DELEGATED REPORT

Recommendation Made: 2 November 2011

Reference:- 11/00747/FUL **Parish:- Burbage Parish Council**

Applicant:- Mr John Foster
Sketchely Horizon School
Sketchley Manor Hall
Manor Way
Burbage

Location:- Sketchely Horizon School Sketchley Manor Hall Manor Way Burbage Hinckley

Proposal:- EXTENSION OF CAR PARK

Introduction:-

Planning permission is sought for the extension of the car park at the Sketchley Horizon School, Burbage. This is a private special school, with up to 30 students.

The site consists of red brick buildings set within grounds with mature trees to the perimeter. The car park is currently sited to the south of the building and provides 30 spaces and one disabled space.

It is proposed to extend the parking area to the west and south providing an additional 31 spaces, 21 of which would be tandem including an additional disabled space. The submitted statement in support of the application states that the school would manage these to make available spaces for short visits during the day.

Relevant Planning History

10/00536/FUL	Retrospective application for the erection of single storey building and associated works to boundary wall.	Approved	19.10.10
09/00648/FUL	Erection of single storey building and associated works to boundary wall	Approved	09.11.09
06/00805/CONDIT	Variation of condition 6 of planning permission 94/00266/COU to allow educational use.	Approved	25.09.06

Consultations:-

No objection has been received from

Head of Community Services (Pollution)
Head of Community Services (Land Drainage)

No objection subject to conditions have been received from

Director of Environment and Transport (Highways)
The Borough Council's Arboricultural Consultant (Julian Simpson)

Burbage Parish Council raise no objection subject to the surface being permeable.

Development Plan Policies:-

Local Development Framework-
Core Strategy- None relevant

Hinckley and Bosworth Local Plan

Policy BE1- Design and siting of development.

Policy T5- Highway design and vehicle parking standards
Policy NE12- Landscaping schemes

Burbage Village Design Statement

Appraisal:-

The main issues for consideration are the principle of the development, the harm to the trees and visual acceptability of the proposal.

Principle
The site is located within the Burbage Settlement boundary as defined by the adopted local plan where the principle of development is supported subject to all other planning matters being adequately addressed. The principle is therefore acceptable.

Parking standards require one space per staff member and 5 additional spaces. As the school employs 20 full time and 4 part time staff members there is a requirement for 29 spaces. At present there are 30 spaces which presently meet the off street parking requirement. The proposal doubles the number of existing car parking spaces with the result that the proposal exceeds the number of spaces required. Due to the specialised nature of the school there is a wide catchment area with the result that most pupils travel by private cars. The school also has a lot of day visitors checking on the well being of the pupils and therefore the requirement for on site parking exceeds the adopted standards. The car park is busiest during drop off and collection time. The proposed tandem parking arrangements enable parents and carers to park behind staff members whilst collecting the children. This makes the tandem parking arrangement a practical solution. The principle of the additional parking spaces is therefore acceptable.

Trees
The proposal involves the replanting of one apple tree and the Council's Tree Officer has commented that the proposal would result in the loss of a young Rowan and Robinia and to mitigate the loss supplementary boundary planting should be sought near the south-east corner. This can be secured with a landscaping condition.

It is not considered that the works involved in extending the car park would result in substantial excavations that would detrimentally impact upon the roots of the trees. It is therefore considered that the proposal would not detrimentally harm the visual amenity provided by the protected trees.

Visual
The Burbage Village Design Statement defines the area as containing traditional brick properties. Policy GN1 on mature areas states that it is important for important landscapes and vegetation to be retained. The proposal is for parking involves minimum foundations and excavations which can be constructed in such a way not to harm the mature surrounding trees and it is therefore considered that the proposal will comply with the Burbage Village Design Statement.

The trees to the southern boundary of the site provided screening from surrounding sites. The proposal, by its nature is not visually prominent and therefore with the screening by the existing trees it is not considered that the proposal would detrimentally affect the character of the area and is therefore considered to comply with Policy BE1.

Other Issues
Burbage Parish Council has not objected to the proposal subject to the surface of the car park being permeable. The plans indicate that the surface would be macadam and surface water collected in a soakaway. Therefore water will not leave the site but will drain into the ground in a controlled fashion, the same as if the surface was permeable. There are no objections raised by the Council's Land Drainage Engineer and therefore the proposed drainage is considered acceptable.

Conclusion
It is considered that the extension to the car park would not detrimentally affect the amenities of neighbouring residents nor would result in an unacceptable impact on the visual amenity. It is therefore considered that the

proposal is acceptable and complies with Policy BE1 and the Burbage Village Design Statement.

RECOMMENDATION:- Permit subject to the following conditions:-

Summary of Reasons for Recommendation and Relevant Development Plan Policies :

Having regard to the pattern of existing development in the area, representations received and relevant provisions of the development plan, as summarised below, it is considered that subject to compliance with the conditions attached to this permission, the proposed development would be in accordance with the development plan. By virtue of the low profile of the proposal, the existing boundary treatments and vegetation screening the proposal would not detrimentally affect the character or appearance of the area, nor have an adverse impact on the amenities of neighbouring residents.
Hinckley & Bosworth Borough Council Local Plan (2001) :- BE1, T5, NE12

1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

2 The development hereby permitted shall not be carried out otherwise than in complete accordance with the submitted application details, as follows: 10:318:01, 10:318:02 Rev. A

3 No development shall take place until full details of both hard and soft landscape works have been submitted to and approved in writing by the Local Planning Authority and these works shall be carried out as approved. These details shall include:

(i) hard surfacing materials
(ii) planting plans
(iii) written specifications
(iv) schedules of plants, noting species, plant sizes and proposed numbers/densities where appropriate.
(v) implementation programme.

4 The approved hard and soft landscaping scheme shall be carried out in accordance with the approved details. The soft landscaping scheme shall be maintained for a period of five years from the date of planting. During this period any trees or shrubs which die or are damaged, removed, or seriously diseased shall be replaced by trees or shrubs of a similar size and species to those originally planted at which time shall be specified in writing by the Local Planning Authority.

5 Before any development is commenced on the site, including site works of any description, each of the trees (indicated on the approved plan ref 10:318:02 rev. A) shall be securely fenced off by protective fencing on a scaffolding framework in accordance with B. S. 5837 erected in a circle round each tree at a radius from the bole of 3 metres or to coincide with the extremity of the canopy of the tree, whichever is the greater . Within the areas so fenced off, the existing ground level shall be neither raised or lowered, (except as may be approved by the Local Planning Authority as part of the development) and no materials, equipment, machinery or temporary buildings or surplus soil shall be placed or stored thereon. If any works permitted by this permission are required in the fenced-off areas, they shall be excavated by hand and any tree roots encountered with a diameter of 5cm or more shall be left unsevered.

Reasons :-

1 To comply with the requirements of Section 51 of the Planning and Compulsory Purchase Act 2004.

2 For the avoidance of doubt and in the interests of proper planning.

3 The proposal will require the removal of trees protected by a Tree Preservation Order and a landscaping proposal is required to ensure adequate replacement in accordance with Policy NE12 of the adopted Hinckley and Bosworth Local Plan.

4 To ensure that the work is carried out within a reasonable period and thereafter maintained to accord with policy NE12 of the adopted Hinckley & Bosworth Local Plan.

5 The trees on this site are subject to a Tree Preservation Order and this condition is necessary to ensure that proper steps are taken to safeguard the trees during the course of development.

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).

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