

## Delegated Report

**Planning Ref: 24/00980/FUL**  
**Applicant: Miss Katie Searle**  
**Ward: Ratby, Bagworth and Thornton**



Hinckley & Bosworth  
Borough Council

**Site: Ratby Cricket Club, Desford Lane, Ratby**

**Proposal: Change of use existing north sports pavilion (F2 Local Community) to educational facility (F1 Learning and Non-Residential Institutions). Including the external alterations, the addition of block paved hardstanding and a new access gate to the north sports pavilion and the addition of an external staircase and a lift to the south sports pavilion.**

**Case Officer: Ashleigh Gade (Senior Planning Officer)**

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### **1. Recommendations**

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

- Planning conditions outlined at the end of this report

### **2. Planning application description**

- 2.1. This application seeks full planning permission for the change of use of the existing northern sports pavilion to an educational facility including external alterations to the building, and additions and alterations to the existing southern sports pavilion including addition of a lift and an external staircase, at Ratby Cricket Club, Desford Lane, Ratby.
- 2.2. The application is mostly retrospective in nature and the change of use of the northern sports pavilion has already occurred, as have the works to the southern sports pavilion.
- 2.3. The northern sports pavilion is to be changed in use from a sports facility (Use Class F2) to an educational facility (Use Class F1). The proposal includes external alterations to the existing building including changes to external materials, the laying of block-paved hard standing, and the installation of a new wooden gate between the existing car parking area and the sporting fields.
- 2.4. The proposed alterations to the external materials of the northern sports pavilion include rendering the building in an off-white finish, and the installation of vertical cedar cladding, and new anthracite grey doors and windows.
- 2.5. The proposed educational facility would have a capacity of 20 pupils and 8 staff. The educational facility is known as Wolfdale School and is an independent specialist school for young people between the ages of 7 and 16. The school has been operating on the site for a number of years, having previously been located within temporary classroom cabins west of the northern pavilion building.
- 2.6. The southern sports pavilion has been extant on site but partially unfinished in the years preceding this application. The proposal involves the completion of works to the pavilion as well as additions and alterations as required to ensure it is adequate for both football and cricket use.
- 2.7. The proposed internal alterations to the southern sports pavilion include reduction of the groundsman store to provide an officials room on the ground floor, as well as completion of the previously vacant first floor to include two meeting rooms, two WC's, an open-plan clubroom area and a lift lobby.

- 2.8. The proposed additions to the southern sports pavilion comprise an external staircase and lift shaft. The lift is to be accessed externally on the ground floor and through an internal lift lobby on the first floor.

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

- 3.1. The application site is comprised of areas within Ratby Sports Club, including its northern and southern pavilions. Ratby Sports Club is a multi-sport facility located within the designated open countryside adjacent to the settlement boundary of Ratby.
- 3.2. Ratby Sports Club is a designated Open Space and Recreation Facility identified as RAT10 within the Local Plan. The designation covers the entirety of the sports fields within the site and includes the southern pavilion but does not include areas to the very north of the site which include the northern pavilion and northern car park.
- 3.3. The application site contains two existing pavilion buildings located to the north of the site adjacent Desford Lane and to the east of the site adjacent Rothley Brook, south of the northern pavilion, as well as an existing car parking area to the north of the site beside the northern pavilion.
- 3.4. The wider Ratby Sports Club site comprises the two pavilions, access and car parking areas from the north and west of Desford Lane, multiple sporting fields, and boundary trees and hedging along the southern and western boundaries and parts of the northern and eastern boundaries. The wider site is divided by Rothley Brook which runs to the north of the western access point and then east past the southern pavilion.
- 3.5. The existing northern pavilion is a single storey building historically used in association with the sporting fields. It is currently in use by Wolfdale School as an education facility, a change of use which occurred without planning permission.
- 3.6. The existing southern pavilion is a two-storey building that received planning permission in 2001 but was never fully completed.
- 3.7. The application site is accessed from Desford Lane to the north of the wider Sports Club site. Desford Lane is an adopted and classified 'C' road with a speed limit of 30mph at the northern access point. The wider Sports Club site has a second access to the west, outside the application site boundary, also from Desford Lane.
- 3.8. The site is surrounded by residential properties to the north, east and west. Ratby Medical Centre neighbours the wider Sports Club site to the north and west. To the south of the site beyond the football pitches is land within the designated open countryside currently being developed for residential purposes.

