

Delegated Report

Planning Ref: 23/00929/FUL

Applicant: Mrs Mary Gibson (Chairperson)

Ward: Ratby, Bagworth and Thornton

Site: Thornton Community Centre, 175 Main Street, Thornton

Proposal: Proposed external access ramp and steps to the rear of

Thornton Community Centre and conversion of east corner open space into additional parking



Hinckley & Bosworth
Borough Council

1. **Recommendations**

1.1. **Grant planning permission** subject to:

- Planning conditions outlined at the end of this report

2. **Planning application description**

- 2.1. The proposal seeks to erect an external access ramp and steps to the rear of Thornton Community Centre, and conversion of the east corner of the existing open space to provide additional parking.

3. **Description of the site and surrounding area**

- 3.1. The site is located to the rear of Main Street, located behind residential dwellings and between the Highway and Thornton Reservoir. The site has a small number of existing parking facilities.

4. **Relevant planning history**

None

5. **Publicity**

- 5.1. The application has been publicised by sending letters to neighbours and a site notice has been posted within the vicinity of the site.
- 5.2. No comments have been received.

6. **Consultation**

- 6.1. HBBC Pollution: No objection.
- 6.2. Bagworth and Thornton Parish Council: No comments received.
- 6.3. HBBC Drainage: No objections.
- 6.4. HBBC Waste: No objections.
- 6.5. LCC Highways: No objection, note to applicant.

7. **Policy**

7.1. **Site Allocations and Development Management Policies DPD (2016)**

- Policy DM1: Presumption in Favour of Sustainable Development
- Policy DM10: Development and Design
- Policy DM17: Highways and Transportation
- Policy DM18: Vehicle Parking Standards
- Policy DM25: Community Facilities

7.2. **Core Strategy (2009)**

- None

7.3. **National Planning Policies and Guidance**

- National Planning Policy Framework (NPPF) (2019)
- Planning Practice Guidance (PPG)

7.4. **Other relevant guidance**

- Good Design Guide (2020)
- National Design Guide (2019)

8. **Appraisal**

8.1. **Key Issues**

- Assessment against strategic planning policies
- Design and impact upon the character of the area
- Impact upon neighbouring residential amenity
- Impact upon highway safety

Assessment against strategic planning policies

- 8.2. Paragraph 2 of the National Planning Policy Framework (NPPF) states that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise. Paragraph 12 of the NPPF state that the development plan is the starting point for decision making and that the NPPF is a material consideration in determining applications. The development plan in this instance consists of the adopted Core Strategy (2009) and the adopted Site Allocations and Development Management Policies (SADMP) Development Plan Document (2016).
- 8.3. The development plan in this instance consists of the Core Strategy (2009) and the Site Allocations and Development Management Policies (SADMP) Development Plan Document (2016).

Design and impact upon the character of the area

- 8.4. Policy DM10 of the SADMP seeks to ensure that new development should complement or enhance the character of the surrounding area with regard to scale, layout, density, mass, design, materials and architectural features.
- 8.5. The proposal seeks to erect an external access ramp and steps to the rear of the site, this is not highly visible from the street scene given its location and distance away from public vantage points. The proposed colour of the decked area is proposed to be brown, which would not be out of keeping with the natural surroundings of the site.
- 8.6. Therefore, it can be considered that the proposed design is acceptable and the proposal does not have a negative impact on the character of the area. As such, it is considered to be in accordance with Policy DM10 of the SADMP.

Impact upon neighbouring residential amenity

- 8.7. Policy DM10 of the adopted SADMP requires that development would not have a significant adverse effect on the privacy and amenity of nearby residents and occupiers of adjacent buildings.
- 8.8. The proposed access ramp and steps, are located to the rear of the community centre, with the centre acting a natural barrier between the proposed additions and the neighbouring residential buildings located along Main Street. The proposed

additional car parking is located on a grassed area, which during summer months, is already used as overflow parking. The proposal seeks to create a permanent grasscrete area, providing safer parking during the wet weather months. The parking provision is therefore considered to have no detrimental impact on neighbouring amenity,

- 8.9. As such it is considered that the proposal is in general accordance with Policy DM10 of the SADMP and the guidance set out within the Good Design Guide.

Impact upon highway safety

- 8.10. Policies DM17 and DM18 of the adopted SADMP supports development that would not have any significant adverse impacts on highway safety and requires new development to provide an appropriate/justified level of parking provision.
- 8.11. LCC Highways have been consulted as part of this application. Within their response it was confirmed that they have no objections to the scheme and welcome the additional parking provision. A note to applicant has been included details the specification and measurements of the parking spaces which must be adhered to in line with Leicestershire Highway Design Guide. The proposal does not have any detrimental impacts on Highway safety.
- 8.12. The development is not considered to cause detrimental impacts to highway safety nor vehicle parking and as such it is considered that the proposal is in general accordance with Policies DM17 and DM18 of the SADMP.

Equality implications

- 8.1 Section 149 of the Equality Act 2010 created the public sector equality duty. Section 149 states:-
- (1) A public authority must, in the exercise of its functions, have due regard to the need to:
 - (a) eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under this Act;
 - (b) advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it;
 - (c) foster good relations between persons who share a relevant protected characteristic and persons who do not share it.
- 8.2 Officers have taken this into account and given due regard to this statutory duty, and the matters specified in Section 149 of the Equality Act 2010 in the determination of this application.
- 8.3 There are no known equality implications arising directly from this development.
- 8.4 The decision has been taken having regard to all relevant planning legislation, regulations, guidance, circulars and Council policies, including General Data Protection Regulations (2018) and The Human Rights Act (1998) (HRA 1998) which makes it unlawful for the Council to act incompatibly with Convention rights, specifically Article 6 (right to a fair hearing); Article 8 (right to respect for private and family life); Article 1 of the First Protocol (protection of property) and Article 14 (prohibition of discrimination).

8.5 Conclusion

- 10.1. It is considered that the proposal has limited impacts on the character of the area, neighbouring amenity and highways safety. The proposal therefore complies with Policies DM1, DM10, DM17, DM18 and DM25 of the SADMP.

9. Recommendation

11.1 Grant planning permission subject to:

- Planning conditions outlined at the end of this report

11.2 Conditions and Reasons

1. The development hereby permitted 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 otherwise than in complete accordance with the submitted application details, as follows:

Design and Access Statement

Site Location Plan

Proposed Parking Plan Drg No. A118

Proposed Block Plan Drg No. A118

Proposed Ground Floor Plan Drg No. A115

Proposed Elevation Drg No. A111

Proposed Elevation Drg No. A112

Proposed Elevation Drg No. A113

Proposed Elevation Drg No. A114

Reason: To ensure a satisfactory form of development in accordance with Policies DM1 and DM10 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016).

Notes to applicant

1. The approved development may require Building Regulations Approval, for further information please contact the Building Control team via e-mail at buildingcontrol@hinckley-bosworth.gov.uk or call 01455 238141.
2. The LHA advise that spaces should measure a minimum of 2.4 metres x 5.5 metres with an additional 0.5 metre strip for each side bound by a wall/ hedge/ fence as per Paragraph 3.165 of Part 3 of the Leicestershire Highway Design Guide (LHDG). There should also be an aisle width of at least six metres as per Figure DG13 of Part 3 of the LHDG.