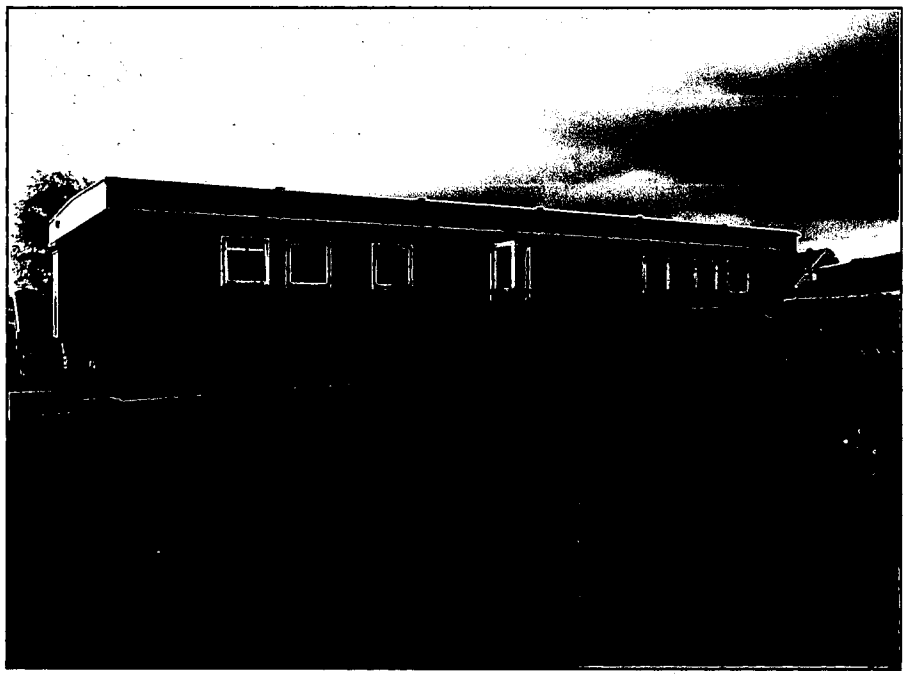
DEVELOPMENT SERVICES
24 JUN 2008
RECEIVED

DAS – Martinshaw Primary School, Groby

"Leicestershire County Council believes that all the people of Leicestershire should have life long access to high quality education and training for vocational, social and personal needs to improve the quality of their life and contribute to the economic and cultural development of this County and beyond."



This modular classroom unit was approved in 2003 to provide for an increase in pupil numbers at that time alongside the need for space to conduct small group teaching programmes. Since the installation of the building its requirement has remained as essential as it was in 2003. This statement is backed up by the demographic prediction for the next five years which show only minor fluctuations in pupil numbers..

When the original consent was granted, the approved location was considered to be acceptable in terms of its immediate surroundings and its relationship to existing buildings. The unit continues to be used for the same purposes as a teaching area base for Key Stage 1 and 2 pupils and needs to remain in this location because of its links to the pedestrian network of the site. There have been no changes in the setting of the building or loss of vegetation since original consent. The external decoration of the building remains the same as when it was installed. The classroom footprint covers an area of 135m².

The particulars of the original decision stated that:

- This permission is limited to the period expiring on 31st July 2008. Immediately on expiry of that period the building hereby permitted shall be removed, and the ground reinstated to a standard previously agreed with the Director of Community Services.

- The mobile classroom hereby permitted shall be retained in a Moorland brown aggregate cladding...
- The fencing shall be retained in a dark green colour...
- The temporary classroom hereby permitted shall only be occupied by the school in association with the Leicestershire Education Authority's educational activities on the site and for no other purpose within Class D1 of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (or any other Order revoking or re-enacting that order.)

It is believed that these particulars have been fully complied with apart from the fencing being in a dark green colour. The fencing is currently treated and finished naturally. This does not, however, have a visually detrimental affect on the site.

The following policies are taken from the Hinckley and Bosworth Local Plan. The same features of the building, which were considered suitable in terms of the criteria set out in Policy BE1 and CF2 when the previous permission was granted, are still prevalent today. Therefore, compliance with the above policy has been maintained throughout the period of standing.

There are no planned increase in staff numbers due to the retention of this mobile nor will there be a move away from its use during normal school hours.

