



DEPARTMENT OF ENVIRONMENT AND REGENERATION  
TOWN HALL  
LUTON  
LU1 2BQ  
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## Application for Planning Permission

### Town and Country Planning Act 1990 (as amended)

#### 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.

### Site Location

**Disclaimer:** We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

Suffix

Property Name

Address Line 1

Address Line 2

Address Line 3

Town/city

Postcode

Description of site location must be completed if postcode is not known:

Easting (x)  Northing (y)

Description

## Applicant Details

### Name/Company

Title

Mr

First name

Luis

Surname

Cadete

Company Name

Luton Council

### Address

Address line 1

Town Hall, Upper George Street

Address line 2

Project Design & Delivery Team

Address line 3

Town/City

Luton

County

Bedfordshire

Country

United Kingdom

Postcode

LU1 2BQ

Are you an agent acting on behalf of the applicant?

Yes

No

### Contact Details

Primary number

\*\*\*\*\* REDACTED \*\*\*\*\*

Secondary number

Fax number

Email address

## Agent Details

### Name/Company

Title

First name

Surname

Company Name

### Address

Address line 1

Address line 2

Address line 3

Town/City

County

Country

Postcode

## Contact Details

Primary number

\*\*\*\* REDACTED \*\*\*\*

Secondary number

Fax number

Email address

\*\*\*\* REDACTED \*\*\*\*

## Site Area

What is the measurement of the site area? (numeric characters only).

12383.00

Unit

Sq. metres

## Description of the Proposal

Please note in regard to:

- **Fire Statements** - From 1 August 2021, planning applications for buildings of over 18 metres (or 7 stories) tall containing more than one dwelling will require a 'Fire Statement' for the application to be considered valid. There are some exemptions. [View government planning guidance on fire statements](#) or [access the fire statement template and guidance](#).
- **Permission In Principle** - If you are applying for Technical Details Consent on a site that has been granted Permission In Principle, please include the relevant details in the description below.
- **Public Service Infrastructure** - From 1 August 2021, applications for certain public service infrastructure developments will be eligible for faster determination timeframes. See help for further details or [view government planning guidance on determination periods](#).

### Description

Please describe details of the proposed development or works including any change of use

The existing site off kestrel way that originally contained a telecommunications mast (which has now been removed), has been identified for new Secondary SEN School Building to serve Luton. The main building is 2 storeys and contains classrooms and general supporting facilities/ rooms, and faces Kestrel Way Road and is located central within the overall site. There are proposed 2No single storey wings to the building, one is the hydrotherapy pool and changing rooms, while the opposite wing has been indicated as a future Phase 2 element which contains the Respite Centre Facilities. In the middle at the rear of the school is the main double storey hall and catering/ change facilities. The area of land at the front of the school, will be used as the entrance/ exit and car park, with the rear of the site used as the playground.

Has the work or change of use already started?

- Yes  
 No

## Existing Use

Please describe the current use of the site

Telecommunications mast and ancillary structures/ out buildings. The mast has now been removed, but the other items remain on site.

Is the site currently vacant?

Yes

No

If Yes, please describe the last use of the site

As above - Telecommunications mast and ancillary structures/ out buildings. The mast has now been removed, but the other items remain on site.

When did this use end (if known)?

dd/mm/yyyy

**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

## Materials

Does the proposed development require any materials to be used externally?

Yes

No

Please provide a description of existing and proposed materials and finishes to be used externally (including type, colour and name for each material)

**Type:**

Walls

**Existing materials and finishes:**

N/A

**Proposed materials and finishes:**

Ground Floor & Flank wall to Main Entrance - Facing brickwork, Colour Cream/Buff/Grey/ Brown First Floor - Timber Cladding (natural or composite), Colour Natural Brown/ Grey

**Type:**

Roof

**Existing materials and finishes:**

N/A

**Proposed materials and finishes:**

Flat roof, Colour Grey, with a brickwork parapet to the perimeter.

**Type:**

Windows

**Existing materials and finishes:**

N/A

**Proposed materials and finishes:**

Aluminium - Colour Yellow Grey, similar shade to RAL 7034

**Type:**

Doors

**Existing materials and finishes:**

N/A

**Proposed materials and finishes:**

Aluminium - Colour Yellow Grey, similar shade to RAL 7034

**Type:**

Boundary treatments (e.g. fences, walls)

**Existing materials and finishes:**

Mainly Timber fencing (Colour Brown/ Grey) with facing brickwork (Colour Red) of adjacent buildings/ garages

**Proposed materials and finishes:**

Metal palisade security fence, colour green or grey to suit location. Where there is a difference in site levels to the site boundary, a concrete retaining wall will be constructed, with facing brick/ blocks, Colour grey/ natural

**Type:**

Vehicle access and hard standing

**Existing materials and finishes:**

Mainly grass with black asphalt hardstanding areas.