### **4. Relevant planning history**

- **24/00720/FUL**

- Proposed change of use to existing sports pavilion (F2 local community) to educational facility (F1 learning and non-residential institutions) and external alterations including amendments to windows and doors and the installation of render and cedar cladding
- Withdrawn

- **23/00522/FUL**

- Temporary change of use of the ground floor of the existing pavilion to classrooms for educational use (Class F1)
- Refused
- 13.02.2024

- **21/00691/FUL**
- Four temporary mobile classrooms for educational use, play area, 2.1 metre high fencing and gates
- Planning Permission
- 16.03.2022
- **01/00874/FUL**
- Erection of changing rooms and cricket pavilion and formation of car parking areas
- Planning Permission
- 24.02.2022

## **5. Publicity**

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

## **6. Consultation**

- 6.1. Sport England initially raised concern over the internal layout of the southern pavilion and the timeframe for completion of the southern pavilion works. Following the submission of further details, Sport England advised they had no objection to the loss of the northern pavilion and the use of the southern pavilion for sporting clubs using the site, provided that the completion of the southern pavilion could be secured in an acceptable timeframe. To secure this, Sport England initially sought the completion of a legal agreement.

Notwithstanding the above, it is noted that works to the southern pavilion continued on site during the period of initial assessment and during negotiations with Sport England over the terms of the legal agreement. The completed works to the southern pavilion ultimately progressed to a point where Sport England advised that they were satisfied all necessary works to the pavilion that would have necessitated the legal agreement, had been completed. As such, Sport England withdrew their objection and confirmed with the Local Planning Authority on 30 March 2026 that a legal agreement was no longer required.

- 6.2. The Environment Agency advised they had no objections to the proposal but did have concern regarding the location of the lift and stairs on the southern pavilion given that they would be located within Flood Zone 3. It was recommended that the stairs and lift be relocated to an area within Flood Zone 1, however the Environmental Agency noted that they are not the statutory consultee for emergency planning and that the Local Planning Authority would need to make the determination as to whether access and egress in this case was acceptable.

The LPA's consideration of these matters raised by the Environment Agency are addressed later in this report.

- 6.3. Leicestershire County Council (LCC) Ecology initially held an objection to the proposal based on concerns that the proposal may not meet the de minimis exemption for BNG, and concerns over the potential for external works to impact bird and bat nesting areas.

Following the provision of further clarification on the retrospective nature of external works and clarification on the extent of habitat impact for BNG purposes, LCC Ecology advised that bat and bird surveys would not be required and that the de minimis exemption would apply.

LCC Ecology recommended the imposition of two conditions should the proposal be granted permission.

- 6.4. LCC Highways, the Local Highway Authority (LHA), advised that the development would not have an unacceptable impact on highway safety and impacts on the road network would not be severe. The LHA noted in their response that the proposal involves no access amendments and that access and parking to the site for educational purposes was considered during the temporary placement of portacabin classrooms on the site. The LHA consider that the proposal would not represent a significant increase in intensity in comparison to the previous temporary education use, and therefore that there would be no additional conflicts.

The LHA therefore had no objection to the proposal subject to the imposition of two conditions.

- 6.5. Hinckley and Bosworth Borough Council (HBBC) Drainage advised that part of the development is located within Flood Zone 3. Notwithstanding this, HBBC Drainage advised that appropriate hydraulic modelling had been undertaken and the proposal was satisfactory. There were therefore no objections on drainage grounds.

