

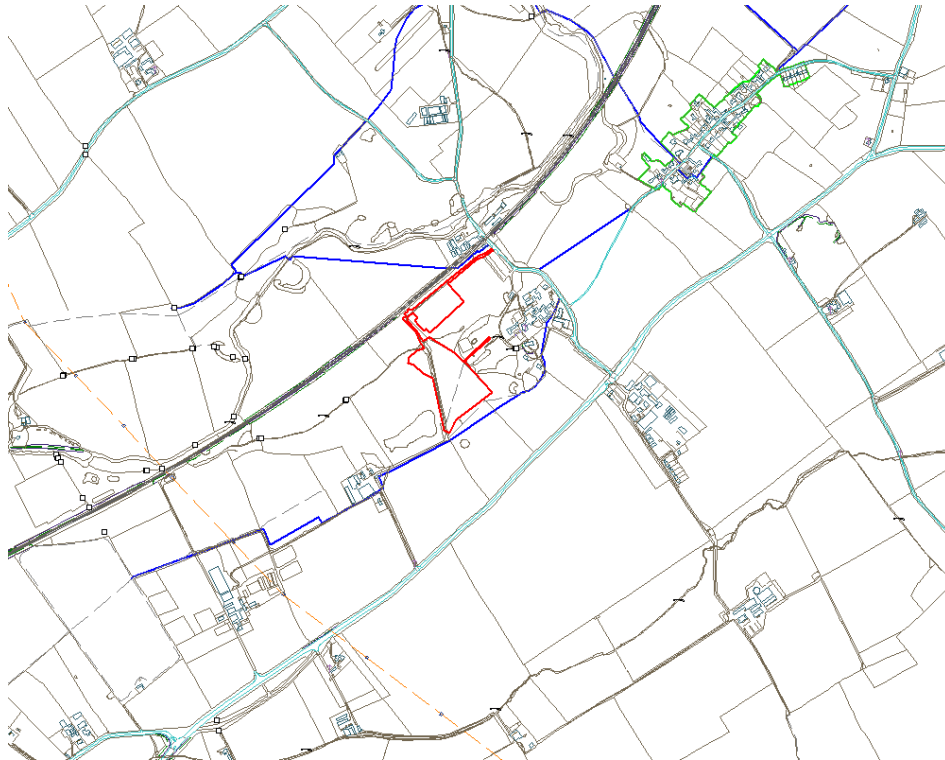
**Reference:** 13/00578/FUL

**Date Submitted:** 30.08.2013

**Applicant:** Brooksby Melton College

**Location:** Brooksby Melton College, Hoby Road, Brooksby, Melton Mowbray, Leicestershire LE14 2LJ

**Proposal:** New Educational development comprising - multi purpose buildings, sports hall, new campus access road, associated works and 3G Sports pitch.



**Introduction:-**

**The application seeks full planning consent for the erection of a new multi purpose education facility at the existing Brooksby Melton College (BMC) site at Brooksby. The proposal comprises of purpose built buildings and a sports hall. Outline consent is also proposed for a 3G Sports pitch.** BMC currently operate from four separate sites, Asfordby Road and King Street in Melton Mowbray and two sites at Brooksby; Brooksby Hall and The Spinney. The A607 separates the two campuses and the college are seeking to consolidate the two sites to the north campus, Brooksby Hall. This will remove the need for students to travel between to the two campuses removing the need to cross the A607, which is a busy Leicester to Melton route. It would also give opportunities to BMC to release assets to raise funds for the up keep of Brooksby Hall itself and St Michaels Church which are both grade II Star Listed.

The south site is made up of old agricultural style buildings which are no longer suitable as teaching facilities due to age and style. The new campus will allow for purpose built buildings to be erected, suitable for the courses to be run from the site such as the mechanics and sports modules. It is proposed to site the new campus to the west of the Grade II\* listed buildings; Brooksby Hall and St Michaels Church, and utilise pasture land which will also allow for better connectivity around the site linking to the new Equestrian facility further to the west of the site. The Asfordby Road campus is currently being modernised and will offer courses in the hospitality industry and performing arts whilst the site at Brooksby will concentrate on land based courses with the addition of the sports facility because of the land available around it.

The application has been supported with a number of reports to address Flood Risk, Ecology and Biodiversity, Landscape and Transport Assessment.

**It is considered that the main issue relating to the application is:**

- **Compliance with the planning policies and support of existing education facilities.**
- **Impact upon the character of the area and Heritage.**
- **Impact upon Ecology and the Natural Environment.**
- **Impact upon Highway Safety.**

The application is required to be considered by the Committee as the application is a major proposal.

**Relevant History:-**

00/00242/COU - Proposed change of use from lecture hall to day care nursery. Permitted.