4.3.2 POLICY BE1 - DESIGN AND SITING OF DEVELOPMENT

THE BOROUGH COUNCIL WILL SEEK TO ENSURE A HIGH STANDARD OF DESIGN IN ORDER TO SECURE ATTRACTIVE DEVELOPMENT AND TO SAFEGUARD AND ENHANCE THE EXISTING ENVIRONMENT. PLANNING PERMISSION WILL BE GRANTED WHERE THE DEVELOPMENT:

a) COMPLEMENTS OR ENHANCES THE CHARACTER OF THE SURROUNDING AREA WITH REGARD TO SCALE, LAYOUT, DENSITY, MASS, DESIGN, MATERIALS AND ARCHITECTURAL FEATURES;

b) AVOIDS THE LOSS OF OPEN SPACES, IMPORTANT GAPS IN DEVELOPMENT, VEGETATION AND FEATURES WHICH CONTRIBUTE TO THE QUALITY OF THE LOCAL ENVIRONMENT;

c) HAS REGARD TO THE SAFETY AND SECURITY OF BOTH INDIVIDUALS AND PROPERTY;

d) INCORPORATES DESIGN FEATURES WHICH REDUCE ENERGY CONSUMPTION, ENCOURAGE RECYCLING AND MINIMISE THE IMPACT OF THE DEVELOPMENT ON THE LOCAL ENVIRONMENT;

e) INCORPORATES LANDSCAPING TO A HIGH STANDARD WHERE THIS WOULD ADD TO THE QUALITY OF THE DESIGN AND SITING;

f) TO WHICH THE GENERAL PUBLIC WOULD HAVE ACCESS, HAS REGARD TO THE NEEDS OF WHEELCHAIR USERS, OTHER PEOPLE WITH DISABILITIES, ELDERLY PEOPLE AND THOSE WITH YOUNG CHILDREN;

g) ENSURES THAT THERE IS ADEQUATE HIGHWAY VISIBILITY FOR ROAD USERS AND ADEQUATE PROVISION FOR ON AND OFF STREET PARKING FOR RESIDENTS AND VISITORS, AND MANOEUVRING FACILITIES;

h) IS NOT ADVERSELY AFFECTED BY ACTIVITIES IN THE VICINITY OF THE SITE WHICH ARE UNLIKELY TO CAUSE A NUISANCE T THE OCCUPIERS OF THE PROPOSED DEVELOPMENT.

i) DOES NOT ADVERSELY AFFECT THE OCCUPIERS OFNEIGHBOURINGPROPERTIES; AND

j) THE DEVELOPMENT OF THE SITE IS NOT PREJUDICIAL TO THE COMPREHENSIVE DEVELOPMENT OF THE LARGER AREA OF LAND OF WHICH THE DEVELOPMENT FORMS PART.

IN ADDITION FOR RESIDENTIAL PROPOSALS, PLANNING PERMISSION WILL BE GRANTED WHERE THE DEVELOPMENT:

i) PROVIDES A STRONG COMMON LINK BETWEEN THE PROPOSED BUILDINGS, SPACES AND LANDSCAPE FEATURES AND THE CHARACTER OF THE LOCAL AREA;

ii) ENSURES AN ADEQUATE DEGREE OF AMENITY AND PRIVACY IS PROVIDED BY THE SPACE BETWEEN THE BUILDINGS; AND

iii) PROVIDES SUFFICIENT GARDEN AREA WITH BOUNDARY TREATMENTS THAT REFLECTS EXISTING FEATURES IN THE AREA.

9.2.3 POLICY CF1 - COMMUNITY USES

PLANNING PERMISSION FOR THE DEVELOPMENT OF COMMUNITY FACILITIES, INCLUDING ASSEMBLY AND LEISURE USES AND PLACES OF WORSHIP, EITHER FOR NEW BUILDINGS, REDEVELOPMENT OR CONVERSIONS, OR THE EXTENSION OF EXISTING FACILITIES WITHIN OR ABUTTING THE CENTRES OF LOCAL SETTLEMENTS, WILL BE GRANTED UNLESS:

a THE PROPOSED DEVELOPMENT WILL HAVE A DETRIMENTAL EFFECT ON THE AMENITIES ENJOYED BY THE OCCUPIERS OF ADJOINING RESIDENTIAL PROPERTIES IN TERMS OF HEIGHT, MASS, DESIGN, PROXIMITY, NOISE, DISTURBANCE OR EXCESSIVE TRAFFIC GENERATION;

b THE PROPOSED DEVELOPMENT WILL HAVE A DETRIMENTAL EFFECT ON THE GENERAL CHARACTER OF THE AREA;

c THE PROPOSED DEVELOPMENT WOULD REPRESENT AN OVER DEVELOPMENT OF THE SITE WHICH WOULD BE OUT OF KEEPING WITH THE CHARACTER OF THE SURROUNDING AREA;

d THE PROPOSED DEVELOPMENT WOULD INVOLVE THE INTENSIFIED USE OF AN EXISTING ACCESS OR THE CREATION OF A

NEW ACCESS WHICH IS INADEQUATE IN TERMS OF WIDTH, LAYOUT AND/OR VISIBILITY, TO THE DETRIMENT OF HIGHWAY SAFETY;

e THE PROPOSED DEVELOPMENT WOULD MAKE INADEQUATE PROVISION FOR OFF STREET CAR PARKING.