



DEVELOPMENT CONTROL AND REGULATORY BOARD

20TH JUNE 2002

**REPORT OF THE ACTING DIRECTOR OF PLANNING AND
TRANSPORTATION**

**APPLICATION UNDER REGULATION 3 OF THE TOWN AND
COUNTRY PLANNING GENERAL REGULATIONS**

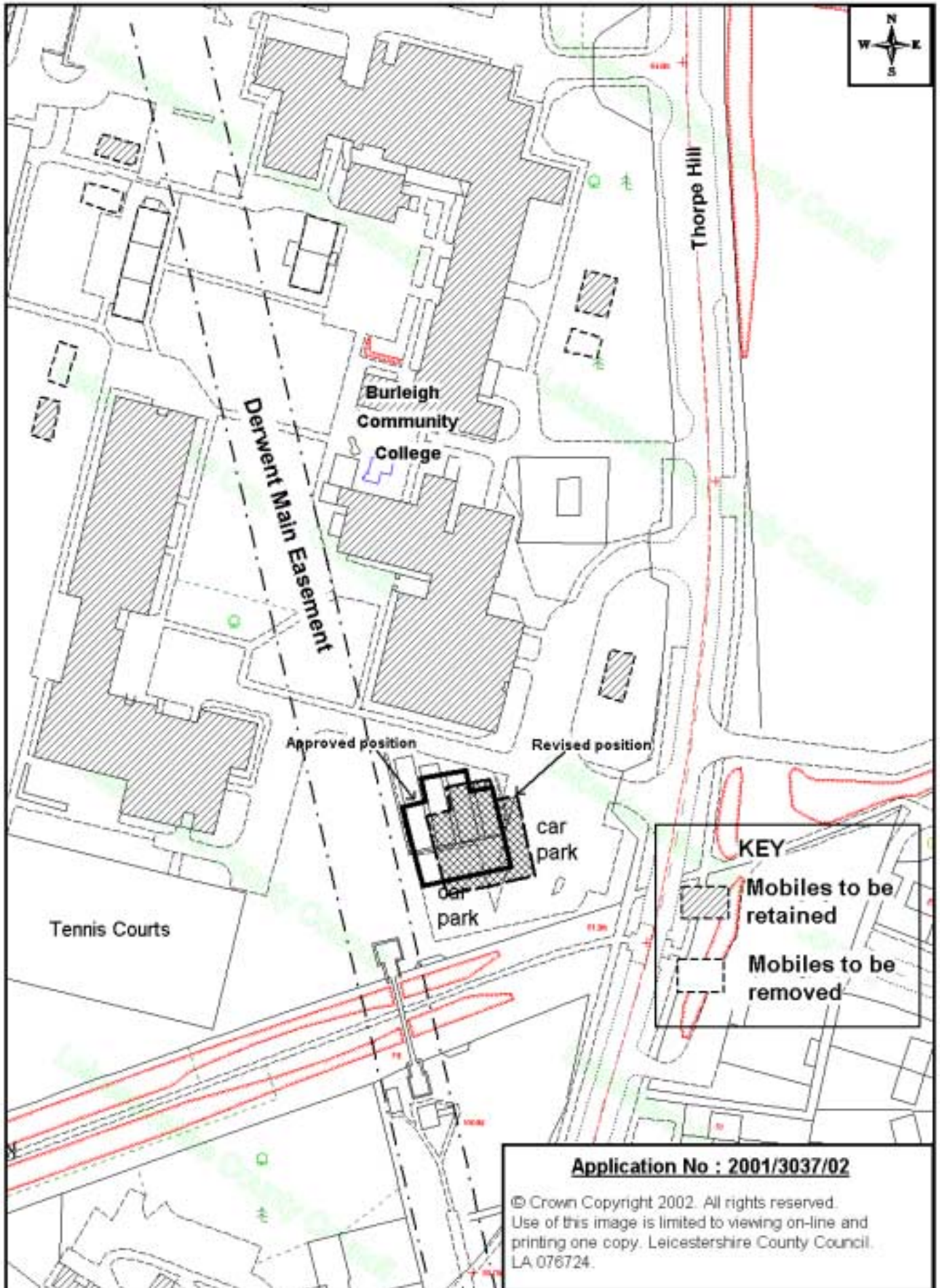
REQUEST FOR APPROVAL OF REVISED PLAN

**LEICESTERSHIRE COUNTY COUNCIL – ERECTION OF NEW CLASSROOM
BLOCK TO REPLACE EXISTING MOBILE CLASSROOMS AND AMENDMENT TO
EXISTING CAR PARKING AREAS, BURLEIGH COMMUNITY COLLEGE,
THORPE HILL, LOUGHBOROUGH. (CHARNWOOD BOROUGH)**