01/00014/FUL - Proposed construction of a new single storey teaching block containing 6 classrooms, snack bar, reception and WC facilities (Renewal of existing permission 95/00740) Permitted

02/00444/FUL - Proposed rebuilding of block F following fire damage - gable wall to be rebuilt in bricks to match existing. Roof covering to be changed from Swithland to Greaves Welsh slate. Permitted

04/01083/LBC - Proposed demolition and removal of existing swimming pool. Infill and return to grassed area. Permitted

05/00137/GDOAGR - Erection of agricultural building. Permitted

06/00518/LBC - Relay stone slabs, install automated door opening system and replace matwell. Permitted

06/00627/FUL - Internal and external works to improve disabled access, comprising of ramps, surfacing and doorways. Permitted

08/00928/COU - change of use of an existing building to bricklaying demonstration area and practical teaching from agricultural storage area. Permitted

10/00780/FUL - Erection of new animal care unit, with associated parking. Permitted

11/00079/DIS - Discharge of conditions 2 and 3 relating to Planning Approval 10/00780/FUL. Permitted

11/00104/NONMAT - Non material amendment to incorporate minor changes to elevations on approved application 10/00780/FUL, including the omission of a small area of parapet to the rear of the building. Permitted

11/00434/FUL - Alteration and extension to Wardens Bungalow. Permitted

**Planning Policies:-**

**Adopted Melton Local Plan (Saved Policies)**

Policy OS2 does not allow for development outside the town and village envelopes shown on the proposals maps except for development essential to the operational requirements of agriculture and forestry, and small scale development for employment, recreation and tourism.

Policy BE1 Siting and design of buildings: Allows for new buildings subject to criteria including the design harmonising with the surroundings, no adverse impact on neighbouring properties by loss of

privacy or outlook, adequate space around and between buildings being provided and adequate access and parking arrangements being made.

Policy CF1 allows for planning permission for new education facilities on land used for education purposes subject to satisfactory siting, design, parking, access and amenity considerations.

**The National Planning Policy Framework introduces a ‘presumption in favour of sustainable development’ meaning:**

- approving development proposals that accord with the development plan without delay; and
- where the development plan is absent, silent or relevant policies are out-of-date, granting permission unless:
  - any adverse impact of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole; **or**
  - specific policies in this Framework indicate development should be restricted

**The NPPF offers direction on the relative weight of the content in comparison to existing Local Plan policy and advises that whilst the NPPF does not automatically render older policies obsolete, where they are in conflict, the NPPF should prevail.**

It also establishes 12 core planning principles against which proposals should be judged. Relevant to this application are those to:

- Support sustainable economic development.
- Secure high quality design
- Recognising the intrinsic character and beauty of the countryside and supporting thriving rural communities within it.
- Promote mixed use development, encouraging multiple benefits from the use of land in urban and rural areas. recognising that some open land can perform many functions (such as for wildlife, recreation, flood risk mitigation, carbon storage, or food production);
- Contribute to conserving and enhancing the natural environment and reducing pollution.
- Conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations;
- Actively manage patterns of growth to make the fullest possible use of public transport, walking and cycling, and focus significant development in locations which are or can be made sustainable
- Take account of and support local strategies to improve health, social and cultural wellbeing for all, and deliver sufficient community and cultural facilities and services to meet local needs.

**On Specific issues relevant to this application it advises:**

**Building a Strong Competitive Economy**

- To help achieve economic growth, local planning authorities should plan proactively to meet the development needs of business and support an economy fit for the 21st century
- Significant weight should be given to the need to support economic growth.

**Supporting a Prosperous Rural Economy**

- Support the sustainable growth and expansion of all types of business and enterprise in rural areas, both through new buildings and conversions.
- Support sustainable rural tourism and leisure developments that benefit businesses in rural areas, communities and visitors, and which respect the character of the countryside.

**Promoting Sustainable Transport**

- Safe and suitable access to the site can be achieved for all people
- Development should be located and designed (where practical) to give priority to pedestrian and cycle movements, and have access to high quality public transport facilities.
- Create safe and secure layouts which minimise conflicts between traffic and cyclists or pedestrians
- Consider the needs of people with disabilities by all modes of transport.

#### **Require Good Design**

- Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people.
- Securing high quality and inclusive design goes beyond aesthetics considerations and should address the connections between people and places and the integration of new development into the natural, built and historic environment.

#### **Promoting Healthy Communities:**

- Plan positively for the provision and use of shared space, community facilities (such as local shops, meeting places, sports venues, cultural buildings, public houses and places of worship) and other local services to enhance the sustainability of communities and residential environments.
- Take a proactive and positive approach to providing a choice of school spaces to support local communities. Give great weight to the need to create, expand or alter existing schools.
- Access to high quality open spaces and opportunities for sport and recreation can make an important contribution to the health and well-being of communities.

