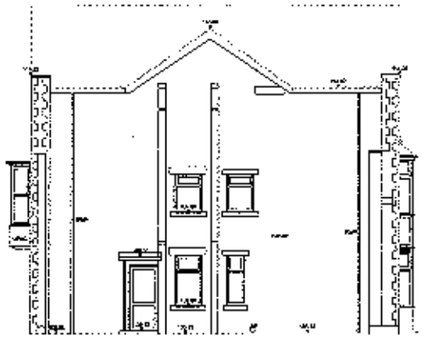
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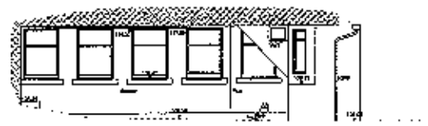
ELEVATION LOCATION PLAN 1:200



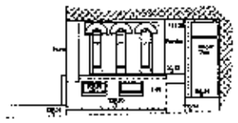
ELEVATION E-E



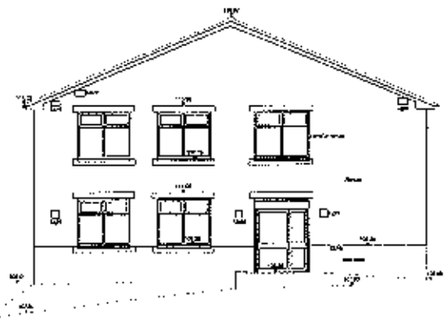
ELEVATION F-F



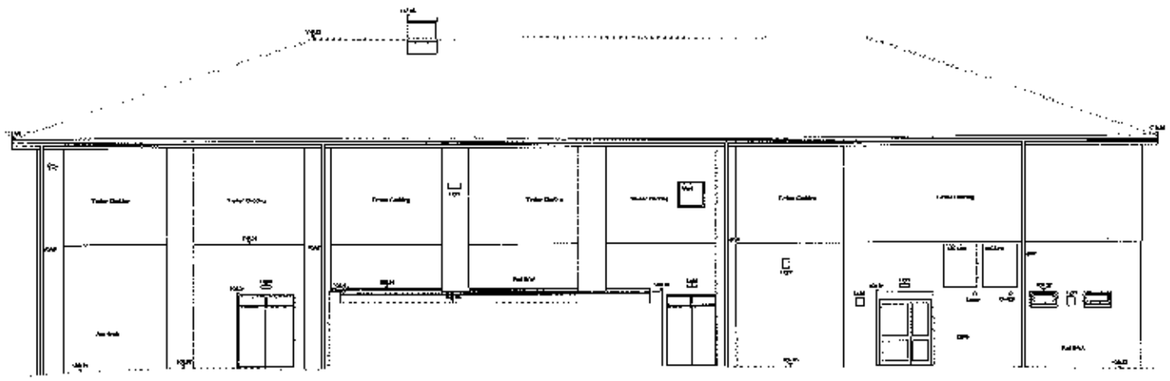
ELEVATION G-G



ELEVATION H-H



