

Application for a non-material amendment following a grant of 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. Site Address

Number	
Suffix	
Property name	Lake Farm Park Academy
Address line 1	Botwell Common Road
Address line 2	
Address line 3	
Town/city	Hayes
Postcode	UB3 1JA
Description of site location must be completed if postcode is not known:	
Easting (x)	509308
Northing (y)	180323
Description	

2. Applicant Details

Title	
First name	Hazel
Surname	Ryder
Company name	The Park Federation Academy Trust
Address line 1	Lake Farm Park Academy
Address line 2	Botwell Common Road
Address line 3	
Town/city	Hayes

2. Applicant Details

Country	
Postcode	UB3 1JA
Are you an agent acting on behalf of the applicant? ☒ Yes ☐ No	
Primary number	
Secondary number	
Fax number	
Email address	

3. Agent Details

Title	
First name	Matthew
Surname	Richards
Company name	Ridge and Partners LLP
Address line 1	The Cowyards, Woodstock
Address line 2	Blenheim Park
Address line 3	Oxford Road
Town/city	Woodstock
Country	Oxfordshire
Postcode	OX20 1QR
Primary number	
Secondary number	
Fax number	
Email	

4. Eligibility

Do you, or the person on whose behalf you are making this application, have an interest in the part of the land to which this amendment relates?

☒ Yes ☐ No

If you are not the sole owner, has notification under article 10 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 been given?

☒ Yes ☐ No ☐ Not Applicable

If you have answered Yes to this question, please give details of persons notified

4. Eligibility

Person Notified	
Number	
Suffix	
Property name	Planning Office
Address line 1	3N/02 Civic Centre
Address line 2	High Street Uxbridge
Address line 3	
Town/city	Middlesex
Postcode	UB8 1UW
Date Notified	24/05/2021 00:00:00

5. Description of Your Proposal

Please provide the description of the approved development as shown on the decision letter

Addition of a single storey 2 classroom extension at the existing Lake Farm Academy building

Reference number: 68911/APP/2020/3218

Date of decision 22/01/2021

What was the original application type? Full planning permission

For the purpose of calculating fees, which of the following best describes the original application type?

- ☐ Householder development: Development to an existing dwelling-house or development within its curtilage
- ☒ Other: anything not covered by the above category

6. Non-Material Amendment(s) Sought

Please describe the non-material amendment(s) you are seeking to make

New 3m wide accessway to be formed linking the rear and front of the school on the west side of the site. The accessway will be constructed using a permeable surface to not add any additional surface water to the drainage systems

Are you intending to substitute amended plans or drawings? ☒ Yes ☐ No

Please state why you wish to make this amendment

The new route will allow the school to manage social distancing at peak times – especially arrivals and departures

7. 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

8. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application? ☒ Yes ☐ No

8. Pre-application Advice

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)

20/05/2021

Details of the pre-application advice received

Dear Matthew,

Apologies for the delay in getting back to you.

Class N of the Town and Country Planning (General Permitted Development) (England) Order 2015 relates to hard surfaces for schools, colleges, universities or hospitals. Development is Permitted if the development consists of:

- (a) the provision of a hard surface within the curtilage of any school, college, university or hospital to be used for the purposes of that school, college, university or hospital; or
- (b) the replacement in whole or in part of such a surface.

Development is not permitted by Class N if:

- (a) the cumulative area of ground covered by a hard surface within the curtilage of the site (other than hard surfaces already existing on 6th April 2010) would exceed 50 square metres;
- (b) as a result of the development, any land used as a playing field at any time in the 5 years before the development commenced and remaining in this use could no longer be so used; or
- (c) the development would be within the curtilage of a listed building.

Development is permitted by Class N subject to the following conditions:

- (a) where there is a risk of groundwater contamination, the hard surface is not made of porous materials; and
- (b) in all other cases, either—
 - (i) the hard surface is made of porous materials; or
 - (ii) provision is made to direct run-off water from the hard surface to a permeable or porous area or surface within the curtilage of the institution.

Given that the school was built after April 2010 it is not clear whether the proposed footpath would increase the site's cumulative hard surfacing over 50sq.m. I would therefore advise you submit a Non-Material Amendment to the classroom extension application (ref: 68911/APP/2020/3218).

Kind regards

Katherine

9. 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.

☐ Yes ☒ No

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?

10. 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 (cannot be pre-application)	24/05/2021
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