2001/3037/02 – 3rd December 2001

Background

1. This proposal was considered at the meeting of the Board on 17th January 2002, when it was resolved to grant consent subject to a number of conditions. A copy of the original report is attached, as this includes a description of the proposal, relevant policies and consultation replies.
2. Since the grant of consent, the Director of Property has re-assessed the position of the proposed building in relation to existing trees on the west side. It is considered that the building should be positioned further away from these trees. Consequently, he has requested agreement to a revised site plan, which shows the building positioned some 4m to the east of its approved position. The revised plan also shows amendments to the car parking arrangements around the building, resulting from the re-positioning of the building.
3. The new position of the new classroom block provides for additional landscaping along the west side of the building and increased protection for the existing mature trees. It also allows for the provision of disabled parking spaces and bicycle racks at the front of the building and has the effect of reducing the overall number of parking spaces by two. However, given the total amount of spaces on the campus, including a parking area to the west, this should not have a material impact on the need for such spaces.



Recommendation

That the revised plan no 2001/3037A/02 [3511 WD(site) 100] dated 23rd May 2002 be approved and the planning permission be amended accordingly. In all other respects, the original conditions attached to the consent remain unaltered.

Circulation Under Sensitive Issues Procedures

Mr. M. J. Hunt, CC

Officers to Contact

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LEICESTERSHIRE
COUNTY COUNCIL

DEVELOPMENT CONTROL AND REGULATORY BOARD

17TH JANUARY 2002

**REPORT OF THE ACTING DIRECTOR OF PLANNING AND
TRANSPORTATION**

**APPLICATION UNDER REGULATION 3 OF THE TOWN AND
COUNTRY PLANNING GENERAL REGULATIONS**

**LEICESTERSHIRE COUNTY COUNCIL – ERECTION OF NEW CLASSROOM
BLOCK TO REPLACE EXISTING MOBILE CLASSROOMS AND AMENDMENT TO
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THORPE HILL, LOUGHBOROUGH. (CHARNWOOD BOROUGH)**

2001/3037/02 – 3rd December 2001

Background

1. Burleigh Community College occupies a large campus on the west side of Thorpe Hill, together with the adjoining Garendon High School. It has 11 classrooms in temporary accommodation, 10 of which are used for general teaching purposes and one as a science laboratory. The objective of this proposal is to replace the general teaching classrooms with a permanent building of 12 class bases. The 10 general mobile units can then be removed, although the science mobile will remain on site.
2. The College also has 5 other double mobile units on site and a separate demountable classroom. These are all used by other bodies and are not included in the current project. There are presently 1230 pupils at the College, and this number will not alter as a result of the new development. Similarly, there is no intention to increase the number of staff on the site.

Description of Proposal

3. The replacement accommodation will be provided in a two-storey, rectangular block on the south-east side of the College complex, on the site of existing cycle sheds and car parking area. It would be adjacent to the Derwent Water Main easement that cuts through the College site and the boundary hedgerow on this southern edge of the campus. There is a medium distance cycleway and pedestrian route alongside this boundary, that follows the route of the old Charnwood Forest railway line between Loughborough town centre and Shepshed.
4. The proposed building would measure 22.8m by 27.5m in size and be 5m high to the eaves. It would have a hipped roof finish with colour-coated steel panels.

2001/3037/02 – continued

The elevations would be treated in a series of contrasting bands of polished blockwork and glazed bricks with steel panels at eaves level, all in shades of blue. Windows and rainwater goods would be treated in matching colour finishes.

5. The existing College buildings are one and two-storey blocks, erected in buff brickwork, white panels and aggregate panels features. There are a number of specimen trees around this side of the College, set in open lawns and adjacent to existing parking areas. Some existing shrubs will be removed to make way for the new classroom block.

Planning Policy

6. The application site is within the built-up limits on the Loughborough Local Plan (1990). There are policies in that Plan that relate specifically to the current application site or development.
7. Similarly, the application site is within the built-up limits on Draft Local Plan for Charnwood Borough. *Policy CF3* of that Plan provides that permission for operational development and buildings on existing educational land normally will be granted, subject to the scale, appearance and impact on the character of the locality. Significant trees and open spaces should be safeguarded from development, where they contribute to the amenities of the locality.

Consultations

Charnwood Borough Council – Planning

8. Reply awaited.

Charnwood Borough Council – Highways Agency

9. No objections, subject to the satisfactory provision of replacement off-street car parking and alternative cycle parking.

Severn Trent Water

10. No objection.

Publicity

11. This proposal has been advertised by site notices on 7th December 2001. No representations have been received in the specified period for response.

Assessment of Proposals

12. The proposed building will be contained within the substantial campus of the College site, albeit on the southern extremity. It will be partially visible from the south-easterly aspect, across the relatively open frontage to Thorpe Hill. However, it will be seen against the background of existing buildings within the site.

