DELEGATED REPORT

Recommendation Made:

Reference:- 11/00357/C **Parish:- Shackerstone Parish Council**

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

Location:- Congerstone School Shackerstone Road Congerstone Nuneaton Leicestershire

Proposal:- CONTINUED STANDING OF A MODULAR 3 CLASSROOM BLOCK - COUNTY COUNCIL IDENTITY NUMBER: 2011/L460/04

Introduction:-

The Local Planning Authority has been consulted on an application by Leicestershire County Council for the renewal of planning permission for the retention of a modular classroom building at Congerstone School, Congerstone.

Relevant planning history

02/00606/C EXTENSION TO SCHOOL
08/00616/C NEW MODULAR BUILDING (2008/L284/04)
10/00014/FUL Construction of multi-use games area (MUGA) surrounded by boundary fencing on part of the existing playing field.
10/00076/C CONSTRUCTION OF MULITI-USE GAMES AREA (MUGA) SURROUNDED BY BOUNDARY FENCING ON PART OF THE EXISTING PLAYING FIELD (County Council Identity Number: 2010/L196/04)
11/00142/C ERECTION OF TIMBER CLASSROOM BUILDING (RETROSPECTIVE APPLICATION) County Council Identity Number:- 2011/L429/04)
11/00357/C CONTINUED STANDING OF A MODULAR 3 CLASSROOM BLOCK - COUNTY COUNCIL IDENTITY NUMBER: 2011/L460/04
84/00533/4 STANDING OF TEMPORARY MOBILE SINGLE CLASSROOM WITHOUT TOILETS
90/00416/4C RETENTION OF TEMPORARY ELLIOTT SINGLE MOBILE CLASSROOM

Consultations:-

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

Development Plan Policies:-

Hinckley and Bosworth Local Plan 2001

NE05 - Development in the country side
CF2B - Alternative uses of existing educational and community sites

Appraisal:-

The principle of this development has been established by the initial planning permission issued by Leicestershire County Council (our consultation ref- 08/00616/C) and the continued siting since this permission was implemented.

This substantial building which houses three class rooms was initially sited to consolidate two dilapidated timber buildings which were no longer fit for purpose and beyond economic repair. Evidence has been

submitted to accompany the application which explains that pupil figures are due to remain consistent over the next five years and that the removal of this building would place an unacceptable strain on other teaching areas of the school.

The building is sited within the school grounds approximately five metres from the main school building and is single storey construction. The building is screened from Shackerstone Road by mature trees and is not visible to any public areas outside of the school grounds.

The retention of this building fulfils the requirements of the current pupil levels at Congerstone School and the Local Planning Authority is minded that this particular school is popular with the surrounding area and that the village of Congerstone has recently benefitted from various planning permissions for residential developments and as a result, the pupil levels are unlikely to decrease over the immediate forthcoming years. As the building is only visible from within the site and is of an appropriate scale and massing to the main school building, it is considered to be compliant with policy NE5 which seeks to protect the countryside for its own sake.

It is recommended that no objection be raised to the application, however a more suitable permanent solution should be explored if the building is to be retained after the subsequent 5 year period.

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 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.

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:- Nick Cox Ext 5659