



DEVELOPMENT CONTROL AND REGULATORY BOARD

26th April 2024

SUPPLEMENTARY REPORT OF THE CHIEF EXECUTIVE

REPORT OF MEMBERS' SITE VISIT

AGENDA ITEM 7: 2023/Reg3Ma/0131/LCC (2023/10236/04) - Construction of a combined Sports Hall and Teaching block comprising of 4 Nos. badminton court hall with two storey element at north of main hall to include changing rooms, equipment store, sports theory room, music drama room, dance studio, associated staff and student facilities. The two-storey element on west side of the main hall will include 2Nos design and technology classrooms on ground floor, 2Nos science lab classrooms on first floor and associated preparation rooms and facilities. The roof areas would include plant/equipment and Photovoltaic panels. The proposal also includes construction of new car parking court (30 spaces), and installation of two-tier cycle stand to accommodate 50 cycles, A single storey extension to form a new kitchen at back of existing main school building and a new electric sub-station near schoolhouse and south of main entry gates. Hastings High School St Catherine's Close Burbage Leicestershire LE10 2QE

1. This application was the subject of a site visit by Members of the Board which took place on the morning of 24th April 2024, by which time they had received the papers on this item for the forthcoming meeting. The site visit was attended by the Chairman and four other Members of the Development Control and Regulatory Board.
2. Members arrived at Hasting High School via the main site access off St Catherines Close where they were met by the school head and Site Manager. Members walked firstly to the location of the new proposed kitchen extension, then the position of the sub-station, cycle parking area and car parking area, and then to the position of the sports and teaching block. Members were shown the site, floor and elevation plans and viewed the boundary with The Fairway.
3. Members boarded the mini bus and proceeded to no.20 The Fairway, where they were met by the owner and a neighbour, members viewed the rear garden and the boundary with the school and after a short visit proceeded to board the mini bus and return to County Hall.

Circulation Under the Local Issues Alert Procedure

Mr. S. Bray CC

Officer to Contact

Mr. Atief Ishaq (Tel. 0116 305 7042) Email: planningcontrol@leics.gov.uk

From County Councillor Stuart Bray

Atief Ishaq
Planning Officer
Leicestershire County Council

Re: Hastings High School 2023/Reg3Ma/0131/LCC

Dear Atief,

I write as County Councillor for St Marys Division which includes the school site and all surrounding streets.

I want to state from the outset that Hastings is an excellent school with a good reputation locally. Most people across my division support, in principle, their need to expand to cope with increasing pupil numbers and a desire to provide excellent facilities for local children.

However, there are a number of concerns with the application from the people living nearest the site in particular those living in The Fairway and St Catherines Close.

Firstly there is a concern about the lack of initial consultation. The application was submitted to the planning department for determination some weeks before residents were invited to view the plans at the school. This caused a great deal of frustration and anger locally. If residents had been engaged at the outset, many of the issues and concerns that now exist could have been avoided.

It was also therefore disappointing that the revised plans were submitted again before the residents were asked their views at the most recent public consultation meeting held at the Parish Council's offices.

A number of options were considered for the site. 'Option two' that placed the new building near the existing maths block is the preferred choice of myself, the Parish Council and the residents living around the school. It is my belief that with some mitigation of the remaining grounds then it would have been possible to proceed with this option and maintain the five existing sports pitches which would have satisfied Sport England. **It remains my strong preference that the County Council should continue to explore 'option two' and not proceed with the plans as being presented to the board.**

However, if the County Council are minded to proceed with the revised plans I would have the following the comments to make on that scheme:

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1. The height, massing and industrial look of the proposed building will undoubtedly have a significant impact on the people living on The Fairway. Whilst it is of a similar height to the existing school it will be much closer to the boundary with The Fairway and therefore have a greater impact.

If the County Council does decide to approve the scheme I would ask that further thought is given to softening the industrial appearance of the sports hall. Some residents have suggested that they would like to see some wood effect cladding or other features to break up the facade to make it more attractive.

2. The loss of existing mature trees is a real concern too. It is vital that any trees lost are replaced and that any planting along the boundary is of a sufficient nature to help screen the development using semi-mature trees that will provide cover from the outset. There should be a condition that ensures that the trees are maintained in perpetuity and should they become diseased or die off then they will be replaced. There is a deep concern that due to a lack of sunlight and poor drainage in the area where planting will occur that any trees planted will not flourish.

3. The proposal includes wider community and extra-curricular use for the school in evenings and weekends. Facilities for the wider community will be welcome by many Burbage residents, but careful consideration should also be given to nearby residents amenity too. If the County Council are minded to approve the scheme I would ask that conditions are imposed limiting the hours of use to reasonable hours and not late evenings and all weekends. I would also request that a condition is imposed that the fire escape doors on the wall nearest to The Fairway are kept closed during use unless being used in an emergency.

4. There is also a concern about external lighting used on the site. It was mentioned at the latest consultation meeting that only low-level bollard lighting is being proposed and no flood light type security lights will be used. Again if the Council is minded to approve the scheme, I would ask that a suitable condition is imposed to ensure this is the case.