#### **Meeting the Challenge of Climate Change:**

- Adopt proactive strategies to mitigate and adapt to climate change, taking full account of flood risk, coastal change and water supply and demand considerations.
- Inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk, but where development is necessary, making it safe without increasing flood risk elsewhere.
- Apply a sequential, risk-based approach to the location of development to avoid where possible flood risk to people and property and manage any residual risk, taking account of the impacts of climate change, by: applying the Sequential Test and if necessary, applying the Exception Test.

#### **Conserving and Enhancing the Historic Environment**

- Recognise that heritage assets are an irreplaceable resource and conserve them in a manner appropriate to their significance.
- The positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
- The desirability of new development making a positive contribution to local character and distinctiveness, and;
- Opportunities to draw on the contribution made by the historic environment to the character of a place.

#### **Conserving and Enhancing the Natural Environment**

- Encourage the effective use of land by re-using land that has been previously developed (brownfield land), provided that it is not of high environmental value
- Aim to conserve and enhance biodiversity by taking opportunities to incorporate biodiversity in and around developments
- Planning permission should be refused for development resulting in the loss or deterioration of irreplaceable habitats, including ancient woodland and the loss of aged or veteran trees found outside ancient woodland, unless the need for, and benefits of, the development in that location clearly outweigh the loss

As stated above, s38(6) requires determination to be in accordance with the Development Plan unless other material considerations indicate otherwise. This is reinforced by paragraph 11 of NPPF. These form the relevant Development plan policies and they remain extant.

**Consultations:-**

Consultation reply	Assessment of Head of Regulatory Services
<p><b>Environment Agency:</b> no objections, subject to conditions</p> <ul style="list-style-type: none"> <li>• Finished floor levels set no lower than 57.53 metres</li> <li>• Implementation of a SUDs scheme in full accordance with submitted FRA</li> <li>• Compensatory flood storage to be provided</li> <li>• Details of oil and petrol separators to be approved and provided</li> </ul> <p>Biodiversity comments:-</p> <p>All the mitigation and control methods detailed in the submitted report, ‘Phase 1 Habitat Survey and Protected Species Assessment. Brooksby Melton College, Melton Mowbray’ Smeeden Foreman Limited (2013), with particular reference to otters, must be implemented.</p> <p>The pond shall be designed to encourage biodiversity as well as providing drainage benefits. In order for the pond to provide optimal habitat quality the following environmental conditions should be met:</p> <ul style="list-style-type: none"> <li>• Ponds should be filled with water which is as clean as possible to prevent the influx of nutrient rich pollutants and silt, which would otherwise shorten the lifespan of the pond.</li> <li>• Top soil should not be added or left near to the pond as it can be very high in nutrients leading to eutrophication. The ideal substrate for the base and banks of the pond are those that are naturally nutrient poor, such as bare clay or sand.</li> <li>• The pond should be dug with varying depths, with the deepest area sufficient to hold water all year round.</li> <li>• The proposed 3G sports pitch is in close proximity to a tributary stream of the River Wreake. Details of any proposed lighting will be required to ensure no adverse effects on wildlife would occur or mitigation will be required.</li> </ul>	<p>The proposed Sports Hall and 3G pitch sits within flood zone 3 due to be sited close to the River Wreake, the rest of the proposal is located in flood zones 2 and 1. Leisure/sports uses are considered to be ‘less vulnerable’ and therefore a compatible use in a flood zone however as there will be teaching facilities within the sports hall it is necessary to undertake a flood Sequential Test and apply the Exception Test as defined by the NPPF Technical Guidance as the use is considered to be ‘more vulnerable’.</p> <p>Local Planning Authorities should apply the sequential test in determining development in a flood zone to demonstrate that there are no reasonably available sites in areas with a lower probability of flooding that would be appropriate to the type of development or land use proposed. The sequential approach should locate development in Flood Zone 1 first (lowest flood risk), but if there is no reasonably available site in Flood Zone 1, the flood vulnerability of the proposed development can be taken into account in locating development in Flood Zone 2 and then following that in Flood Zone 3. Within each zone, new development should be directed to sites at the lowest probability of flooding (NPPF Technical Guidance). If it is not possible to locate development in zones of lower probability of flooding, the Exception Test can be applied, which provides a method of managing flood risk while still allowing necessary development to occur.</p> <p>It is accepted that the area of search should be restricted to the Brooksby Campus as the proposed facilities are to be used in association with the BMC educational facility and will assist with the long term sustainability for the college, improving the offer to its existing and future students. The proposal if permitted would allow BMC to consolidate its two sites at Brooksby into one. It was considered that the Asfordby Road and Kings Road campuses are too restricted in size due to being within the town and are not suitable for the development proposed. The Spinney Road campus is segregated by the A607 from the main teaching facilities and is not suitable in size to accommodate the proposal. The Highways Authority have advised that a serious accident has been recorded at the junction to the A607 and removal of the Spinney Road campus would be of significant benefit reducing hazards</p>