ELEVATION K-K



ELEVATION J-J

Bowland High School

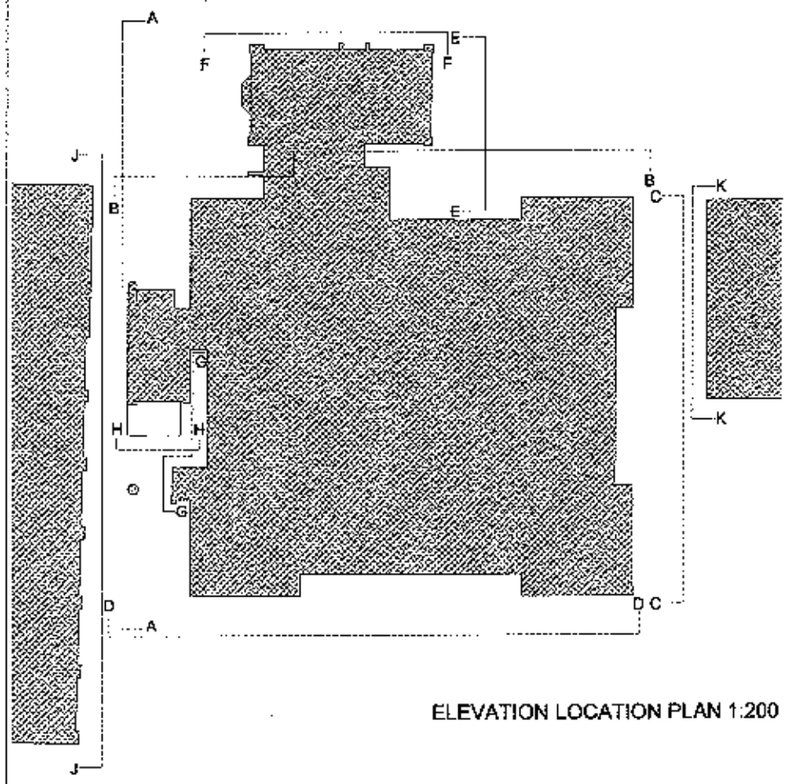
Bowland High School Re-development
Riversmead
Grindleton
Lancashire
BB7 4QS

Existing Elevations
Sheet 2 of 2

Scale	Date	Drawn
1:100 @A1	July 2012	RM

SUNDERLAND PEACOCK ASSOCIATES

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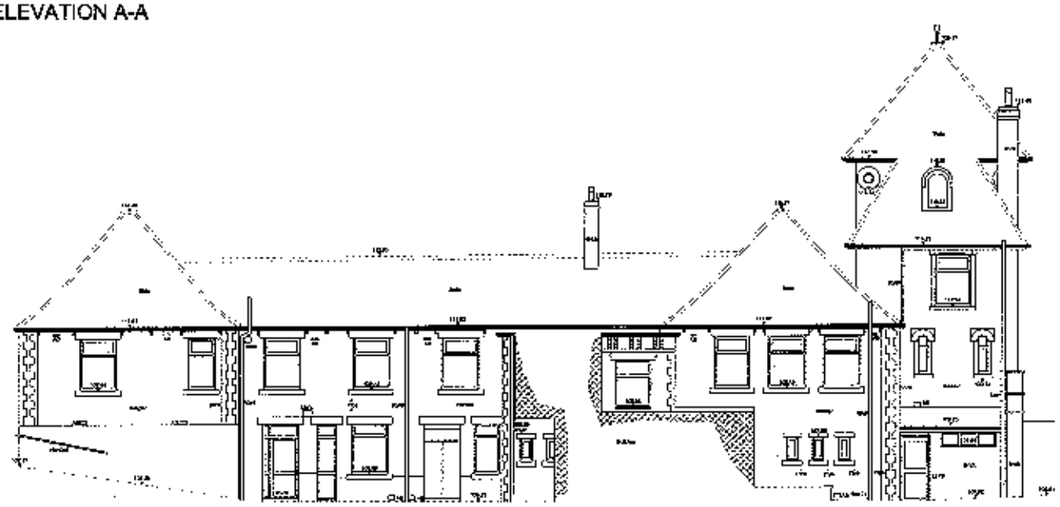


