

Delegated Report

Planning Ref: 23/01068/FUL

Applicant: Mr Matt Nicolle

Ward: Hinckley Trinity

Site: Redmoor High School Academy Trust, Wykin Road, Hinckley

Proposal: Proposed two storey classroom block and associated works (following demolition of existing temporary classroom block)



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 a two storey classroom block with associated works, including the demolition of the existing temporary classroom block which is no longer in use.

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

- 3.1. Redmoor Academy is located to the North West of Hinckley. The development site is located within the existing cluster of school buildings. The school is bounded by residential properties and Dorothy Goodman School to the East. There are existing boundary treatments situated between the development site and Wykin Road including existing trees providing a degree of natural screening. There is existing car parking facilities at the site located South of the main Academy buildings, including an overflow car park.

4. **Relevant planning history**

20/00797/FUL

Construction of toilet block to side of school
Planning Permission
01/10/2020

18/00002/FUL

Two storey extension to Science and Mathematics block
Planning Permission
13/11/2018

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. One comment was received by Cllr David Bill who requested that consideration is given to the highway network within the local area with 5 schools and over 2000 students making journeys every day.

6. **Consultation**

- 6.1. HBBC Pollution: No objection.
- 6.2. HBBC Drainage: No objection, subject to condition.
- 6.3. LCC Children and Young People's Services: No comments received.
- 6.4. HBBC Green Spaces: No comments received.
- 6.5. Severn Trent Water: No comments received.

6.6. HBBC Waste: No objections.

6.7. LCC Highways: No objection, subject to condition.

7. **Policy**

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

- Policy DM1: Presumption in Favour of Sustainable Development
- Policy DM7: Preventing Pollution and Flooding
- 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) (2023)
- 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. Policy DM1 of the SADMP provides a presumption in favour of sustainable development. Policy DM25 of the SADMP supports the redevelopment of community facilities borough wide.

8.4. Policy DM25 states that the Borough will resist the loss of community facilities, and will only be acceptable where it can be demonstrated that an equivalent range of replacement facilities can be provided in an appropriate location. This is demonstrated through the replacement classroom block which has improved facilities in comparison to the existing. The proposal can therefore be considered to

be in accordance with Policies DM1 and DM25 of the Site Allocations and Development Management Policies DPD.

Design and impact upon the character of the area

- 8.5. 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.
- 8.6. The proposed replacement class room block is two storey in nature and consists of a mix of brickwork and cladding, with light white and burgundy cladding to match the existing educational buildings on site. The design of the structure matches that of the existing academy buildings on site with its flat roof design and cladded exterior.
- 8.7. The proposal is distanced away from Wykin Lane and is screen by existing educational building to the extent that it will not be highly visible from public vantage points and as such would not have any detrimental impacts upon the character of the area.
- 8.8. 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

- 8.9. 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.
- 8.10. The proposed two storey classroom block is located amongst a cluster of existing educational buildings. The location of the proposed classroom block is set away from the well screened boundaries of Redmoor Academy significantly, and as such it is considered that there would not be detrimental impacts caused by the development to neighbouring residential amenity in terms of loss of privacy, overshadowing/loss of light, overbearing impacts or noise impacts.
- 8.11. As such it is considered that the proposal is in general accordance with Policy DM10 of the SADMP.

Impact upon highway safety

- 8.12. 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.
- 8.13. The proposal does not lead to an increase in pupil or staffing numbers, and does not cause the loss of parking facilities on site. It is noted that whilst this application does not lead to the increase in student numbers, a separate application which is currently under consideration for a sports hall on site will, and the Highways authority advise that the sports hall application addresses this concern. One condition has been recommended and included at the end of this report.
- 8.14. 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.

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).

9.5 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, DM7, DM10, DM17, DM18 and DM25 of the SADMP.

10. **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 Drg No. 01 Rev P1
Proposed Site Plan Drg No. 100 Rev P1
Proposed Ground Floor Plan Drg No. 110 Rev P2
Proposed First Floor Plan Drg No. 111 Rev P2
Proposed Elevations Drg No. 300 Rev P2

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).

3. The development hereby approved by this permission shall be carried out in accordance with the submitted Drainage Strategy prepared by GMB Consultants dated August 2023.

Reason: To ensure adverse impacts from pollution and flooding are prevented in line with Policy DM7 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016).

4. No development shall commence on the site until such time as a construction traffic management plan, including as a minimum details of the routing of construction traffic, wheel cleansing facilities, vehicle parking facilities, and a timetable for their provision, has been submitted to and approved in writing by the Local Planning Authority. The construction of the development shall thereafter be carried out in accordance with the approved details and timetable.

Reason: To reduce the possibility of deleterious material (mud, stones etc.) being deposited in the highway and becoming a hazard for road users, to ensure that construction traffic does not use unsatisfactory roads and lead to on-street parking problems in the area and in accordance with Policy DM17 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.