- 6.6. The following consultees had no objection to the proposal:

- HBBC Environmental Services (Pollution)
- HBBC Waste

- 6.7. No response was received from:

- Severn Trent Water
- LCC Children and Young People's Services
- HBBC Enforcement
- Ratby Parish Council

## **7. Policy**

- 7.1. Core Strategy (2009)

- Policy 7: Key Rural Centres
- Policy 8: Key Rural Centres Relating to Leicester

- 7.2. Site Allocations and Development Management Policies Development Plan Document (SADMP) (2016)

- Policy DM1: Presumption in Favour of Sustainable Development
- Policy DM4: Safeguarding the Countryside and Settlement Separation
- Policy DM6: Enhancement of Biodiversity and Geological Interest
- Policy DM7: Preventing Pollution and Flooding
- Policy DM8: Safeguarding Open Space, Sport and Recreational Facilities
- Policy DM10: Development and Design
- Policy DM17: Highways and Transportation
- Policy DM18: Vehicle Parking Standards
- Policy DM25: Community Facilities

- 7.3. National Planning Policies and Guidance

- National Planning Policy Framework (NPPF) (2024)
- Planning Practice Guidance (PPG)
- National Design Guide (2019)

7.4. Other relevant guidance

- Good Design Guide (2020)
- Leicestershire Highway Design Guide (LHDG) (2024)

**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
- Flood risk and safety

*Assessment against strategic planning policies*

8.2. Paragraph 2 of the National Planning Policy Framework (NPPF) identifies that planning law requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise. The NPPF is a material planning consideration in planning decisions.

8.2 Paragraph 7 of the NPPF states that the purpose of the planning system is to contribute to the achievement of sustainable development. The three overarching objectives of sustainable development (economic, social, and environmental) are detailed within Paragraph 8 of the NPPF. Therefore, in accordance with Paragraph 11 of the NPPF, planning decisions should apply a presumption in favour of sustainable development.

8.3 However, Paragraph 12 of the NPPF confirms that the presumption in favour of sustainable development does not change the statutory status of the Development Plan as the starting point for decision making. Where planning applications conflict with an up-to-date plan, development permission should not usually be granted unless other material considerations indicate otherwise.

8.3. The current Development Plan consists of the adopted Core Strategy and the adopted Site Allocations and Development Management Policies Development Plan Document (SADMP) Development Plan Document.

8.4. Both the Core Strategy and the SADMP are over 5 years old and were adopted prior to the publication of the current NPPF. Paragraph 34 of the NPPF states that policies in local plans and spatial development strategies should be reviewed at least once every 5 years and should then be updated as necessary.

8.5. Nonetheless, in accordance with Paragraph 232 of the NPPF, existing policies should not be considered out-of-date simply because they were adopted or made prior to the publication of the NPPF. Due weight should be given to existing policies according to their degree of consistency with the NPPF.

8.6. Policy DM4 of the SADMP states that Council will protect the intrinsic value, beauty, open character and landscape character of the countryside from unsustainable development. To ensure this, DM4 only considers development in the countryside to be sustainable where:

- a) It is for outdoor sport or recreation purposes (including ancillary buildings) and it can be demonstrated that the proposed scheme cannot be provided within or adjacent to settlement boundaries; or
  - b) The proposal involves the change of use, re-use or extension of existing buildings which lead to the enhancement of the immediate setting; or
  - c) It significantly contributes to economic growth, job creation and/or diversification of rural businesses; or
  - d) It related to the provision of stand-alone renewable energy developments in line with Policy DM2: Renewable Energy and Low Carbon Development; or
  - e) It related to the provision of accommodation for a rural worker in line with Policy DM5: Enabling Rural Worker Accommodation.
- 8.7. Importantly, Policy DM4 of the SADMP requires that development meets five further requirements to be considered sustainable development. These are discussed in further detail further in this report.
- 8.8. Policy DM8 states that planning permission will not be granted for proposals resulting in the loss of land or buildings in recreational or sporting use and areas of open space, as identified in the most recent Open Space, Sport and Recreational Facilities Study, except where:
- a) A replacement of an equivalent typology is provided, as defined by the most recent Open Space, Sport and Recreational Facilities Study, in an appropriate location serving the local community; or
  - b) It is demonstrated that there is a surplus of recreational land, facilities or open space of the same typology exceeding the needs of the local community; or
  - c) The development of a small part of a larger site in recreational use would result in the enhancement of recreational facilities on the remainder of the site, or on a nearby site serving the same community.
- 8.9. Policy DM25 of the SADMP seeks to support the formation of new community facilities across the borough. To reduce reliance on the private car, new facilities are to be established where they are accessible to the community which they intend to serve by a range of sustainable trans
- 8.10. Paragraph 17.4 of the SADMP confirms that educational facilities are included within the definition of community facility for the purposes of DM25.
- 8.11. The proposed development is for a change of use of the northern pavilion from sporting facility to educational facility and for the addition of an external staircase and lift to the southern sporting pavilion.
- 8.12. The proposal would therefore result in the loss of one building in a sporting facility use and the gain of that one building as a community facility in the form of an education facility for provision of specialist education for young people aged 7-16 years. The proposal would also result in the retention of one building as a sporting facility, with the improvement of the capacity and function of that building for that purpose.

- 8.13. It is noted that despite the loss of the northern pavilion as a sporting facility, the pavilion is located outside of the open space and recreation facility designation that applies to the wider Ratby Sports Club land. The southern pavilion is to be retained and improved through this proposal is located within the designated area.
- 8.14. Sport England have confirmed that the works to complete the southern pavilion ensure that an equivalent level of facilities will be available on site as compared to the provision offered by the northern pavilion since 2001, while the southern pavilion remained unfinished. There would therefore be no overall loss to ancillary building capacity associated with the sporting use of the site through this application.
- 8.15. The application site lies outside of but adjacent to the settlement boundary of Ratby. It is located in close proximity to Station Road and Main Street, which form the central commercial areas of Ratby. The site is accessible by pedestrian footways from areas within the settlement boundary and is within 300 metres of the nearest bus stop.
- 8.16. Notwithstanding that the Applicant's Design and Access Statement confirms that students use shared taxis to access the site due to the nature of school operations, the application site is otherwise considered to be in a sustainable location for alternate modes of travel.
- 8.17. It is therefore considered that the change of use to the northern pavilion does not benefit from an exemption under Policy DM4 of the SADMP. Nonetheless, the loss of the northern pavilion as a sporting facility is offset by the gain in equivalent facilities within the southern pavilion. The works to the southern pavilion associated with this application also result in the improvement of sporting facilities in another area of the wider site. The proposal is thereby considered to satisfy Policy DM8(a) and (c) of the SADMP. The proposal also addresses Policy DM25 of the SADMP through the provision of a new community facility.
- 8.18. The proposed works to the southern pavilion are considered to be supported by Policy DM4(a) of the SADMP as they relate to a building ancillary to outdoor sport and recreation. Further, the proposed works to the southern pavilion retain and improve a sporting facility within the designated open space and recreation facility, consistent with Policy DM8 of the SADMP.
- 8.19. In conclusion, it is considered that the proposal benefits from some support through Policy DM4 of the SADMP and is otherwise consistent with Policies DM8 and DM25 of the SADMP, subject to assessment of all other material considerations. Other material considerations are set out in subsequent sections of this report.

*Design and impact upon the character of the area*

- 8.12. Section 12 of the NPPF confirms that good design is a key aspect of sustainable development, and the creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Paragraph 135 of the NPPF details the six national policy requirements of development to ensure the creation of well-designed and beautiful places.
- 8.13. Paragraph 139 of the NPPF states that development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes.