**Proposed materials and finishes:**

Grass/ landscaping area to general perimeter Asphalt Entrance/ Exit/ Circulation internal road, Rear playground & paths, Colour black Concrete Block Paving to Car Parking Spaces, Colour Grey/ Brown/ Red Concrete Paving to Front Paths, Colour Grey/ Brown/ Red Concrete hardstanding to Air Source Heat Pump (ASHP) & Refuse Enclosures, Colour Grey

**Type:**

Other

**Other (please specify):**

Canopy

**Existing materials and finishes:**

N/A

**Proposed materials and finishes:**

Front Entrance Canopy - Steel/ Timber Glulam Canopy structure/ support with clear/ opaque glazing/ polycarbonate, Colour Natural/ Grey  
Rear Canopies to edge of building - Painted Steel/ Aluminium Canopy structure/ support with clear/ opaque glazing/ polycarbonate, Colour Grey

**Type:**

Other

**Other (please specify):**

School Signage

**Existing materials and finishes:**

N/A

**Proposed materials and finishes:**

Acrylic/ Aluminium School logo/ name signage, Colour Grey/ Silver

**Type:**

Other

**Other (please specify):**

Parapet & Cladding Trim

**Existing materials and finishes:**

N/A

**Proposed materials and finishes:**

Aluminium, Colour Grey

Are you supplying additional information on submitted plans, drawings or a design and access statement?

Yes

No

If Yes, please state references for the plans, drawings and/or design and access statement

E2225-DD-ZZ-XX-DO-A-95001 - Planning Design & Access Statement  
E2225-DD-SI-XX-DR-A-SI 010 - Site Plan - Materials  
E2225-DD-SI-XX-DR-A-SI 011 - Site Plan - Landscaping  
E2225-DD-ZZ-XX-DR-A-ES 200 - Proposed Building Elevations Phase 2-School & Respite Buildings"  
E2225-DD-ZZ-XX-VS-A-ES 220 - Indicative Visual 1 - Front Aerial View  
E2225-DD-ZZ-XX-VS-A-ES 221 - Indicative Visual 2 - Rear Aerial View  
E2225-DD-ZZ-XX-VS-A-ES 222 - Indicative Visual 3 - Front Entrance Gate  
E2225-DD-ZZ-XX-VS-A-ES 223 - Indicative Visual 3 - Front Drop Off Zone  
E2225-DD-ZZ-XX-VS-A-ES 224 - Indicative Visual 5 - Rear Playground

## **Pedestrian and Vehicle Access, Roads and Rights of Way**

Is a new or altered vehicular 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

If you answered Yes to any of the above questions, please show details on your plans/drawings and state their reference numbers

LBC Drg No - E22250-DD-SI-XX-DR-A-SI 002 - Existing Site Plan  
LBC Drg No - E2225-DD-SI-XX-DR-A-SI 007 - Detailed Site Plan  
JPP Drg No - 25910-101 - General Arrangement Plan

## Vehicle Parking

Does the site have any existing vehicle/cycle parking spaces or will the proposed development add/remove any parking spaces?

- Yes  
 No

## 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 the local planning authority. If a tree survey is required, this and the accompanying plan should be submitted alongside the application. The local planning authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to design, demolition and construction - Recommendations'.**

## Assessment of Flood Risk

Is the site within an area at risk of flooding? (Check the location on the Government's [Flood map for planning](#). You should also refer to national [standing advice](#) and your local planning authority requirements for information as necessary.)

- Yes  
 No

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  
 Existing water course  
 Soakaway  
 Main sewer  
 Pond/lake

## Biodiversity and Geological Conservation

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?

To assist in answering this question correctly, please refer to the help text which provides guidance on determining if any important biodiversity or geological conservation features may be present or nearby; and whether they are likely to be affected by the proposals.

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

### Supporting information requirements

Where a development proposal is likely to affect features of biodiversity or geological conservation interest, you will need to submit, with the application, sufficient information and assessments to allow the local planning authority to determine the proposal.

Failure to submit all information required will result in your application being deemed invalid. It will not be considered valid until all information required by the local planning authority has been submitted.

Your local planning authority will be able to advise on the content of any assessments that may be required.

## Foul Sewage

Please state how foul sewage is to be disposed of:

- Mains sewer  
 Septic tank  
 Package treatment plant  
 Cess pit  
 Other  
 Unknown

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 the plan(s)/drawing(s) references

The existing site does not have any internal drainage, due to the original land use, but a main foul drain is located below Kestrel Way Road. Refer also to Topographical Survey Drawing Nos 59349-1 to 4, 59349-UG1 to 4 and JPP Drg No 25910-02 - Drainage Strategy Plan

## Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste?

