DELEGATED REPORT

Recommendation Made: 29 June 2011

Reference:- 11/00500/C **Parish:- Witherley Parish Council**

Applicant:- Mr Steve Siddons
County Hall
Glenfield
Leics
LE3 8RE

Location:- Witherley C Of E Primary School Church Road Witherley Atherstone Leicestershire

Proposal:- RENEWAL OF PLANNING PERMISSION OF A MODULAR BUILDING FOR EDUCATIONAL USE.

Introduction:-

This is a Leicestershire County Council application for the renewal of temporary planning permission for the retention of a mobile classroom at Witherley C of E Primary School, Witherley.

The school is located within Church Road, Witherley. The main school building is set back from Church Road. The mobile classroom is located to the north east of the school and measures 15.2m by 8m with a maximum height of 3m.

Relevant Planning History: -

76/01500/4 - Erection of Temporary Mobile Classroom
81/01203/4 - Standing of Temporary Mobile Dining Room Scullery
86/01272/4 - Erection of Temporary Elliott Mobiles 1 No Single Classroom and WCS and 1 No Dining Scullery
91/00684/4 - Staff Room and Toilet Extension
03/01449/FUL - Creation of Car Park
06/01425/C - Demolition of Mobile Classroom and Replacement with Single Mobile Classroom
08/00618/C -Replacement Kitchen/Dining Mobile with Toilets (2008/L285/04)

Consultations:-

Consultations are not applicable as the Local Planning Authority has been consulted by Leicestershire County Council.

Development Plan Policies:-

Adopted Hinckley and Bosworth Local Plan.

The site lies within the settlement boundary of Witherley as defined in the adopted Hinckley and Bosworth Local Plan. This site is located with the defined Witherley Conservation Area.

Policy BE1 - Design and Siting of the Development
Policy BE7 - Development in Conservation Area
Policy CF2A - Development on Allocated Educational Sites

Appraisal:-

The principle of this development has been established by the initial planning permission issued by Leicestershire County Council and the continued siting since this permission was implemented.

The main issue for consideration is the effect of the proposal on the appearance of the school, whether it preserves or enhances the character and appearance of the conservation area and the surrounding area.

The design of this building is typical of a single storey temporary classroom and is sited appropriately within close proximity to collection of main school buildings and 36 metres from the nearest residential property. As a result, the retention of this building will have no detrimental impact on surrounding properties.

It is not considered that the proposal would detrimentally affect the appearance of the school or character of the surrounding area. The proposal is therefore considered acceptable as it will preserve the character of the conservation area and will be in compliance with Policy BE1 and BE7.

The mobile classroom is currently in good condition but it is suggested that a more permanent solution should be considered by the County Council.

RECOMMENDATION:- That the Leicestershire County Council be advised that Hinckley & Bosworth Borough Council has the following comments to make:-

Reasons :-

1 Hinckley and Bosworth Borough Council has no objection in principle to retaining the mobile classroom but considers that its design and construction makes it unsuitable as a permanent structure. The County Council is therefore encouraged to provide a more permanent solution to the ongoing renewal of the temporary planning permission for this structure.

2 It should be noted that the application submission lacks adequate detail with the relevant elevations not being submitted with the application.

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 6 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 All works within the limits of the Highway with regard to the access shall be carried out to the satisfaction of the Southern Area Manager (0116 3052202).

Contact Officer:- Joanne Orton Ext 5666