- 8.14 Policy DM10 of the SADMP seeks to ensure that developments would complement or enhance the character of the surrounding area with regard to scale, layout, density, mass, design, materials and architectural features.
- 8.15 The retrospective works to the northern pavilion included replacement of doors and windows as well as internal alterations to create seven classrooms, ancillary staff and office areas, and storage rooms. The proposed works to the northern pavilion include the laying of block paving around the building, the installation of a new wooden gate, and external material changes to the walls comprising off-white rendering and vertical cedar cladding.
- 8.16 The retrospective works to the southern pavilion include the reconfiguration of the internal layout to facilitate a club room, new toilets, storage rooms, lift lobby, and meeting rooms, as well as the installation of an external staircase and lift. The works associated with the proposal also involved completion of the external material finishes of the building, approved through the 2001 permission.
- 8.17 The southern pavilion has limited visibility from areas outside the wider Ratby Sports Club site. The works to complete the pavilion, particularly the external material finishes, have also improved the visual presentation of the building.
- 8.18 The northern pavilion building is readily visible from areas within the wider Sports Club as well as from Station Road, Main Street and Desford Lane. Though buildings in the surrounding predominantly have facing brick, there are nearby examples of rendered or painted buildings in white or off-white, including the nearest neighbouring dwelling. The use of timber cladding is not a feature of the wider locality but it is consistent with the proposed new fencing and is not used on the principal northern elevation.
- 8.19 It is therefore considered that the proposal would complement the existing character of the surrounding area and, in the case of the southern pavilion, enhance the immediate surroundings, consistent with Policy DM10 of the SADMP.

*Impact upon neighbouring residential amenity*

- 8.20 Paragraph 135 of the NPPF states that planning decisions should create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users, and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.
- 8.21 Policy DM10 of the SADMP seeks to ensure that development would not have a significant adverse effect on the privacy and amenity of nearby residents and occupiers of adjacent buildings, including matters of lighting, air quality (including odour), noise, vibration and visual intrusion.
- 8.22 The application site is neighboured by a mix of residential, community and commercial uses. The nearest residences to the northern pavilion are located 36 metres to the north across Desford Lane. The nearest residences to the southern pavilion are located 30 metres to the east.
- 8.23 There are no external changes to the northern pavilion that would introduce new overlooking or overbearing concerns to neighbouring properties. The external staircase to the southern pavilion does create a raised area capable of longer-range views toward residences to the east, however these stairs are intended to support

emergency egress and are not the primary point of access to the first floor. Further, the location of the upper staircase platform is consistent with the original 2001 approval in this same location.

- 8.24 The proposed change of use to the northern pavilion to an education facility involves operating hours between 8:30am and 3:30pm, Monday to Friday and no operation on weekends. This operation is outside of sensitive hours for residential neighbours.
- 8.25 The southern pavilion would continue to be used for purposes associated with the sporting facility. The impacts of this were already considered and deemed acceptable in the previous permission for the building. The additions forming part of this application relate only to the addition of external stairs and a lift, both of which are functional additions for safety of those using the building and which are not considered to lead to an intensification in use of the building above what would already otherwise be expected.
- 8.26 The hours of operation for the sporting use of the site, including use of the southern pavilion, remain unchanged.
- 8.27 The application site is located close to core village areas of Ratby despite being within the designated open countryside. It is considered that non-residential uses are common in the immediate area and that the proposal would be consistent with the range of varied uses in its surrounds.
- 8.28 It is noted that no objections were received to the proposal from neighbouring residents.
- 8.29 It is therefore considered that the proposal would not have a significant adverse effect on the privacy or amenity of neighbouring occupiers and therefore complies with Policy DM10 of the SADMP.