	<p>such as students and teachers travelling between the two sites.</p> <p>The proposed location is ideally suited to the proposal as it allows sufficient separation from the Listed Buildings so as to not compromise its setting but also utilises the existing sports pitches and provides the link from the sports hall and changing facilities. As previously mentioned it is only the sports hall that falls within the flood zones 2 and 3. Due to this being located adjacent to the current sports ground it is not possible to locate the building outside of the known flood plain. Due to the constraints on the site there are no other reasonable or practical locations to site the sports hall without disaggregation. Disaggregation of the proposal is not considered an option as it will not fulfill the college's aim to consolidate or establish funding streams through release of surplus land.</p> <p>The NPPF (para. 102) advises that following application of the Sequential Test, if it is not possible, consistent with wider sustainability objectives, for the development to be located in zones with a lower probability of flooding, the Exception Test can be applied if appropriate. For the Exception Test to be passed:</p> <ul style="list-style-type: none"> <li>• it must be demonstrated that the development provides wider sustainability benefits to the community than outweigh flood risk, informed by a Strategic Flood Risk Assessment where one has been prepared; and</li> <li>• a site-specific flood risk assessment must demonstrate that the development will be safe for its lifetime taking account of the vulnerability of its users, without increasing flood risk elsewhere, and, where possible, will reduce flood risk overall.</li> </ul> <p>It is considered that the new campus facility will allow the college to provide educational courses to the borough residents, which may have had to look elsewhere to access. Brooksby Melton College some five years ago was regarded as a 'failing' College both from an economic and educational stand point. Due to the hard work of the Governors and its senior staff, it is now establishing a reputation as a College which is significantly improving in terms of its delivery of quality education with particular regard to land based and new technology courses. The strategic plan for the College seeks to build on the work done over recent years so that the College can expand the number of students, improve its existing facilities, offer new courses and provide better links with the local economy. This proposal will assist the college in meeting their</p>
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	<p>aims, and in turn increase the colleges' long term sustainability.</p> <p>The proposal has been supported with a Flood Risk Assessment which outlines the mitigation proposed. The proposal incorporates Sustainable Drainage Strategies, (use of balancing ponds and swales) and seeks to provide finished floor levels above the flood levels. A dry access and egress can be accommodated utilising the entrance off the A607 to the northwest of the site in the event of flooding. Whilst it would be desirable to incorporate green roofs within the design the current funding position will not allow this and would compromise the viability of the project.</p> <p><b>The Environment Agency are satisfied that the proposal would not pose a flood risk elsewhere and can successfully mitigate floor risk to the site. Any contamination from the parking areas and mechanical workshop can be successfully controlled through the use of conditions and therefore the EA have no objection to the proposal.</b></p>
<p><b>Highway Authority:</b> No objections, subject to conditions.</p> <p>The development is likely to have a beneficial impact on highway safety by removing existing facilities to the south of Melton Road and relocating them to the main campus. Melton Road is a busy, high speed road, and the development will reduce pedestrian movements across Melton Road and turning traffic movements into this existing site. There was a serious injury accident in 2011 on Melton Road in this location involving a pedestrian, likely to have been a student.</p> <p>The existing access to be used for the new development is suitable to cater for the additional traffic and improvements to the access road have been shown on the access road strategy plan 13145-SK-2002 which provides passing areas to accommodate 2 way traffic. The layout plan P01 showing the car parking layout is satisfactory, and shows a pedestrian access to the new football pitch.</p> <p>This recommendation of approval is provided on the assumption that a S106 Agreement is entered into to secure:</p> <p>1. The Travel Plan which is required to achieve the defined outcomes in the Travel Plan to ensure that the proposed development is satisfactorily assimilated into the transport network. This approach is considered to be consistent with Government guidance in the National Planning</p>	<p>Noted.</p> <p>Access to the proposal would be via an existing access off the Hoby Road and along an existing track which passes the sports pitches and gives access to Hall Farm and the Equestrian centre. Passing bays are to be provided to allow two way traffic along the narrow lane. Car parking is to be provided within the proposed campus close to the sports facility.</p> <p>The proposal does not trigger development contribution and therefore there is no requirement to enter into a S106 agreement. It is considered that the request for a Travel Plan can be secured by condition. BMC have been notified of the Highways Authorities request for monitoring fees and have declined to make the contribution. BMC consider the monitoring costs of £6,000 to be unnecessary and that it would undermine the viability of the project which is to be funded by</p>

