DELEGATED REPORT

Recommendation Made: 23 March 2009

Reference:- 09/00099/FUL **Parish:- Higham On The Hill Parish Council**

Applicant:- Mr Ian Osborne
Watling Street
Nuneaton
Warwickshire
CV10 0TU

Location:- Mira Ltd Watling Street Lindley Higham On The Hill Nuneaton

Proposal:- ERECTION OF PORTABLE BUILDING TO PROVIDE FITNESS SUITE

Introduction:-

The application site is within the MIRA site which is located north of Higham on the Hill in the open countryside and outside a settlement boundary. MIRA is a large site off the A5 surrounded by farmland. There are no properties in close proximity to the development.

Planning permission is sought for the erection of a portakabin to serve as a fitness suite adjacent to existing changing rooms. The portakabin will stand 0.3 metres off the ground on plinths and the dimensions of the portakabin will measure 9.3 metres long, 7 metres wide and 2.7 metres high. Therefore the total height when the plinths are included stands at 3 metres. The structure includes double doors on the northern elevation which will serve as the main entrance and exit into the suite and onto the adjacent timber decking. The southern elevation includes a double door and four medium sized square windows and the eastern and western side elevations include two slightly larger square windows each.
The portakabin's exterior walls will be constructed from grey white plastisol steel sheeting and roof will be flat.

The proposed position of the development is approximately 200 metres west of the MIRA site entrance, well within the MIRA complex, located adjacent sports pitches, tennis courts and an existing portakabin utilised as changing rooms. The tennis courts are surrounded by high dense hedging, located approximately 34 metres south west of the proposed portakabin. Open sports pitches are also situated to the south west of the proposed site; 6 metres south of the tennis courts with areas of grass separating these facilities.
Directly north of the northern elevation of the development stands the existing changing rooms with a timber walkway which stands on the structures southern elevation and provides access to the building via timber stairs. The northern elevation of the proposed portakabin will abut this existing timber walkway providing access and will face directly onto the existing changing rooms. Open countryside and two agricultural buildings stand to the west of the site and a large area of surface car parking and outbuildings stand to the north of the site behind the existing changing rooms.

History
08/00790/FUL- Retention of changing and shower facility- approved- 06.10.08

03/00649/FUL- Erection of portaloo classic changing and shower facility- approved- 07.08.03

01/00910/FUL- Erection of security fencing- approved 17.10.01

98/00570/FUL- Erection of sports and social club and internal access improvements- approved- 16.09.98

94/00421/FUL- Demolition and conversion of storage buildings to form social club- approved- 06.07.94

79/02300/4- Use of premises as offices display area and maintenance and preparation of drilling equipment- approved- 21.04.08

Consultations:-

Higham on the Hill Parish Council have no objection to this application

County Council Ecology have no comment on this application

Development Plan Policies:-

Hinckley and Bosworth Local Plan
- EMP5(a) (MIRA, built development for employment purposes)
- BE1 (Design and siting of development)
- NE5 (Development in the countryside)

Appraisal:-

The MIRA site is an important site to the local economy and the erection of this portakabin to form a fitness suite will add to and enhance the sites existing sports and fitness provision. The portakabin is located in the immediate vicinity of existing sports pitches and tennis courts and adjacent to existing changing rooms creating a development well related to the sports and recreational functions of adjacent facilities.

The proposed portakabin will have a maximum height of 3 metres with a floor area of 65.1 m2 standing adjacent to the existing changing rooms of comparable size and height. The portakabin will be single storey, small scale and of similar design to the existing changing rooms. The portakabin will be screened from the north by the existing changing rooms and from the west by hedging which bounds the tennis courts.
Although open countryside lies to the west and south, the site is not easily identified from outside the MIRA complex and as such this proposal would be in keeping with the scale of existing buildings and would not have a significant detrimental impact on the character of the landscape.

The proposed portakabin site has an access track to the west and east with car parking provision to the north. Although the development may attract additional traffic to the site it is unlikely to exceed the capacity of the highway or impair road safety due to its limited size and capacity. Parking provision for the new fitness suite is provided on the car park directly north of the site.

The site has no nearby residents and as such neighbours amenity has not been a consideration for this application.

Overall the proposal is considered to be acceptable in terms of local plan policy BE1, EMP5 and NE5 and it is recommended that planning permission be granted.

RECOMMENDATION :- Permit subject to the following conditions :-

Summary of Reasons for Recommendation and Relevant Development Plan Policies :

Having regard to the pattern of existing development in the area, representations received and relevant provisions of the development plan, as summarised below, it is considered that subject to compliance with the conditions attached to this permission, the proposed development would be in accordance with the development plan and would not harm the character or appearance of the area, the living conditions of neighbouring occupiers or impact on highway safety.

SUMMARY OF DECISION - The proposal is in conformity with Policies BE1, NE5 and EMP5 of the Hinckley and Bosworth Local Plan. Planning permission is granted subject to conditions.

1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

2 The external materials to be used in the development hereby permitted shall be in strict accordance with those specified in the application unless alternative materials are first agreed in writing with the Local Planning Authority.

Reasons :-

1 To comply with the requirements of Section 51 of the Planning and Compulsory Purchase Act 2004.

2 To ensure a satisfactory standard of external appearance to accord with Local Plan Policy BE1.

Notes to Applicant:-

1 Bats, nesting birds, great crested newts and certain other species are protected by law. If any such species are discovered before or during the works the works must be suspended and the local office of Natural England contacted for advice.

2 This permission does not grant approval under the Building Act 1984 and the Building Regulations 2000 (as amended) for which a separate application may be required. You are advised to contact the Building Control Section.

3. As from 6th April 2008 this Authority are charging for the discharge of conditions in accordance with revised fee regulations which came into force on that date. Application forms to discharge conditions and further information can be found on the planning portal web site www.planningportal.gov.uk.

4. List of plans used in the determination of this application:-
Drawing number- LG/008/016

Contact Officer:- David Kiernan Ext 5898