DELEGATED REPORT

Recommendation Made:

Reference:- 11/00358/C **Parish:- Barwell Parish Council**

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

Location:- Newlands Primary School Moore Road Barwell Leicester Leicestershire

Proposal:- CONTINUED STANDING OF A MODULAR CLASSROOM BLOCK - COUNTY COUNCIL IDENTITY NUMBER: 2011/L461/04

Introduction:-

The Local Planning Authority has been consulted by Leicestershire County Council on a planning application for the renewal of a previous planning permission for the retention of a modular classroom for educational use. The modular classroom is sited within the grounds of the Primary School adjacent the main school building.

Application History

00/00437/C INSTALLATION OF FLOODLIIGHT LIGHTING COLUMN - Recommendation
01/01083/C ERECTION OF SECURITY FENCING - Recommendation
01/01198/C RETENTION OF SINGLE MOBILE CLASSROOM - Recommendation
93/01055/C RETENTION OF TWO MOBILE CLASSROOMS - Recommendation
96/00382/C SITING OF MOBILE CLASSROOM - Recommendation
99/00226/C RETENTION OF MOBILE CLASSROOM - Recommendation
99/00227/C RETENTION OF MOBILE CLASSROOM - Recommendation
05/00552/C RENEWAL OF PERMISSIONS 99/00226/C AND 99/00227/C FOR THE CONTINUED SITING OF MOBILE CLASSROOM BLOCKS - Recommendation

07/00695/C TWO REPLACEMENT MOBILE CLASSROOMS (2007/L022/04) - Recommendation
07/01182/C CONTINUED STANDING OF MOBILE CLASSROOM 2007/L146/04 - Recommendation
10/00467/C ERECTION OF BOUNDARY FENCING - Recommendation
88/01304/4 STANDING OF TEMPORARY MOBILE DOUBLE CLASSROOM - Recommendation
83/01004/4 RESIDENTIAL DEVELOPMENT OF LAND FRONTING - Recommendation
93/00789/4C SITING OF TEMPORARY CLASSROOM AND TOILET BUILDING - Recommendation
90/00237/4C TEMPORARY ELLIOT SINGLE MOBILE CLASSROOM WITH TOILETS - Recommendation
88/01304/4C PROPOSED TEMPORARY ELLIOTT DOUBLE MOBILE CLASSROOM - Recommendation

Consultations:-

No consultation have been sent in respect of this notification

Development Plan Policies:-

Core Strategy (adopted 2009)

Policy 3: Development in Barwell

Hinckley and Bosworth Local Plan 2001 (Saved polices)

BE1 - Design and Siting of Development
CF2B - Alternative Uses of Existing Educational and Community Sites

Settlement Boundary

Appraisal:-

The principle of development is acceptable as a result of the continued retention of this building for approximately 21 years. A Design and Access Statement has been produced which suggests that the building is required for a further 5 years to accommodate a steady rise in pupil levels from 266 in 2010 to an estimated 315 in 2015.

The design of this building is typical of a small single storey temporary classroom and is sited appropriately within close proximity to collection of main school buildings and over 40 metres from the nearest boundary and residential property. As a result, the retention of this building will have no detrimental impact on surrounding properties.

In summary, the proposal to further retain this building for 5 years is acceptable in policy terms and it has been clearly demonstrated that this building is functionally required for that period. 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).

5 It is requested that all future applications include adequate information in respect of the elevations of the building under consideration.

Contact Officer:- Nick Cox Ext 5659