*Impact upon highway safety*

- 8.30 Paragraph 115(b) of the NPPF states that planning decisions should ensure that developments provide safe and suitable access to the site for all users. In accordance with Paragraph 115(d) of the NPPF, any proposal should ensure that any significant impacts from the development on the transport network (in terms of capacity and congestion), or on highway safety, can be cost effectively mitigated to an acceptable degree through a vision-led approach.
- 8.31 Ultimately, development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network, following mitigation, would be severe, taking into account all reasonable future scenarios in accordance with Paragraph 116 of the NPPF.
- 8.32 To support this, Policy DM17 of the SADMP states that development proposals need to demonstrate that there is not a significant adverse impact upon highway safety, and that the residual cumulative impacts of development on the transport network are not severe. Policy DM18 of the SADMP requires that new development provide an appropriate level of parking provision.
- 8.33 The proposal makes no alteration to the existing access from Desford Lane to the north of the application site, nor to the existing car parking provision. The site provides 31 car parking spaces including 2 accessible spaces.

- 8.34 The LHA have reviewed the proposal and noted that the capacity of the site to accommodate an educational facility use had been previously considered through an earlier application for temporary classrooms to the west of the northern pavilion.
- 8.35 The northern pavilion would have an additional 41.53 square metres of internal floor space as compared to the temporary classrooms. Nonetheless, the LHA advised that they were satisfied that this additional floor space would not lead to a severe increase in trips to the site.
- 8.36 The LHA also noted in their response that the educational facility and sporting facility would operate at hours that do not conflict. The educational facility would operate during daylight hours on weekdays, while the sporting facility would operate during weekday evenings and on weekends. As such, the shared use of the car parking facility is unlikely to result in an overlap of parking demand.
- 8.37 It is therefore considered that the proposed development would not result in any significant adverse impact upon highway safety or parking provision, and that the proposal is in accordance with Policies DM17 and DM18 of the SADMP.

*Flood risk and safety*

- 8.38 Policy DM7 of the SADMP seeks to prevent development from resulting in adverse impacts from pollution or flooding. It seeks that development does not create or exacerbate flood risk.
- 8.39 The southern pavilion is sited to the east of Rothley Brook. The western and southern elevations of the pavilion as well as most of the eastern elevation and a portion of the northern elevation are located within Flood Zone 3.
- 8.40 The external staircase and lift that form part of the proposed development are located on the southern elevation of the pavilion and are therefore within the flood risk area. Both elements are retrospective and are extant on site.
- 8.41 The siting of the staircase in this location is related to the original approval for the construction of the pavilion in 2001 where an external egress door from the first floor was proposed on the southern elevation with a staircase in a similar configuration.
- 8.42 The location of the lift is proximate to the staircase and has been confirmed by the Applicant to have been determined based on the internal layout and structural constraints of the existing pavilion.
- 8.43 The Applicant has provided a Flood Risk Assessment (FRA) in support of the proposal. The FRA concluded that the development area and main access route to the building were expected to remain dry in all but the most extreme flood scenarios. It is noted that in this extreme scenario both the main route from the north and the location of the stairs and lift to the south would be impacted.
- 8.44 The FRA also concluded that the proposal would not increase the risk of flood elsewhere on the site.
- 8.45 It is noted that HBBC's Drainage Officer considered the hydraulic modelling undertaken in the FRA to be appropriate, and had no objections to the proposal.

- 8.46 It is therefore considered that the proposal would not exacerbate or give rise to adverse impacts from flooding beyond the existing risk to the site in an extreme scenario, where all major routes to the pavilion would be impacted and not just the immediate development area. The proposal is thus considered to be consistent with Policy DM7.

## **9. Equality implications**

- 9.1 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.
- 9.2 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.
- 9.3 There are no known equality implications arising directly from this development.
- 9.4 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).

## **10. Conclusion**

- 10.1. Taking national and local planning policies into account, and regarding all relevant material considerations, as detailed within the preceding report, it is recommended that planning permission be granted.