ELEVATION LOCATION PLAN 1:200

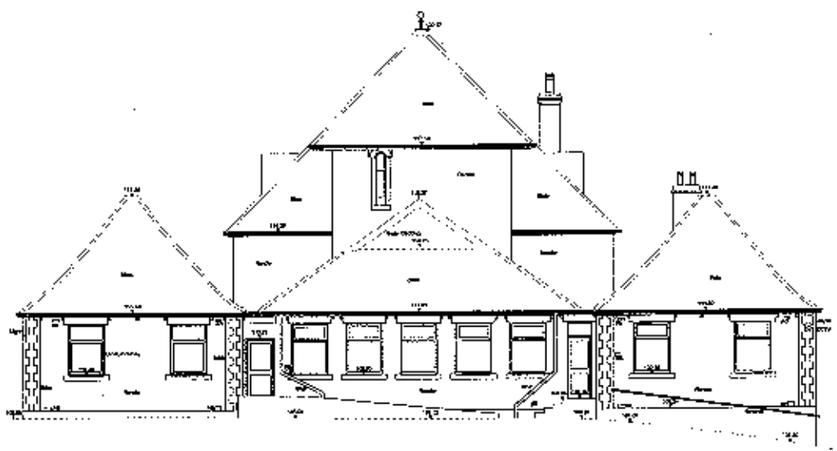


ELEVATION A-A

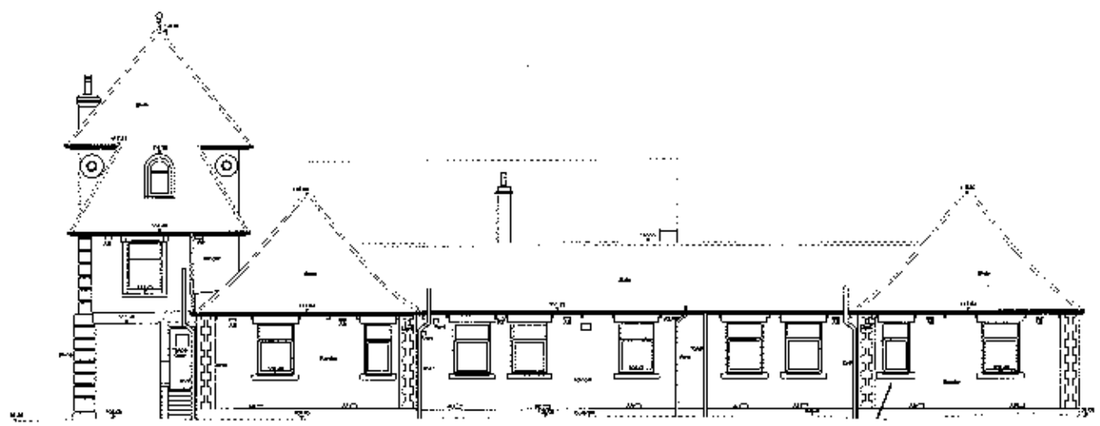
320121059P



ELEVATION B-B



ELEVATION C-C



ELEVATION D-D

Bowland High School

Bowland High School Re-development
Riversmead
Chipdeon
Lancashire
BB7 4QS

Existing Elevations
Sheet 1 of 2

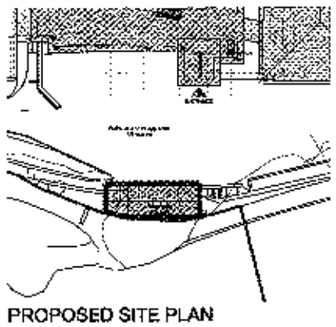
Scale	Date	Drawn
1:200 @A1	July 2012	RM

SUNDERLAND PEACOCK ASSOCIATES

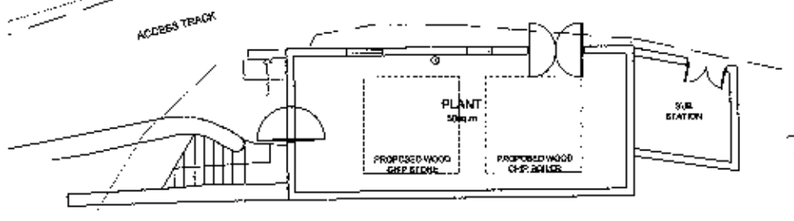
Job No.	Drawing No.	Rev.
4266	-L(2-)01	01

This drawing is to be read in conjunction with all relevant consultants' and specialists' drawings. Any discrepancies to be reported before proceeding. Do not scale from this drawing. All dimensions are in millimetres unless otherwise stated. This drawing is subject to copyright.

