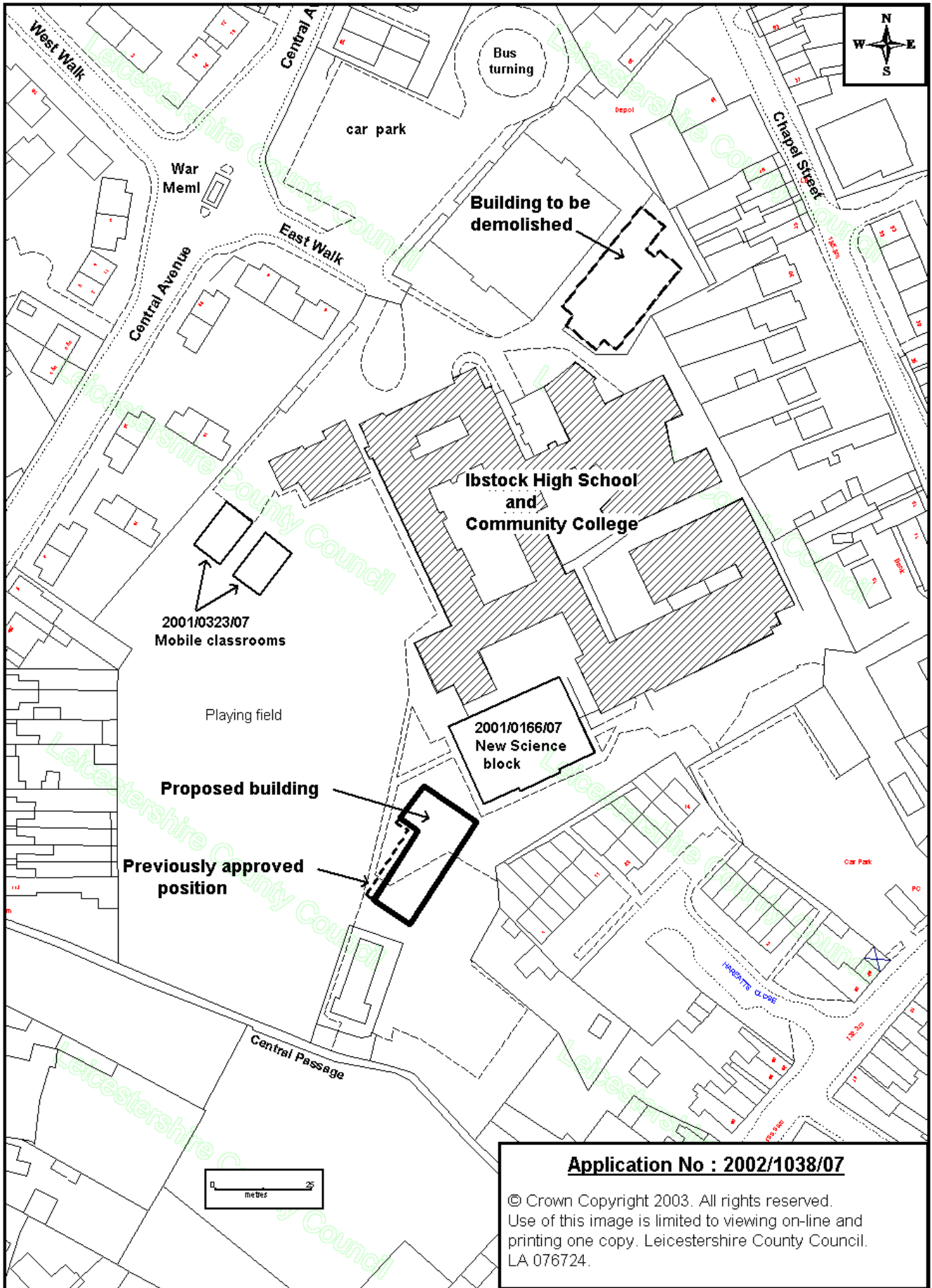


Item 9(m)**DEVELOPMENT CONTROL AND REGULATORY BOARD****17TH APRIL 2003****REPORT OF THE DIRECTOR OF COMMUNITY SERVICES****APPLICATION UNDER REGULATION 3 OF THE TOWN AND
COUNTRY PLANNING GENERAL REGULATIONS****LEICESTERSHIRE COUNTY COUNCIL – DEMOLITION OF EXISTING HORSAS
SCIENCE BLOCK AND ERECTION OF 8 NO. CLASSROOM BLOCK, IBSTOCK
COMMUNITY COLLEGE, CENTRAL AVENUE, IBSTOCK (NORTH WEST
LEICESTERSHIRE DISTRICT)****2002/1038/07 – 23rd July 2002****SUBMISSION OF AMENDED PLANS FOR APPROVAL****Background**