2001/3037/02 – continued

13. The existing College buildings date from the 1960's onwards and have an unexceptional appearance. The proposed building has been designed as a free-standing unit in a modern style and materials, that will produce an attractive and complementary appearance on the site. Additional landscaping on the south and east sides would enhance the setting of the building and the College as a whole.
14. The development will not result in any additional students or staff at the school and will replace unsuitable temporary mobile accommodation with modern permanent facilities. Whilst there is no need for additional car parking facilities, some provision is required to replace the loss of parking areas and cycle storage caused by the development.
15. Subject to these requirements, the development is considered to be acceptable and conforms with the intentions of Draft Local Plan Policy CF3.

Recommendation

Permit, subject to the following conditions:

1. The development hereby permitted shall be begun within five years from the date of this permission.
2. Representative samples of the materials to be used externally in the construction of the proposed building shall be deposited with and approved in writing by the Director of Planning and Transportation before development commences.
3. Before any development is commenced on the site a landscape scheme shall be submitted to and approved in writing by the Director of Planning and Transportation. This scheme shall indicate the treatment proposed for all ground surfaces, together with the numbers, types, species of planted materials and their disposition.
4. The approved scheme shall be carried out during the first appropriate planting season following the date when the proposed car park is ready for use and all planted material shall be maintained and replaced as necessary by the applicants or owners of the land at the time for a period of not less than 10 years from the date of planting.
5. None of the existing trees or hedges on site shall be lopped, topped, felled or uprooted without the prior written agreement of the Director of Planning and Transportation.
6. Before development commences, details of the provision to be made for replacement off-street parking and cycle storage within the College site shall be submitted to and approved in writing by Director of Planning and Transportation.
7. The agreed car parking and cycle storage areas shall be suitably surfaced and marked out to the satisfaction of Director of Planning and Transportation and made available before the proposed development is

2001/3037/02 – continued

brought into use. Thereafter, these areas shall be kept free from obstruction and remain available for such use at all times.

8. The accommodation hereby permitted shall be occupied by the school in association with educational activities on the site only and for no other purpose within Class D1 of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (or any other Order revoking or re-enacting that order).

Reasons

1. To comply with the requirements of Section 91 of the Town and Country Planning Act, 1990, and to enable the County Planning Authority to review the position at the end of this period.
2. To ensure a satisfactory grouping of materials in the interests of visual amenity and to safeguard the appearance of adjacent listed buildings.
3. To enhance the development and to safeguard the appearance of the locality.
4. To ensure that the work is carried out within a reasonable period and is properly maintained.
6. To ensure that suitable parking and servicing facilities will be available to serve the premises when they are brought into operation.
7. To ensure that the use of the premises remains compatible with the existing development in this locality and to enable the County Planning Authority to assess the impact of any alternative or additional uses.

Policies and Proposals of the development plan relevant to the decision

None

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DEVELOPMENT CONTROL AND REGULATORY BOARD

The considerations set out below apply to all preceding applications.

EQUAL OPPORTUNITIES IMPLICATIONS

Unless otherwise stated in the report there are no discernible equal opportunities implications.

IMPLICATIONS FOR DISABLED PERSONS

On all educational proposals the Director of Education and the Director of Property will be informed as follows:

Note to Applicant Department

Your attention is drawn to the provisions of the Chronically Sick and Disabled Person's Act 1970 and the Design Note 18 "Access for the Disabled People to Educational Buildings" 1984.

You are advised to contact the County Council's Assistant Personnel Officer (Disabled People) if you require further advice on this aspect of the proposal.

BACKGROUND PAPERS

Unless otherwise stated in the report the background papers used in the preparation of this report are available on the relevant planning application files.

SECTION 54A OF TOWN AND COUNTRY PLANNING ACT 1990

Members are reminded that Section 54A of the 1990 Act requires that:

"Where, in making any determination under the Planning Acts, regard is to be had to the development plan, the determination shall be made in accordance with the plan unless material considerations indicate otherwise."

Any relevant provisions of the development plan (i.e. the Structure Plan or any approved Local Plans) are identified in the individual reports.

The circumstances in which the Board is required to "have regard" to the development plan are:

Section 70(2) :	determination of applications;
Section 77(4) :	called-in applications (applying s. 70);
Section 79(4) :	planning appeals (applying s. 70);
Section 81(3) :	provisions relating to compensation directions by Secretary of State (this section is repealed by the Planning and Compensation Act 1991);
Section 91(2) :	power to vary period in statutory condition requiring development to be begun;
Section 92(6) :	power to vary applicable period for outline planning permission;
Section 97(2) :	revocation or modification of planning permission;
Section 102(1) :	discontinuance orders;
Section 172(1) :	enforcement notices (the phrase occurs also in the new s. 172 which is substituted by the Planning and Compensation Act 1991, but not in the new provisions relating to planning contravention notices (new s. 171C) and breach of condition notices (new s. 187A);
Section 177(2) :	Secretary of State's power to grant planning permission on enforcement appeal;
Section 226(2) :	compulsory acquisition of land for planning purposes;
Section 294(3) :	special enforcement notices in relation to Crown land;
Sched. 9 para (1) :	minerals discontinuance orders.