5. As previously mentioned there are existing issues of water run-off from the Hastings site that causes flooding on neighbouring properties. Conditions should be imposed to ensure this is mitigated.

I would welcome the opportunity to address the Development Control Board when the application comes forward in April and I thank officers and members for agreeing to visit the site prior to the committee meeting.

Yours sincerely



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Stuart Bray

County Councillor for St Marys Electoral Division

CC Jane Moore - Director of Children & Families

Burbage Parish Councillor & neighbouring residents

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LCC application reference: 2023/Reg3Ma/0131/LCC - written representation

Dear Councillor,

We are residents of 7 The Fairway, which overlooks the proposed site.

We would urge councillors to reject this application and ask Hastings High School to reconsider option 2 that sites the new building adjacent to the existing school buildings and the utilities.

The proposed location, design and appearance of the building have concerns for us as residents of The Fairway mainly the adverse impact on privacy and amenity.

The application does not meet the conditions of the Hinckley and Bosworth Local Plan or the Burbage Neighbourhood Plan.

HBBC have raised a concern based on policy DM10 noting the impact on loss of light and overbearing impacts.

The proximity to properties on The Fairway (document ref: 20240320 M00517-AGA-XX-XX-D-A-0011-P04 – proposed wider site plan) show the impact of the proposal in particular the loss of light and privacy, noise, and visual intrusion. It should be noted that on these plans the existing brick-built school buildings adjacent to The Fairway are single storey.

Residents have the same concerns that were highlighted in the Flood Risk Assessment. It refers to 'loamey and clayey soil with impeded drainage'. Our properties already experience drainage issues with waterlogged areas, including on the highway. An increase in impermeable surfaces and the planned run off shown on the plans would worsen the current situation.

We acknowledge the minor mitigation in the revised plans, which are quite frankly insulting to our concerns about the adverse impact on privacy and amenity.

The revised plans do not mitigate our concerns about drainage and could potentially exasperate them with the creation of a raised bund.

As highlighted in the objection from Burbage Parish Council the height, size, and industrial design of the building contradict policy 16 of the Burbage Neighbourhood Plan.

We would urge you, as councillors, to reject this planning application and ask the school to revisit option 2 as a more viable site for this much needed expansion of Hastings High School and as the preferred option of Burbage Parish Council who understand the local topography and the populations needs.

If you do decide to approve the application, we would ask that conditions are placed to soften the industrial appearance of the building.

Thank you for considering our objection.

Yours sincerely,

John and Alison Piper

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Dear Euan,

I would like to take this chance to object to the plans put forward by Hastings High school, please can you forward this letter onto the County Council, I am unfortunately unable to attend this Friday's meeting on the 26th April although I know a few of my neighbors will be.

We do not believe the recent changes to the plans that the school have made went even close to alleviating our concerns with the placement of this huge warehouse style building at the bottom of our gardens. Please can you take our following concerns into account –

1. **Overpowering/unsightly warehouse style building ruining the view from the garden:** We know the school have changed the colour of the building to light grey, but they have not changed the warehouse style/look of this building, it will still look unsightly and extremely ugly and will block out a large percentage of our sunlight, Is there anyway they can look at this building and at least go some way into re-designing this to ensure it looks at least slightly pleasing to the eye?
2. **Height of the building:** We appreciate the lowering of the height by 55 cm, but in the grand scheme of the plans this is a miniscule amount and we would of expected a much larger amount to show they were taking our concerns seriously, the ground will also be raised meaning this will reach up to 11 meters and very close to our boundaries, please can this be reconsidered?
3. **Increased noise pollution in the evening:** As this new hall will be in use all day and evenings, this will hugely impact the noise levels from our house, I assume the school would be hiring out the facility for lettings. I am concerned that doors and windows will be opened, and I will hear the loud echo's from participants in the new sports hall which obviously will affect the peacefulness I expect from sitting in my property or garden. Can you guarantee this will not be the case?
4. **Increased noise pollution during the school day:** Whilst I accept, I live on the back of a school, I understand that there are certain times of the school day that is noisier than others. Break times and lunchtimes. The new sports hall would mean children would be using the facility all throughout the school day which I am concerned will affect the noise levels.
5. **Increased lighting pollution throughout the evening:** During the evening I am concerned that the security lights will shine into our property in the evenings as this building will be so close to our property.
6. **New trees being proposed:** We take into account that the school is now looking to plant trees at the bottom of our gardens, but my concern is the lack of light they will receive to allow them to flourish. They will be in constant shade and will need continuous treatment, is this being considered?

We have looked at the proposed plans and please ask you to reconsider 'option 2' of the plans, moving the warehouse style building to the other side of the school field, we understand Sports England would object to any loss of football pitches, but looking at the school plans with a bit of ground work a pitch could be built down the bottom end of the school field, meaning Sports England would be satisfied and so would the residents of the Fairway. Can this not be considered?

Kind Regards

Samatha Davies
Resident of 22 The Fairway, Burbage, Leics, LE10 2TZ