DELEGATED REPORT

Recommendation Made: 29 June 2011

Reference:- 11/00488/C **Parish:- Hinckley**

Applicant:-

John Cleveland College
Butt Lane
Hinckley
Leicestershire

Location:- John Cleveland College Butt Lane Hinckley Leicestershire LE10 1LD

Proposal:- ERECTION OF TWO GARAGES (COUNTY COUNCIL IDENTITY NUMBER: 2011/L502/04)

Introduction:-

This is a Leicestershire County Council application for the erection of two garages at John Cleveland College, Hinckley.

The school is located within Butt Lane, Hinckley. The main school building is set back from Butt Lane. The two garages are located to the south west of the school and measure garage one 18m by 9m with a maximum height of 3.2m whilst garage two measures 12m by 9m with a maximum height of 3.2m.

Relevant Planning History: -

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

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 Hinckley as defined in the adopted Hinckley and Bosworth Local Plan.

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

Appraisal:-

The garages proposed within this application are to replace existing steel containers which are currently used for storage.

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

The design of these garages is to be constructed from sectional concrete with an apex roof. The garages are to have up and over doors which will be painted white and single windows and pedestrian stained timber doors. The garages are to be sited appropriately within close proximity to collection of main school buildings and 176 metres from the nearest residential property. As a result, the erection of the two garages 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 in compliance with 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 the two garages.

2 It should be noted that the application submission lacks adequate detail with the relevant elevations not being submitted.

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