

Delegated Report

Planning Ref: 25/00092/FUL

Applicant: Mr Matt Nicolle

Ward: Hinckley Trinity

Site: Redmoor High School Academy Trust, Wykin Road, Hinckley

Proposal: New electrical substation



Hinckley & Bosworth
Borough Council

1. Recommendations

1.1. Grant planning permission subject to:

- Planning conditions outlined at the end of this report

2. Planning application description

2.1. The proposal is for the construction of an electrical substation within the school grounds of Redmoor High School Academy, Wykin Road, Hinckley.

2.2. The proposed electrical substation has dimensions of 3.3 metres in width and 2.4 metres in depth. It has a height of 2.3 metres. The substation is to be enclosed in dark green housing and surrounded by a green mesh security fence.

2.3. The proposal involves the removal of 4.1 metres of hedgerow to allow for the siting of the substation and construction of a path for National Grid access.

2.4. The proposal has been lodged subsequent to the granting of planning permission for an electrical substation under application 24/00490/FUL. Following discussion with National Grid the substation needs to be relocated west of the originally approved development site, which has prompted this application.

3. Description of the site and surrounding area

3.1. Redmoor High School Academy is located in the north-west of Hinckley, within the settlement boundary. The Academy site contains a cluster of school buildings with associated car parking areas, generally surrounded by green space. The green space within the school grounds predominantly comprises sporting facilities and fields associated with the school. There is currently a sporting hall being constructed within the grounds near Wykin Lane.

3.2. The development site is located to the south of the Redmoor Academy site. It is sited adjacent the boundary with Wykin Road and to the west of the sports hall currently under construction.

3.3. To the south of the development site is an existing hedgerow, with intermittent trees to the east and west, that currently partially screens the development site from Wykin Road. This section of the existing hedgerow has been reduced in coverage already through impacts from the sports hall construction.

4. Relevant planning history

24/00992/DISCON

- Application to discharge Condition 6 (Community Use Agreement) from planning application 23/01164/FUL
- Not Discharged
- 20.02.2025

24/00949/CONDIT

- Variation of condition 2 of planning permission 23/01164/FUL. Amendments to elevations and roof plan to include ventilation and wind catchers on the roof and louvres to the north elevation.
- Planning Permission
- 03.12.2024

24/00861/CONDIT

- Application to vary condition 2 attached to planning permission 23/01068/FUL. Amendment to increase the height of the proposed building.
- Planning Permission
- 06.11.2024

24/00490/FUL

- New electrical substation
- Planning Permission
- 20.06.2024

24/00460/DISCON

- Application to discharge conditions 3 (Drainage), 4 (Construction Management Plan), 8 (Light Spill attached to planning 23/01164/FUL
- Discharged
- 09.07.2024

24/00152/DISCON

- Application to discharge planning condition 4 (Construction Traffic Management Plan) from 23/01068/FUL
- Discharged
- 26.03.2024

23/01164/FUL

- New sports hall with changing facilities, classrooms, car parking, landscaping and solar panels
- Planning Permission
- 10.05.2024

5. Publicity

- 5.1. The application has been publicised by sending letters to neighbours and a site notice has been posted within the vicinity of the site.
- 5.2. No comments have been received.

6. Consultation

- 6.1. HBBC Pollution: No objection.
- 6.2. Sport England: No objection.
- 6.3. National Grid: No response received.

7. Policy

7.1. Core Strategy (2009)

- None

7.2. Site Allocations and Development Management Policies DPD (2016)

- Policy DM1: Presumption in Favour of Sustainable Development
- Policy DM10: Development and Design

- Policy DM17: Highways and Transportation
- Policy DM18: Vehicle Parking Standards
- Policy DM25: Community Facilities

7.3. **National Planning Policies and Guidance**

- National Planning Policy Framework (NPPF) (2024)
- Planning Practice Guidance (PPG)

7.4. **Other relevant guidance**

- Good Design Guide (2020)
- National Design Guide (2019)

8. **Appraisal**

8.1. **Key Issues**

- Assessment against strategic planning policies
- Design and impact upon the character of the area
- Impact upon neighbouring residential amenity
- Impact upon highway safety

Assessment against strategic planning policies

- 8.2. Paragraph 2 of the National Planning Policy Framework (NPPF) states that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise. The NPPF is a material consideration in planning decisions.
- 8.3. The current Development Plan consists of the adopted Core Strategy and the adopted Site Allocations and Development Management Policies Development Plan Document (SADMP). In accordance with Paragraph 232 of the NPPF, due weight should be given to existing policies according to their degree of consistency with the NPPF.
- 8.4. Paragraph 7 of the NPPF states that the purpose of the planning system is to contribute to the achievement of sustainable development. The three overarching objectives of sustainable development (economic, social and environmental) are detailed within Paragraph 8 of the NPPF. Therefore, in accordance with Paragraph 11 of the NPPF, planning decisions should apply a presumption in favour of sustainable development.
- 8.5. However, Paragraph 12 of the NPPF confirms that the presumption in favour of sustainable development does not change the statutory status of the Development Plan as the starting point for decision making.
- 8.6. Policy DM25 of the SADMP supports the retention of existing community facilities and seeks to resist the loss of community facilities and their ancillary areas. The proposed development does not result in the loss of any facilities. The proposal is therefore be considered to be in accordance with Policy DM25 of the SADMP.