<p>Policy Framework, the CIL Regulations 2011, and the County Council's Local Transport Plan 3;</p> <p>2. A monitoring fee of £6000 to enable Leicestershire County Council to provide support to the developers Travel Plan Co-ordinator; audit annual Travel Plan performance reports to ensure Travel Plan outcomes are being achieved and for it to take responsibility for any necessitated planning enforcement.</p> <p><b>Public Rights of Way</b></p> <p>It is noted that the applicant has considered the visual impact on the enjoyment of the public footpath which runs to the south of the site. There is no doubt that this will be significant however, they propose to mitigate this by additional, native hedgerow planting on the southern site boundary. Given this detail within the proposal and the pleasant immediate environment of the parkland It is not considered that the impact on the enjoyment of the public footpath as a whole will be sufficiently adverse to seek any changes to the proposal as it stands.</p>	<p>the Skills Funding Agency. The funding of the project will not cover any obligations and therefore the costs would have to be borne from the college finances. BMC considered themselves capable of undertake monitoring of the travel plan and have been doing so for a number of years.</p> <p><b>It is considered that on balance the proposal would have greater public benefits in providing educational facilities to outweigh the need to pay the requested sum.</b></p> <p>Noted.</p>
<p><b>Seven Trent Water Authority:</b> No objection</p>	<p>Noted.</p>
<p><b>English Heritage:</b> No objection</p> <p>The NPPF requires sufficient information be submitted in order to properly consider the proposal and how it impacts upon Heritage Assets. It is recommend that the application should be determined in accordance with the national and local policy guidance, and on the basis of your specialist conservation advice.</p>	<p>Noted....(please see commentary below)</p>
<p><b>MBC Conservation Officer:</b></p> <p>Brooksby Hall and the adjacent Church are both grade II* listed buildings. The Hall dates from C16 and the Church even older, dating from C14. Both buildings are set within a formal and well treed landscaped area that forms their immediate setting.</p> <p>Naturally setting is the key element in consideration of the heritage aspects of this application and arguably the wider setting of the buildings could include the farmland to the west of the formal area. That said only the very top of the Church spire can be glimpsed above the trees when viewed from the west and in that sense it would be reasonable to conclude that the dense and very mature and well established tree belt between the buildings and the farmland defines the immediate and most important elements in their setting. Views towards both Listed</p>	<p>The NPPF; Paragraph 129, states that Local Planning Authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal taking account of the available evidence and any necessary expertise. They should take this assessment into account when considering the impact of a proposal on a heritage asset, to avoid or minimise conflict between the heritage asset's conservation and any aspect of the proposal.</p> <p>Paragraph 131 states that in determining planning applications, local planning authorities should take account of:</p> <ul style="list-style-type: none"> <li>● the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;</li> <li>● the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality;</li> </ul>



<p>Building's from the proposed development will be prevented by the tree belt and vice versa.</p> <p>Furthermore it is fair to say that both buildings are sufficiently distant from the development site to reduce any perceived adverse effects.</p> <p>Furthermore, whilst two wrongs do not make a right, there are already several poorly conceived and designed buildings in much closer vicinity to both listed buildings than this proposal.</p>	<p>and</p> <ul style="list-style-type: none"> <li>• the desirability of new development making a positive contribution to local character and distinctiveness.</li> </ul> <p>Paragraph 132 states that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. The more important the asset, the greater the weight should be. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting.</p> <p>The new campus buildings have been sited in excess of 190 metres to the west of the existing campus and the listed buildings, separated by the sports pitches and open landscaping. The new buildings will be sited on lower land than the existing buildings and will be well screened by the existing mature planting. <b>Whilst the site would be read together as a whole the development is not considered to have a detrimental impact upon the setting of the heritage assets.</b> The design of the buildings have been lead by their function and have been arranged as a collection of buildings with all the parking areas sited in front of the buildings away from the listed buildings</p>
<p><b>Ecology:</b> No objections subject to conditions</p> <p>The application for the proposed 3G sports pitch is currently only at an outline stage. Aerial photographs suggest that this area is managed in a similar way to the adjacent playing field (regularly mown, amenity grassland) and provided that this is a correct interpretation, further habitat survey will not be required. The clarification on the GCN survey has also indicated that newts are unlikely to be impacted by this area of the development. However, the applicant must be aware that, when making the full application for this area, further details may be required, particularly relating to any potential lighting.</p> <p>It is noted from the ecology survey submitted with the application (Smeeden Forman, June 2013) that the proposed development site is on improved grassland. We are pleased to see that a number of the existing trees around the site are to be retained and we welcome the proposed planting associated with the development. We would recommend that, in order to enhance the biodiversity value of the site, the proposed planting on the edges of the development comprises locally native species and the new attenuation pond is created to retain some water at all times of year.</p>	<p>Noted. The 3G pitch seeks outline consent only with all matters reserved. Details of any required lighting can be condition along with any protected species surveys if required.</p> <p>Noted. It is proposed to landscape the area using native planting and hedging around and within the site to encourage biodiversity in the area. Continuing the existing green infrastructure of the site, restoring hedgerows and creating a woodland edge habit.</p> <p>The development is considered to be acceptable and to not have a damaging effect on the ecosystem subject to conditions. No objections have arisen from the County Ecologist and the proposed mitigation along with biodiversity enhancements comply with the NPPF paragraphs</p>