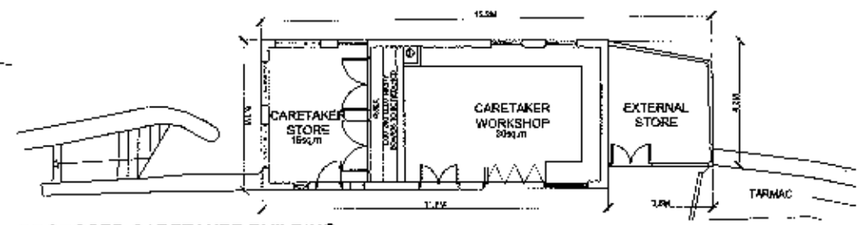
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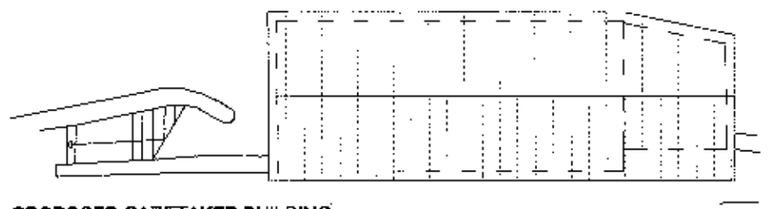
PROPOSED SITE PLAN
SCALE 1:500



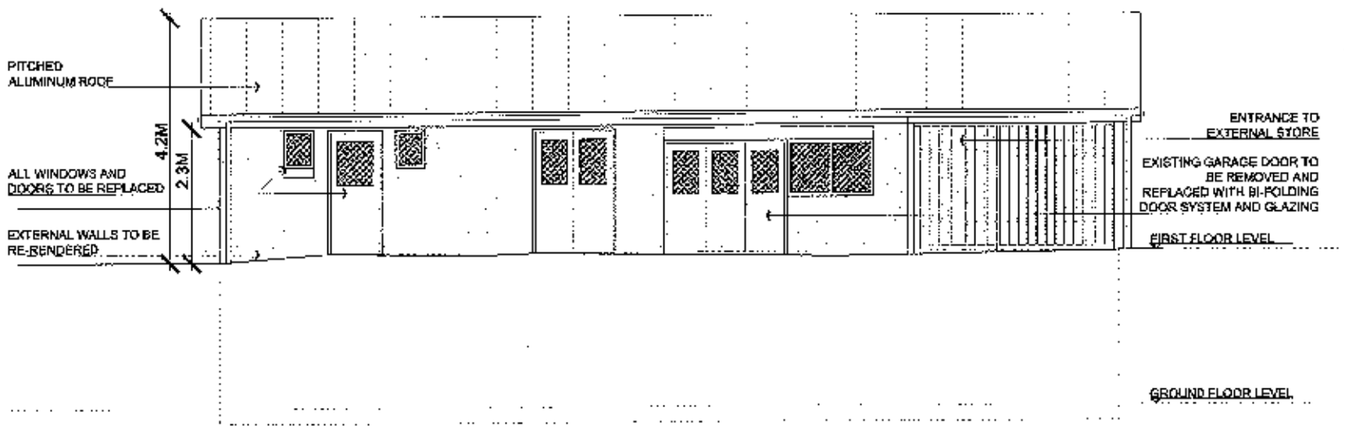
PROPOSED CARETAKER BUILDING
GROUND FLOOR
SCALE 1:100



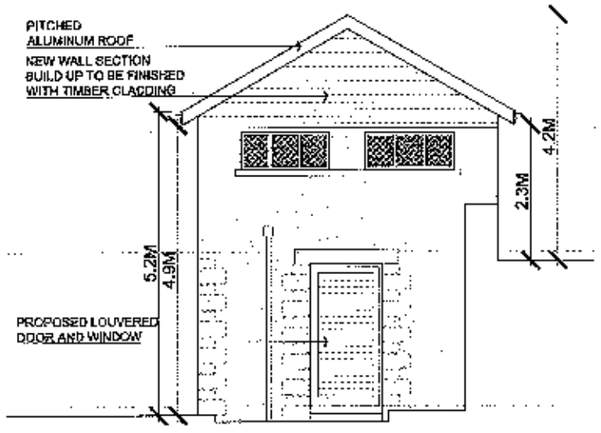
PROPOSED CARETAKER BUILDING
FIRST FLOOR
SCALE 1:100



