DELEGATED REPORT

Recommendation Made: 15 July 2011

Reference:- 11/00528/C **Parish:- Hinckley**

Applicant:- Learning Environment Team
Corporate Resources Department
Leicestershire County Council
County Hall

Location:- Battling Brook Primary School Frederick Avenue Hinckley Leicestershire LE10 0EX

Proposal:- CONSTRUCTION OF NEW SIX CLASSROOM BUILDING AS REPLACEMENT FOR EXISTING MOBILE UNIT, EXTENSION TO EXISTING HALL AND THE PROVISION OF ADDITIONAL HARD PLAY AREA TO EXISTING SCHOOL (County Council Identity Number 2011/L525/04)

Introduction:-

The Borough Council has been consulted on a County planning application (reference 2011/L525/04). The application seeks full planning permission for the erection of a new six classroom building as a replacement for a temporary mobile classroom unit, the extension of the main hall, the provision of an additional 750 square metres of hard play area and alterations to the parking area to provide an additional seven spaces. The new classroom building is required to accommodate a forecasted increase in pupil numbers over the next five years and to replace an existing temporary mobile classroom that has stood on the site for some years.

Battling Brook Primary School is located on a 2.38 hectare site on the north side of Outlands Drive with access also gained from Frederick Avenue and is within a primarily residential area, along with a community centre. The main school buildings are single storey and primarily constructed of a mix of light brown and red brick walls with full height coated aluminium windows with painted infill panels beneath and a built up flat roof. The school has a long frontage to Outlands Drive and the boundary is formed by a dense 3m high hawthorn hedge with a grassed earth bund with additional sporadic tree planting inside.

History:-

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

Consultations:-

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

Development Plan Policies:-

Adopted Core Strategy

Policy 24: Sustainable Design and Technology

Adopted Local Plan

Within the settlement boundary of Hinckley and the boundary of this Community Facility (Battling Brook Primary School)
Policy BE1: Design and Siting of Development
Policy T5: Highway Design and Vehicle Parking Standards

Appraisal:-

The main considerations with regards to this application are the principle of development, the design and siting of the proposals and their impact on the appearance of the school site and the surrounding area.

Principle of Development

The application relates to an established school site therefore the principle of development is acceptable subject to all other planning matters being appropriately addressed.

Design and Siting and Impact

The new classroom building is to be sited close to the boundary of the site with Outlands Drive in the area of an existing hard play area and is well related to the existing school buildings. The new hard play area is to be constructed adjacent to it and is therefore also well related. The design of the new classroom building is single storey with dual mono-pitched roofs to a maximum height of 5.5 metres in order to minimise any impact on the site and its surroundings. Vertical larch timber cladding is proposed for the majority of the external walls which provides a sympathetic and high quality appearance. The school has a long frontage to Outlands Drive and the boundary is formed by a dense 3m high hawthorn hedge. As a result, notwithstanding the proximity to the boundary, the new classroom block and hard-standing area will remain well screened from external views. As a result, the proposals will not have an adverse impact on the appearance of the site or its surroundings. The additional seven parking spaces extend an existing parking area and will have no adverse impact on the appearance of the site.

The main hall is located in a central position within the overall school site. The proposed extension to the main hall involves the extension of the roof over the hall part of the building over an existing classroom in a design and materials which will match the existing building. As a result, the extension will not have an adverse impact on the appearance of the site or its surroundings.

The proposals involve the removal of a number of trees within the site that are of good enough quality for retention, however, their loss can be mitigated by the replacement planting of native trees of appropriate species and size within other areas of the site to enhance its visual amenity.

The nearest residential property is located on the opposite side of Outlands Drive approximately 23 metres to the south of the new classroom building. Given the separation distance, the screening provided by the existing boundary hedge and the public highway between it is considered that no adverse impact on residential amenity will arise.

Conclusion

The proposals are acceptable in principle on this established school site and there appears to be a demonstrated need for the proposals. As a result of the siting, scale and design of the proposals it is considered that they will not have an adverse impact on the overall appearance of the site or the surrounding area, the residential amenities of nearby occupiers or highway safety and are therefore in compliance with policies BE1 and T5 of the adopted Local Plan. No sustainable design and technology measures have been submitted to comply with Policy 24 of the Core Strategy and therefore reference is made to this in the recommended comments to the County Council.

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

1 That the County Council be informed that this Council has no objection to the proposals subject to new planting within the site of native trees of appropriate species and size to replace those trees lost as a result of the proposed development.

2 No details of the proposed use of any sustainable design and technology measures were submitted with the consultation, the County Council is reminded that this Council's adopted Core Strategy requires school development in Hinckley to meet, at a minimum, a BREEAM (or equivalent) assessment rating of 'very good' unless it would make the development unviable.

Contact Officer:- Richard Wright Ext 5894