<p>It is noted that the plans for the extension to the Buckingham Centre have now been withdrawn from this application.</p>	<p>109.</p>
<p><b>Hoby with Rotherby Paris Council:</b></p> <p>The Parish Council has no comments on the above application. The Council welcomes the investment in the Brooksby Campus and notes the intention to repair Brooksby Hall.</p> <p>The Council is, as you would expect, most concerned about the future of the Spinney Campus and will contact you separately about this issue.</p>	<p>Noted.</p> <p>Any development other than continuing in educational use, would require a separate planning consent which would be subject to public consultation.</p>
<p><b>Network Rail:</b> No objection</p> <p>Network Rail is satisfied that there will not be a material effect on the operation of the crossing based on the traffic analysis provided. Network Rail are also pleased to note the immediate entrance to the campus nearest to the level crossing has already been blocked off from vehicular use and would like this to be a condition on any approval.</p>	<p>Noted. A supplementary traffic assessment was submitted following concerns from Network Rail regarding an increase in users passing through the nearby crossing. It has been concluded that the majority of traffic arrives via the A607 and there would only be localised traffic travelling over the crossing. The entrance closest to the crossing has already been closed removing the risk of standing traffic waiting to turn right into the site.</p> <p><b>Network Rail have no objection to the proposal based on railway safety.</b></p>

**Representations:**

A site notice has been posted and neighbouring properties notified. No representation has been received to date.

**Other material considerations (not raised through consultation or representation)**

Consideration	Assessment of Head of Regulatory Services
<p><b>Design</b></p>	<p>The five proposed buildings have been designed to accommodate a specific function. They have been arranged in zones to provide a courtyard experience and exploit the topography and shape of the parcel of land that the new campus will be located. Parking areas are to be provided along the western boundary close to the access road, furthest point away from the listed buildings. Landscaping will be provided throughout the site to respect the rural location and will provide seating areas, functional ponds (SUDs) and pathways to allow greater connectivity to other teaching facilities throughout the Brooksby campus.</p> <p>Zone 1 - Teaching areas comprising of a two storey building (9.1 metres high) with a footprint of 1762 square metres. The building sits in a linear form across the centre of the site and will provide the social and focal areas. Its construction materials will be sand stone, brick, render and timber cladding.</p> <p>Zone 2 – Construction and Engineer teaching areas. The building sits to the south of the site and</p>

