DELEGATED REPORT

Recommendation Made: 20 July 2011

Reference:- 11/00580/C **Parish:- Bagworth Parish Council**

Applicant:- Leicestershire County Council
County Hall
Glenfield
Leicester
Leicestershire

Location:- Thornton Community Primary School Main Street Thornton Coalville Leicestershire

Proposal:- PROPOSED CLASSROOM (2011/L531/04)

Introduction:-

This is a consultation on a Leicestershire County Council application for the erection of a single storey mobile classroom at Thornton Community Primary School, Thornton.

The school is located within Main Street, Thornton. The main school building is set back from Main Street. The mobile classroom is located to the north east of the school and measures 8m by 10m with a maximum height of 3m.

Relevant Planning History: -

Various planning applications in relation to the use of the site as a Primary School.

Consultations:-

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

Development Plan Policies:-

Adopted Hinckley and Bosworth Local Plan.

The site lies within the settlement boundary of Thornton as defined in the adopted Hinckley and Bosworth Local Plan.

Policy BE1 - Design and Siting of the Development
Policy CF2A - Development of Allocated Educational Sites

Appraisal:-

The main issue for consideration is the effect of the proposal on the appearance of the school and the surrounding area.

The design of the building is typical of a single storey classroom and is sited appropriately within close proximity to the collection of main school buildings and 16 metres away from the nearest residential property. As a result, the erection of this building will have no detrimental impact on surrounding properties.

It is not considered that the proposal would detrimentally affect the appearance of the school or character of the surrounding area. The proposal is therefore considered acceptable and will be in compliance of Policy BE1.

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 the erection of a single storey classroom.

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:- Joanne Orton Ext 5666