Design and impact upon the character of the area

- 8.7. Chapter 12 of the NPPF confirms that good design is a key aspect of sustainable development, and the creation of high quality, beauty, and sustainable buildings and places is fundamental to what the planning and development process should

achieve. Paragraph 135 of the NPPF details the six national policy requirements of development to ensure the creation of well-designed and beautiful places.

- 8.8. Paragraph 139 of the NPPF states that development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes.
- 8.9. Policy DM10 of the SADMP seeks to ensure that new development complements or enhances the character of the surrounding area with regard to scale, layout, density, mass, design, materials and architectural features.
- 8.10. The application proposes the construction of an electrical substation with dimensions of 3.3 metres by 2.4 metres and a height of 2.3 metres. It is to be surrounded by green mesh fencing, similar to the existing fencing along this boundary.
- 8.11. The proposed electrical substation would be visible from Wykin Road given its proximity to the site's southern boundary. The visibility of the development site is increased by the proposed removal of 4.1 metres of existing hedgerow, and the relocation of a tree to be planted in association with application 23/01164/FUL for the sports hall to a location behind the substation.
- 8.12. Though the proposed electrical substation would be visible from the street scene, its scale is not considered unreasonable given the sizable buildings visible within the backdrop of the development site. The remaining hedgerow to either side of the development site and the tree plantings that will occur surrounding the substation unit will provide visual relief and screening when approaching from the east and west along Wykin Road.
- 8.13. It is therefore considered that the scale, mass, design and materials of the proposed substation are acceptable in the context of their siting. The proposal is not considered to cause detrimental impacts to the character of the area and as such accords with Policy DM10 of the SADMP.

Impact upon neighbouring residential amenity

- 8.14. Paragraph 135 of the NPPF requires that planning policies and decisions ensure that developments create places that are safe, inclusive, and accessible, which promote health and wellbeing, and a high standard of amenity for existing and future users.
- 8.15. Policy DM10 of the SADMP states that development will be permitted where it does not have a significant adverse impact on the privacy and amenity of nearby residents and occupiers of adjacent buildings, including matters of lighting and noise and that the amenity of occupiers would not be adversely affected by activities within the vicinity of the site.
- 8.16. The proposed electrical substation is located adjacent existing residential development on the southern side of Wykin Road. These properties are separated from the development site by Wykin Road itself, the pavement on both sides of the highway, and existing boundary fencing. The properties are also all set back from Wykin Road and have front gardens that increase their separation from the development site.

- 8.17. The development has a maximum height of 2.3 metres and is separated from the nearest residence by a minimum of 18 metres. It is therefore considered that the height and separation distance of the proposed electrical substation means it would not give rise to loss of light, overbearing or privacy issues.
- 8.18. HBBC Environmental Services have been consulted on the proposal and have no objections.
- 8.19. Considering the above, the proposal is not considered likely to cause undue impacts upon neighbouring residential amenity and is therefore consistent with Policy DM10 of the SADMP.

Impact upon highway safety

- 8.20. Policies DM17 and DM18 of the adopted SADMP supports development that would not have any significant adverse impacts on highway safety and requires new development to provide an adequate level of off-street parking.
- 8.21. By virtue of its siting, the proposal does not have any impact on the existing access and off-street parking arrangements on the Redmoor Academy site. As such, the proposal is considered to be in accordance with Policies DM17 and DM18 of the SADMP.

9. Equality implications

- 9.1 Section 149 of the Equality Act 2010 created the public sector equality duty. Section 149 states:-
- (1) A public authority must, in the exercise of its functions, have due regard to the need to:
 - (a) eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under this Act;
 - (b) advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it;
 - (c) foster good relations between persons who share a relevant protected characteristic and persons who do not share it.
- 9.2 Officers have taken this into account and given due regard to this statutory duty, and the matters specified in Section 149 of the Equality Act 2010 in the determination of this application.
- 9.3 There are no known equality implications arising directly from this development.
- 9.4 The decision has been taken having regard to all relevant planning legislation, regulations, guidance, circulars and Council policies, including General Data Protection Regulations (2018) and The Human Rights Act (1998) (HRA 1998) which makes it unlawful for the Council to act incompatibly with Convention rights, specifically Article 6 (right to a fair hearing); Article 8 (right to respect for private and family life); Article 1 of the First Protocol (protection of property) and Article 14 (prohibition of discrimination).

10. Conclusion

- 10.1. It is considered that the proposal is acceptable when assessed against all relevant policies and therefore warrants the granting of planning permission.

10. Recommendation

- 11.1 **Grant planning permission** subject to:

- Planning conditions outlined at the end of this report

11.2 Conditions and Reasons

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

Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990, as amended by the Planning and Compulsory Purchase Act 2004.

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

Planning Statement

Location Plan 23215 03 Rev P2

Proposed Site Plan 23215 103 Rev P2

Ground Mounted Transformer Drawing NC1V-001 Rev 1.0

Reason: To ensure a satisfactory form of development in accordance with Policies DM1 and DM10 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016).

Notes to applicant

1. The approved development may require Building Regulations Approval, for further information please contact the Building Control team via e-mail at building.control@blaby.gov.uk or call 0116 272 7533.