



FULL PLANNING PERMISSION

Applicant Name and Address

Ms D Easson
The Shires School
Shires Lane
Stretton
Rutland
LE15 7GT

Agent Name and Address

Ms Karen Mellor
McCombie Smith Architects
71 Main Street
Greetham
LE15 7NJ

Date of Validation
3 August 2021

Application Number:
2021/0968/FUL

PROPOSAL: New detached annex classroom block, associated parking and fencing with new site access gate.

LOCATION: The Shires School Shires Lane Stretton Rutland LE15 7GT

GRANT PLANNING PERMISSION in accordance with the application and plans submitted subject to the following conditions:

- 1 The development shall be begun before the expiration of three years from the date of this permission.
Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990, as amended by the Planning and Compulsory Purchase Act 2004.
- 2 The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers 087/20/15A, 878/20/17A, BHA/1089-01, Eclipse-60 Fencing details and the materials specified in the application.
Reason - For the avoidance of doubt and in the interests of proper planning.
- 3 No development shall take place until a Construction Management Plan has been submitted and approved in writing by the Local Planning Authority, which will include the following:-
 - a) A scheme for monitoring, reporting and control of construction noise and vibration including hours of working and scope for remedial action.
 - b) A scheme for the control of dust and scope for remedial action in the event that dust is identified as an issue or any complaints are received.
 - c) A scheme of chassis and wheel cleaning for all construction vehicles to include the details of location and specification of a fully working jetted drive-thru bath type wheel wash system together with hard surfacing laid between the apparatus and public highway in either concrete or tarmac, to be maintained free of mud, slurry and any other form of contamination whilst in use. A contingency plan including if necessary the temporary cessation of all construction operations and movements to be implemented in the event that the approved vehicle cleaning scheme fails to be effective for any reason.
 - d) Haul routes to the site and hours of delivery.
 - e) Measures to ensure that vehicles can access the site immediately upon arrival to ensure there is no queuing on the public highway.
 - f) Details of site compounds, storage area and contractor/visitor parking/turning.
 - g) Details of the site enclosure or part thereof and gated site security.
 - h) Confirmation of any tree protection measures.

- i) Confirmation that any demolition will be carried out in accordance with the ecological assessment.
- j) A scheme for dealing with complaints.
- k) Details of any temporary lighting which must not directly light the public highway.
- l) Phasing plans where necessary.

The development shall thereafter be carried out in accordance with the approved Construction Management Plan.

Reason: In the interests of highway safety and amenity in accordance with policies Policies SP15 and SP17 of Site Allocations & Policies Development Plan Document Adopted October 2014.

INFORMATIVES:

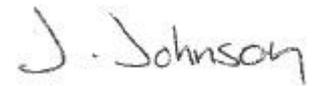
Proactive Statement – This decision has been reached taking into account paragraph 38 of the National Planning Policy Framework.

Vegetation clearance must either take place outside the bird-nesting season (March to July inclusive), or within 24 hours of the 'all-clear' from an appropriately qualified ecologist following a negative bird-nesting survey. Netting to prevent bird nesting may only be done with prior approval of the LPA.

The proposals involve the installation of a fence, therefore the applicant should be made aware that the adjacent land is suitable habitat for badger. There are no records of badger in the vicinity of this development, however this does not mean that they aren't present on or close to the site. The applicant must be made aware that Badgers and their setts (tunnels and chambers where they live) are protected by law. Further information regarding badgers can be found here <https://www.gov.uk/guidance/badgers-protection-surveys-and-licences> .

You are advised that this proposal may require separate consent under the Building Regulations and that no works should be undertaken until all necessary consents have been obtained. Advice on the requirements of the Building Regulations can be obtained from the Building Control Section, Places Directorate, Rutland County Council.

Decision Date: 25 October 2021



Proper Officer of the Council

PLANNING PERMISSION

IMPORTANT NOTES

1. Please quote your application reference number (shown overleaf) in all relevant correspondence.
2. **Appeals to the Secretary of State**
 - If you are aggrieved by the decision to grant permission subject to conditions, then you can appeal to the Secretary of State for Communities and Local Government under Section 78 of the Town and Country Planning Act 1990.
 - If you want to appeal, then you must do so using a form which you can obtain from: Initial Appeals, Planning Inspectorate, Temple Quay House, 2 The Square, Bristol, BS1 6PN. Tel No: 0303 444 5000 Email: <https://www.gov.uk/appeal-planning-decision> The Planning Inspectorate have an online appeal service which you can use to make your appeal. You can find the service through the Appeals area of the Planning Portal.
 - Appeals must be made within **six months** from the date of this decision notice.
 - 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 having regard to Sections 70 and 72(i) of the Act, to the provisions of the development order and to any directions given under the order, the Local Planning Authority could not have granted planning permission for the proposed development or could not have granted it without the conditions it imposed.