	<p>has the largest footprint, at 2869 square metres. It has been positioned to run along the existing track, facing inwards to the courtyard enclosing the site. It will have a mix of single and two storey elements to a maximum height of 9.1 metres. It will be constructed from brick plinths and metal profile cladding.</p> <p>Zone 3 – The greenhouses have a footprint of 652 square metres. The greenhouses have been positioned along the east boundary which completes the courtyard of buildings and maximises the sun path. It is the lowest height of all the buildings with a maximum height of 4.3 metres.</p> <p>Zone 4 – Machinery Shed with a footprint of 390 square metres will sit to the south of the green houses and will have a maximum height of 6.1 metres. It will be agricultural in appearance with the use of brick plinths and timber boarding.</p> <p>Zone 5 – Sports Hall. The building sits to the north of the site close to the existing sports pitches and tennis courts. It will have a footprint of 1634 square metres with the sports hall having an overall height of 10 metres with the teaching areas over two floors. A fitness suite will be contained on the first floor and a viewing balcony over the sports hall. A climbing wall is proposed on the end elevation of the building. Whilst the purpose of the sports facility is to allow a full range of sports to be taught on the campus the facility may be available to rent in the future by local groups and clubs in the evening when not in use. A mix of materials is proposed to complement zones 1 and 2.</p> <p>Each building is design to meet a BREEM target of excellent to ensure that the life time costs of the buildings are monitored and reduced. It is proposed to use photovoltaic's which will be sensitively located to reduced harm to the rural setting, highly insulate the buildings, promote cycling to the site and provide secure cycle parking, use of efficient boilers and install an efficient lighting systems. All surface water will be controlled through swales and ponds which will provide treatment before discharge into the ordinary water course.</p> <p>It is considered that the design principles for the scheme allow for a development that is sensitive to the area and is capable of being absorbed in to the environment. The site will offer a spacious education and recreation area and will be an attractive place for students. <b>The proposal is considered to comply with the NPPF chapter 7 in providing an attractive high quality development and Local Plan policy CF1</b></p>
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	<p><b>ensuring that the buildings respect their surroundings, including residential amenity with adequate space between buildings and adequate access and parking requirements.</b></p>
<p><b>Impact upon the Character of the Area:</b></p>	<p>The application site is located approximately 0.5km south east of the River Wreake and is bounded by the A607 Melton Road to the south and a rail line to the north. The land to the south edge of the application site slopes up to the A607 rising between 60m to 75m AOD and the land to the south of the A607 falls away from the road edge and as a result the A607 Melton Road forms a visual barrier to the land south of this.</p> <p>The buildings are located within the ‘dip’ and the natural screening along the east boundary will ensure that the new campus does not impinge on the setting of the listed buildings. There will be open views to the west, across the existing fishing lake.</p> <p><b>It is considered that due to the design, scale, location, screening along with the additional planting proposed around the site the new campus will not have a negative impact upon the rural character of the area.</b></p>
<p><b>Impact upon Residential Amenity:</b></p>	<p>The site sits within the open countryside away from existing residential properties. To the west of the site the former estate manager is constructing a private dwelling for his and families own use. This property is considered to be set at a sufficient distance away from the new campus so that residential amenity is not unduly affected by the operation. In any event the new dwelling is being constructed in close proximity to the Hall farm live stock buildings and therefore the occupier is acceptance of disruption from living within the confines of the college facility.</p>
<p><b>Application of the Development Plan Policies</b></p> <p>Policy OS2 provides a general presumption against development in the open countryside except for limited small scale development for employment, recreation and tourism which is not significantly detrimental to the appearance and rural character of the open countryside.</p> <p>Policy CF1 allows for planning permission for new education facilities on land used for education purposes subject to satisfactory siting, design, parking, access and amenity considerations.</p>	<p><b>Policy OS2</b> allows for limited small scale development for employment, recreation and tourism which is not significantly detrimental to the appearance and rural character of the open countryside. Should the development in the open countryside to acceptable in principles it should be considered against more detailed criteria of policy specific to the type of development proposed. In this instance the proposal is for expansion of educational facilities to existing rural college that specialises in land based activities therefore <b>policy CF1</b> is the primary policy to adjudge the proposal. To be compliant with policy CF1 the proposed design, parking, access and amenity considerations should be satisfied.</p> <p>It is considered that the new campus will provide an extension of existing educational facility to allow an expansion of the courses and teaching facilities on offer at this location. The proposal</p>

<p>Policies OS2 and CF1 of the Local Plan are applicable but under paragraph 215 of the NPPF it is necessary to consider if they should carry weight.</p> <p>National Planning Policy Framework establishes 12 core planning principles against which proposals should be judged. Relevant to this application are those to:</p> <ul style="list-style-type: none"> <li>• Support sustainable economic development.</li> <li>• Secure high quality design</li> <li>• Recognising the intrinsic character and beauty of the countryside and supporting thriving rural communities within it.</li> <li>• Promote mixed use development, encouraging multiple benefits from the use of land in urban and rural areas. recognising that some open land can perform many functions (such as for wildlife, recreation, flood risk mitigation, carbon storage, or food production);</li> <li>• Contribute to conserving and enhancing the natural environment and reducing pollution.</li> <li>• Conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations;</li> <li>• Actively manage patterns of growth to make the fullest possible use of public transport, walking and cycling, and focus significant development in locations which are or can be made sustainable</li> <li>• Take account of and support local strategies to improve health, social and cultural wellbeing for all, and deliver sufficient community and cultural facilities and services to meet local needs.</li> </ul>	<p>will utilise surplus land which has a good association with the sports provisions on the site and it is considered that the design of the buildings respect the countryside location make use of the topography and natural screening available. It is considered that the proposal is wholly compliant with policy CF1.</p> <p>Both policies seek to protect the countryside from in appropriate development and encourages good design principles. It is considered that the policies are in conformity with the NPPF which supports proposals that are compatible with its surroundings and promote sustainable development and therefore still command weight.</p> <p><b>The proposal is considered to comply with the principles and objectives of the NPPF and will support sustainable development principles, whilst meeting the educational needs of the borough, respecting the historic environment, mitigating against climate change and enhancing biodiversity to the area.</b></p>
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**Conclusion**

