DELEGATED REPORT

Recommendation Made: 18 May 2011

Reference:- 11/00351/C **Parish:- Groby Parish Council**

Applicant:- Mr Steve Siddons
County Hall
Glenfield
Leicester
LE3 8TE

Location:- Groby Community College Ratby Road Groby Leicester Leicestershire

Proposal:- RETENTION OF SINGLE MOBILE CLASSROOM - COUNTY COUNCIL IDENTITY NUMBER: 2011/L456/04

Introduction:-

The Borough Council has been consulted on this County planning application. The application seeks renewal of a temporary planning permission for the retention of a single storey modular classroom for educational use located to the rear (west) of the main buildings at Groby Community College. It is constructed of plywood clad timber panelled walls, slightly pitched mineral felt roof and white uPVC glazed wndows. It covers approximately 65 square metres of floor space, is 3 metres in height. The modular classroom unit was originally approved in 1997 (97/00981/C) since when permission has been renewed in 2002 and 2007. There are a number of other similar modular classrooms within the site in close proximity.

History:-

There have been numerous County planning permissions for modular classrooms on the site including retention and renewals of temporary permissions dating back thirty years.

Consultations:-

There are no consultation responses as the Borough Council is a consultee rather than the determining planning authority.

Development Plan Policies:-

Hinckley & Bosworth Local Development Framework: Core Strategy (2009)
Policy 8: 'Key Rural Centres Relating to Leicester' (Groby)

Hinckley and Bosworth Local Plan (2001)
Outside settlement boundary of Groby
BE1: 'Design and Siting of Development'
CF2B: 'Alternative Uses of Existing Educational or Community Sites
NE5: 'Development in the Countryside'

Appraisal:-

Whilst the development is outside the settlement boundary of Groby it is well related to the developed area of the community college grounds and Policy 8 of the Core Strategy supports improvements to the college.

The principle of modular classrooms within the site has been established by its siting and continued use since its initial installation. The supporting information submitted with the application suggests that the loss of the modular classroom would place an unacceptable strain on the other teaching areas within the college and have a negative impact upon pupils attending the college due to pupil numbers which are estimated to continue to increase, therefore, the classroom is required for a further 5 years.

The modular classroom is sited behind and is well related to the main college building such that it does not have an adverse impact on visual amenity to surrounding areas and it is in keeping with the general surroundings. The classroom is sited well away from the boundaries of the 10 hectare college/school site such that it will not have an adverse impact on the amenity of neighbouring properties.

The temporary classroom has been in situ for 14 years already and should the renewal application be approved this will extend to 19 years. It is recommended that the County Council should be advised that a more permanent solution should be explored if a further renewal is required and that the classroom requires maintenance works to the timber base of the structure and to remove graffiti from the walls.

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

1 Hinckley and Bosworth Borough Council has no objection in principle to retaining the modular 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. In addition, the County Council is encouraged to carry out maintenance works that are required to the timber base of the structure and to remove existing graffiti from the walls.

Note to Applicant:-

1 It is requested that all future applications include adequate information in respect of the elevations of the building under consideration.

Contact Officer:- Richard Wright Ext 5894