1. Planning consent was granted for the erection of a new, two-storey classroom block at Ibstock Community Centre, on 20th December 2002. That consent related to a revised scheme that provided for the relocation of the new block to the south-west corner of the campus. It is required to replace existing classrooms in temporary mobiles and an out-dated demountable (Horsa) building on the other side of the school, as well as provide scope for an anticipated increase of 3 classrooms by Autumn 2003.
2. There is a recently completed single-storey science block on this south side of the College, approved in April 2001 under ref. no. 2001/0166/07. Also, planning permission has been granted for the retention of two double mobile classroom units on the north boundary of the site, until such time as the current proposal has been implemented (ref. no. 2001/0323/07)
3. The consent for the new classroom block is subject to conditions, including the agreement to a revised plan showing the position and elevational appearance of the development. Other conditions relate to the materials of construction, landscaping and use of the premises. The Director of Resources - on behalf of the Education Authority - is now seeking consent to make variations in the dimensions and (more specifically) elevational treatment of the development, following discussions with the principal of the College.



Description of Proposal

4. The existing College buildings are one- and two-storey blocks, with either flat or pitched slate roofs. They represent a mixture of styles and heights, reflecting the different periods when the various buildings were constructed. The chosen site for the new classroom block relates closely to the original 2-storey school buildings to the north-east and the latest single-storey, hipped roof science block to the east. It would overlook the south-east corner of the school playing field that separates the site from surrounding residential development on Melbourne Road.
5. There is a group of mature trees and shrubs on this part of the site, including a fine specimen False Acacia (*Robinia pseudoacacia*) at 6m in height, and a 4.5m high Norway maple (*Acer platanoides*). These trees and shrubs would have to be removed to accommodate the new building, which in the case of the larger trees is unfortunate. However, unless room is created on this part of the site, it would prove necessary to encroach onto the adjoining playing field and/or remove mature horse chestnut trees to the west of the school buildings.
6. The building would be a minimum of 23m from the rear of existing terraced houses on Harratts Close, which is slightly more than the minimum distance between these properties and the recent science block. Although the building is 2m higher than the science block, it would be set at a slightly more oblique angle to these properties.
7. The **approved** building is rectangular in shape with a lean-to attachment on one side. It measured 32.2m long by 16.7m wide and reach a height of 7.6m at the ridge of the hipped roof. The scheme provided for use of facing brickwork and 'Decra' roof tiles (as used on the adjacent new science block). There would be 4 classrooms, toilets and administrative accommodation on the ground floor, with 4 classrooms, staff room and gallery above at first floor level.
8. The **amended** scheme provides for substantially the same floor plan, with internal changes to the layout of the stairwell, toilets, and office areas. Consequently the proposed building has been reduced in width by about 2m, whilst being the same length and height at the approved scheme. It will occupy the same position on site as previously approved.
9. Amendments have also been introduced to the fenestration and external materials, with a more traditional appearance to the design of the building. It will be constructed in facing brickwork and concrete roofing tiles, with bands of contrasting brick at sill level.

Planning Policy

10. The application site is included within the limits of development on the Coalville Area Local Plan (1981). There are policies or proposals in that document that relate to the application site, and the Plan is now substantially out of date.

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11. It is also within the limits of development on the Deposit Local Plan for North West Leicestershire. There are no specific policies relating to the provision of educational facilities, but *Policy S2* contains a presumption in favour of development within the built up limits. *Policy E3* states that development will not be permitted, where it would have a significant detrimental effect on the amenities enjoyed by occupiers of existing nearby dwellings (e.g. scale, height, design, oppressiveness, proximity, noise, etc).
12. However, the School playing field is subject to *Policy L14*, which provides that the development of recreational open space will be permitted only where it can be demonstrated that it would not result in an under provision of open space in the locality.

Consultations

North West Leicestershire District Council

13. In regard of the amended proposal, the District Council's formal views are still awaited. Any response will be reported at the Board meeting.

Ibstock Parish Council

14. No objections

Publicity

15. The amended proposal was advertised by site notices on the 27th March 2003 and individual letters delivered to resident properties in Harratts Close and High Street. Any representations will be reported at the Board meeting.

Assessment of Proposals

16. The amended scheme does not change the position or overall massing of the proposed classroom block, albeit there are changes to the internal arrangements of the accommodation. The length and height of the development remain as already approved, as does the impact of the loss of existing vegetation on the site. Similarly, the relationship and impact of the new block to the nearest dwellings to the south-east remains unchanged.
17. The use of a more traditional design and materials will ensure that the proposed building has a satisfactory relationship to existing buildings on the site, especially the modern science block at this end of the site.
18. In the circumstances, it is considered that the proposal still conforms to the relevant policies for the locality and can be approved in its revised form.

Recommendation

That the Director of Resources be advised that the amended scheme is agreed in accordance with the details shown on revised plan no. 2002/1038B/07 (2026/1/A), subject to the conditions attached to the original consent dated 20th December 2002. The permission is amended accordingly.

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Policies and Proposals of the development plan relevant to the decision

None

Circulation Under Sensitive Issues Procedures

Mr. P. A. Hyde, CC

Officers to Contact

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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 Resources 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.