## **11. 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 not be carried out otherwise than in complete accordance with the submitted application details, as follows:
  - Site Location Plan, Drg No 9097A\_03\_001PL02 (submitted: 24.10.2024)
  - Proposed Site Plan, Drg No.9097A\_03\_003 Rev PL03 (submitted: 29.10.2024)
  - North Pavilion – Proposed Elevations, Drg No.9097A\_03\_006 PL02 (submitted: 24.10.2024)
  - North Pavilion - Proposed Roof Plan, Drg No.9097A\_03\_005 PL02

- North Pavilion - Proposed Ground Floor Plan, Drg No.9097A\_03\_004 PL02
- South Pavilion Proposed Elevations, Drg No. 9096-HSP-ZZ-DR-1003 PL02 (submitted: 24.10.2024)
- South Pavilion - Proposed Ground Floor Plan,Drg No.9096-HSP-GF-DR-1000 Rev PL02 (submitted: 24.10.2024)
- South Pavilion - Proposed First Floor Plan, Drg No.9096-HSP-FF-DR-1001 Rev PL02 (submitted: 24.10.2024)
- Existing and Proposed Gate Elevations, Drg No.9097A\_03\_007 Rev PL02 (submitted: 29.10.2024)

**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).

2. The materials to be used on the proposed development shall accord with the information submitted within the application documentation.

**Reason:** To ensure that the development has a satisfactory external appearance in accordance with Policy DM10 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016).

3. The development hereby shall not be occupied until such time as the parking and turning facilities have been implemented in accordance with HSSP drawing number 9097A\_03\_003 Rev. PL03. Thereafter the onsite parking (and turning) provision shall be kept available for such use in perpetuity.

**Reason:** To ensure that adequate off-street parking provision is made to reduce the possibility of the proposed development leading to on-street parking problems locally (and to enable vehicles to enter and leave the site in a forward direction) in the interests of highway safety and in accordance with the National Planning Policy Framework (December 2023).

4. The Applicant shall remove the four portacabins within three months of the occupation of the development.

**Reason:** To ensure the four portacabins can not be brought back into use intensifying the use of the off-street car parking which could lead to vehicles queuing to access and egress the site.

5. The educational facility use shall not take place other than between the hours:

08:30 – 15:30 Monday to Friday

**Reason:** To protect the amenities of the occupiers of neighbouring residential properties from unsatisfactory noise and disturbance in accordance with Policy DM7 and DM10 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016).

6. Notwithstanding the provisions of the Town and Country Planning (Use Classes) Order 1987 (as amended) and the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (or any orders revoking and re-enacting those Orders), the northern pavilion shall not be used for any purpose other than Class F1(a) and the southern pavilion shall not be used for any purpose other than Class F2(c).

**Reason:** To ensure that the uses of the site within the countryside and within a designated open space and recreation facility remain acceptable in accordance with Policies DM1, DM4, DM8 and DM17 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016).

7. Within three months of this permission, a Construction Environment Management Plan for biodiversity (CEMP: Biodiversity) shall be submitted to and approved in writing by the Local Planning Authority (LPA) due to the close proximity of proposed works to the watercourse at the southern pavilion. The CEMP shall include the following details:

- a) Identification of potentially damaging construction activities,
- b) Practical measures and sensitive working practices to avoid or reduce impacts during construction on watercourse/riparian mammals,
- c) Responsible persons for overseeing sensitive works, and
- d) Use of protective fencing where required to protect the watercourse.

The approved CEMP shall be adhered to and implemented throughout the construction period, unless otherwise agreed in writing by the LPA.

**Reason:** To ensure that the development is in accordance with Policy DM6 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016).

8. Within three months of this permission, an enhancement scheme for the provision of bat and bird boxes shall be provided to and approved in writing by the Local Planning Authority. The scheme shall detail the provision of a minimum of one bat and one bird box, their make and model, and location on the building. All works are to proceed strictly in accordance with the approved scheme,

**Reason:** In the interests of wildlife and ecology in accordance with Policy DM6 of the Site Allocations and Development Management Policies Development Plan Document (2016).

### 11.3 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 [building.control@blaby.gov.uk](mailto:building.control@blaby.gov.uk) or call 0116 272 7533.