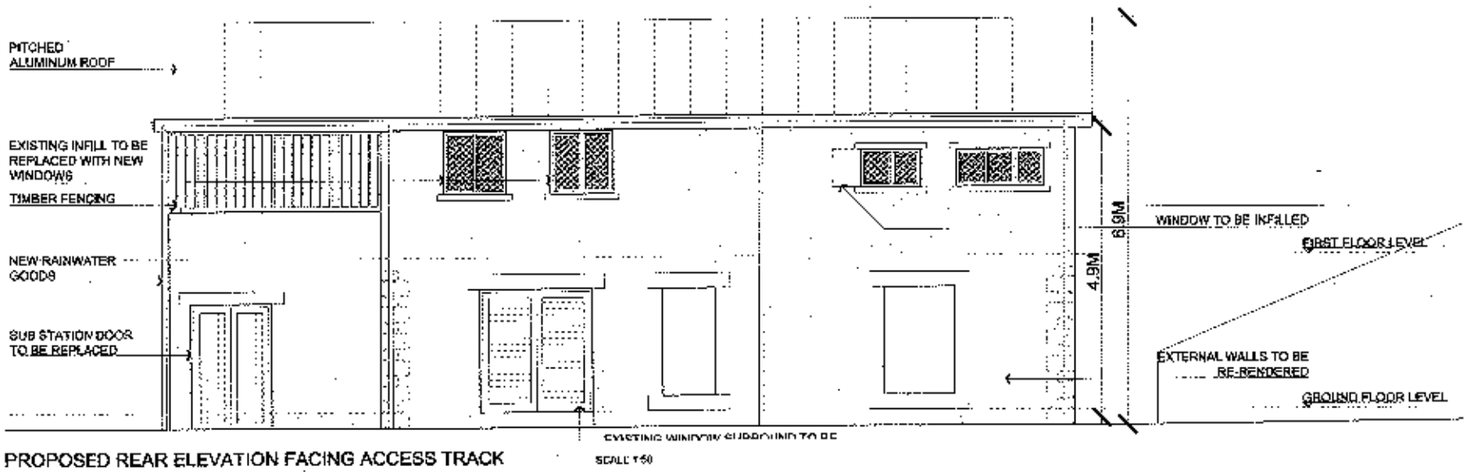
PROPOSED CARETAKER BUILDING
ROOF PLAN
SCALE 1:100



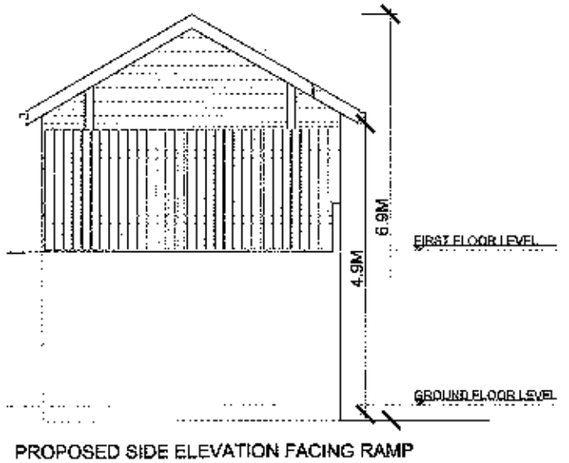
PROPOSED FRONT ELEVATION FACING MAIN SCHOOL BUILDING
SCALE 1:50



PROPOSED SIDE ELEVATION FACING MAIN STEPS
SCALE 1:50



PROPOSED REAR ELEVATION FACING ACCESS TRACK
SCALE 1:50



PROPOSED SIDE ELEVATION FACING RAMP
SCALE 1:50

MATERIALS
- WINDOWS AND DOORS TO BE POLYESTER POWDER COATED ALUMINIUM
- ROOF TO BE LEADY ALUMINIUM / STANDING SEAM
- RENDER TO MATCH MAIN BUILDING
- HORIZONTAL TIMBER CLADDING

Client
Bowland High School

Job Title
Bowland High School Re-development
Riverainead
Grindleton
Lancashire
BB7 4QS

Drawing Title
Proposed Caretaker Building
Plans and Elevations

Scale	Date	Drawn
As shown@A1	Aug 2012	RM

SUNDERLAND PEACOCK ARCHITECTS

Job No. 4266 | Drawing No. -L(1-)11 | Rev. 01