- Yes
- No

If Yes, please provide details:

A refuse bin store is located on Drg No E2225-DD-SI-XX-DR-A-SI 007 - Detailed Site Plan and discussed within the Design & Access Statement Drg No E2225-DD-ZZ-XX-DO-A-95001 - Planning Design & Access Statement

Have arrangements been made for the separate storage and collection of recyclable waste?

- Yes
- No

If Yes, please provide details:

The proposed school design will incorporate refuse/ recycling bins to collect various materials which is located on Drg No E2225-DD-SI-XX-DR-A-SI 007 - Detailed Site Plan and discussed within the Design & Access Statement Drg No E2225-DD-ZZ-XX-DO-A-95001 - Planning Design & Access Statement

## Trade Effluent

Does the proposal involve the need to dispose of trade effluents or trade waste?

- Yes
- No

## Residential/Dwelling Units

Does your proposal include the gain, loss or change of use of residential units?

- Yes
- No

## All Types of Development: Non-Residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace?  
Note that 'non-residential' in this context covers all uses except Use Class C3 Dwellinghouses.

- Yes  
 No

## Employment

Are there any existing employees on the site or will the proposed development increase or decrease the number of employees?

- Yes  
 No

## Hours of Opening

Are Hours of Opening relevant to this proposal?

- Yes  
 No

Please add details of the of the Use Classes and hours of opening for each non-residential use proposed.

If you do not know the hours of opening, select the Use Class and tick 'Unknown'

**Use Class:**

F1 - Learning and non-residential institutions

**Unknown:**

No

**Monday to Friday:**

**Start Time:**

08:30

**End Time:**

15:30

**Saturday:**

**Start Time:**

**End Time:**

**Sunday / Bank Holiday:**

**Start Time:**

**End Time:**

**Use Class:**

C2 - Residential institutions

**Unknown:**

Yes

## Industrial or Commercial Processes and Machinery

Does this proposal involve the carrying out of industrial or commercial activities and processes?

- Yes
- No

Is the proposal for a waste management development?

- Yes
- No

## Hazardous Substances

Does the proposal involve the use or storage of Hazardous Substances?

- Yes
- No

## 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?

- The agent
- The applicant
- Other person

## 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

First Name

Surname

Reference

Date (must be pre-application submission)

Extracts taken from Pre-App letter dated 17th Oct 2022

LLP24 - The proposed site is not allocated for other uses in the development plan, or is not considered open space but previously developed land.

- A Transport Assessment/ Travel Plan & Highways Design is required to indicate the proposed site entrance/ exit, review the traffic generation figures and sustainable methods of transport
- A Sustainability Statement should be submitted to support the proposed design, in addition to this the building will also need to meet BREEAM good as a minimum.

LLP25 - It is considered that the principle of the size and bulk of the proposed building is acceptable.

LLP1 - A Daylight & Sunlight assessment is required.

- It is also acknowledged that the east and west wings of the building are proposed to be single storey and this will lessen any impacts.
- It is considered given the height and scale of the buildings and the significant plot site that the proposal will not have an overbearing impact on the amenities of surrounding residential occupiers.
- A school is part of the urban fabric of a settlement and the intensification of use is considered acceptable in this location.

LLP31 & LLP32 - Sustainable Transport Strategy required to include parking provisions.

Others - A Flood Risk Assessment should accompany the application.

## Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

It is an important principle of decision-making that the process is open and transparent.

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

- Yes
- No

If yes, please provide details of their name, role, and how they are related:

\*\*\*\*\* REDACTED \*\*\*\*\*

## Ownership Certificates and Agricultural Land Declaration

Certificates under Article 14 - Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended)

Please answer the following questions to determine which Certificate of Ownership you need to complete: A, B, C or D.

Is the applicant the sole owner of all the land to which this application relates; and has the applicant been the sole owner for more than 21 days?

- Yes
- No

Is any of the land to which the application relates part of an Agricultural Holding?

Yes

No

## Certificate Of Ownership - Certificate A

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/ the applicant was the owner\* of any part of the land or building to which the application relates, and that none of the land to which the application relates is, or is part of, an agricultural holding\*\*

\* "owner" is a person with a freehold interest or leasehold interest with at least 7 years left to run.

\*\* "agricultural holding" has the meaning given by reference to the definition of "agricultural tenant" in section 65(8) of the Act.

**NOTE:** You should sign Certificate B, C or D, as appropriate, if you are the sole owner of the land or building to which the application relates but the land is, or is part of, an agricultural holding.

Person Role

The Applicant

The Agent

Title

Mr

First Name

Jason

Surname

Gale

Declaration Date

11/12/2023

Declaration made

## Declaration

I/We hereby apply for Full planning permission as described in the questions answered, details provided, 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.

I/We also accept that, in accordance with the Planning Portal's terms and conditions:

- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

I / We agree to the outlined declaration

Signed

Project Design & Delivery Team

Date

11/01/2024