The proposal seeks to expand existing educational facility within a rural location that specialises in skills around land based occupations. The design of the new campus has been informed by the constraints of the site being sited close to the River Wreake whilst taking into account the setting of Heritage Assets and the rural location. It is considered that the benefits associated with the proposal such as increasing student capacity and skills outweigh its unsustainable location being located outside of the town. The proposal is considered to be fully compliant with the development plan and NPPF

and successfully mitigates against flood risk, impact upon the character of the area, addresses highways matters through providing adequate parking and access to the site. Accordingly the application is recommended for approval subject to conditions.

**RECOMMENDATION: Approve, Subject to the following conditions:**

1. Application for approval of the reserved matters shall be made to the Local Planning Authority before the expiration of three years from the date of this permission and the development to which this permission relates shall begin not later than the expiration of two years from the final approval of the reserved matters or, in the case of approval on different dates, the final approval of the last such matter to be approved.
2. No development shall commence in respect of the 3G sports facility until approval of the details of that facility (hereinafter called "the reserved matters") has been obtained from the Local Planning Authority.
3. The proposed development shall be carried out strictly in accordance with plan drawing numbers MA-00-ZZ-DR-A-00002, 03, 04, 05, 06, 07, 08, 09, MA-00-ZZ-DR-A-00200, 00201 (site plans), MA-01-00-DR-A-00101, 00102, 00103, MA-01-ZZ-DR-A-00601, 00602, 00603 (zone 1), MA-02-00-DR-A-00101, 00102, 00103, MA-02-ZZ-DR-A-00601, 00602, 00603 (zone 2), MA-03-ZZ-DR-A-00001 (zone 3), MA-04-ZZ-DR-A-00401 (zone 4), MA-05-GF-DR-A-00501, 00502, 00503, MA-05-ZZ-DR-A-00601, 00602 (zone 5) received by the Authority on 29th August 2013
4. No development shall start on any building, road or path until all materials to be used in the building road or path concerned have been submitted to and approved in writing by the Local Planning Authority. The development shall then be carried out in accordance with the approved materials.
5. The approved landscape scheme (both hard and soft) as shown on drawing number MA-00-ZZ-DR-A-00004 shall be carried out at the first available planting season following completion of the development unless otherwise agreed in writing by the Local Planning Authority. Any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.
6. The development permitted by this planning permission shall be carried out in accordance with the approved Flood Risk Assessment (FRA) reference number: 13145/FRA, compiled by BSP Consulting and the following mitigation measures detailed within the FRA:
  1. Provision, implementation and maintenance of a Sustainable Drainage (SuDs) system with storage provided up to the 100 year plus 20% climate change allowance, as detailed in section 3.8;
  2. A scheme for the provision and implementation of level for level compensatory flood storage as detailed in section 3.6.2;
  3. Finished floor levels to be set no lower than 57.73 metres above Ordnance Datum (AOD).The mitigation measures shall be fully implemented prior to occupation and subsequently in accordance with the timing / phasing arrangements embodied within the scheme, or within any other period as may subsequently be agreed, in writing, by the local planning authority.
7. The development hereby permitted shall not be commenced until such time as a scheme to install oil and petrol separators has been submitted to, and approved in writing by, the local planning authority. The scheme shall be implemented as approved.
8. Before the development hereby permitted is first used, the improvements to the access road

shown on BSP plan no SK-2002 shall be implemented and remain available for use in perpetuity.

9. No development shall commence on the site until such time as a construction traffic/site traffic management plan, including wheel cleansing facilities and vehicle parking facilities, and a timetable for their provision, has been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved details and timetable.
10. Before the development commences, details of the routing of construction traffic shall be submitted to and approved by the Local Planning Authority. During the period of construction, all traffic to and from the site shall use the agreed route at all times.
11. Before the development hereby permitted is first used, off-street parking provision in general accordance with Maber drawing P-01 shall be made within the application site. The parking area shall be surfaced, marked out prior to the development being brought into use and shall be so maintained at all times.
12. No part of the development as approved shall be brought into use until details of an updated College Travel Plan has been submitted to and agreed in writing by the Local Planning Authority. The Plan, once agreed, shall be implemented in accordance with the approved details, and thereafter, the implementation of the proposals and the achievement of targets of the Plan shall be subject to regular monitoring and review reports to the Local Planning Authority and, if invoked, to the implementation of the specified additional measures.

Officer to contact:

**Mrs Denise Knipe**

**11<sup>th</sup> November 2013**