
Formation of an access ramp for use by disabled persons with the erection of a steel handrail, from Ibstock High Street car park into the Community College Leisure Complex and installation of dropped kerb compliant with Disability Regulations.

**Report Item No
A8**

Ibstock Community College Central Avenue Ibstock Coalville

**Application Reference
14/00976/FUL**

**Applicant:
Miss Joanne Fairbrother**

**Date Registered
25 September 2014**

**Case Officer:
Anna Edwards**

**Target Decision Date
20 November 2014**

**Recommendation:
PERMIT**

Site Location - Plan for indicative purposes only



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EXECUTIVE SUMMARY OF PROPOSALS AND REASONS FOR APPROVAL

Proposal

This is an application for full planning permission for the formation of an access ramp for use by disabled persons with the erection of a steel handrail, from Ibstock High Street car park into the Community College Leisure Complex and installation of dropped kerb compliant with disability regulations at Ibstock Community College, Central Avenue, Ibstock.

The subject site forms part of the Ibstock Community College grounds, the Leisure Complex is situated to the eastern side of the grounds. To the southern side of the Leisure Complex is Ibstock High Street car park. There is an existing access from the northern side of the car park to the Leisure Complex, however it is proposed to form an access ramp that will be suitable for use by disabled persons. The proposal includes the formation of a dropped kerb some 2.0 metres in width to the northern edge of the car park and the installation of hand rails. The proposed access ramp will be some 12 metres in length, the path will be slabbed and a steel handrail of 0.90 metres in height will be erected to the western side and the existing 0.70 metre high kick fence will be re-aligned to the east. The gradient of the ramp will be 1:12.80.

Consultations

Members will see from the report below that locally, there have not been any objections from neighbours and in relation to the technical issues on the site, no objections have been received from Leicestershire County Council Highways Authority. 3 no. letters of support have been received in respect of the application.

Planning Policy

The development is considered to comply with the relevant policies of the Development Plan as well as guidance contained within the National Planning Policy Framework.

Summary Reasons for Granting Planning Permission

The site is located within the limits to development where the principle of development is considered acceptable subject to impacts upon amenity, design, highway safety and compliance with the relevant policies of the Local Plan and other material considerations. The proposal is not considered to affect residential amenity in the area, have any significant detrimental design impacts or conflict with highway safety. There are no other relevant material planning considerations that indicate planning permission should not be granted. The proposal is deemed to comply with the relevant policies in the Local Plan, in this case S2, E3, E4, T3 and T8. It is therefore recommended that the application be permitted.

RECOMMENDATION- PERMIT, subject to conditions

Members are advised that the above is a summary of the proposals and key issues contained in the main report below which provides full details of all consultation responses, planning policies, the Officer's assessment and recommended conditions, and Members are advised that this summary should be read in conjunction with the detailed report.

MAIN REPORT

1. Proposals and Background

This is an application for full planning permission for the formation of an access ramp for use by disabled persons with the erection of a steel handrail, from Ibstock High Street car park into the Community College Leisure Complex and installation of dropped kerb compliant with disability regulations at Ibstock Community College, Central Avenue, Ibstock.

The subject site forms part of the Ibstock Community College grounds, the Leisure Complex is situated to the to the eastern side of the grounds. To the southern side of the Leisure Complex is Ibstock High Street car park. There is an existing access from the northern side of the car park to the Leisure Complex comprising of a small concrete ramp at the kerb and a slabbed path with a kick fence to eastern side. However it is proposed to form an access ramp that will be suitable for use by disabled persons. The proposal includes the formation of a dropped kerb some 2.0 metres in width to the northern edge of the car park and the installation of hand rails. The proposed access ramp will be some 12 metres in length (7.5 metres in a northern direction and 4.5 metres in a western direction) and 1.5 metres in width, the path will be slabbed with grey slabs and a steel handrail of 0.90 metres in height we be erected to the western side of the ramp and the existing 0.70 metre high kick fence will be re -aligned to the eastern side. The gradient of the ramp will be 1:12.80 and the existing security fence will remain in its current location.

The planning application was brought to Planning Committee as the applicant is an Authority employee.

Relevant planning history;

None

2. Publicity

14 no.neighbours have been notified (Date of last notification 27 October 2014)

Site Notice displayed 30 October 2014

3. Consultations

Ibstock Parish Council consulted

County Highway Authority consulted 28 October 2014

4. Summary of Representations Received

No letters of objection have been received from members of the public.

4. No. letters of support have been received from neighbours. The reasons for support are outlined below;

- Support for those with disability.
- Safer access.
- The proposal will enhance the current provision.

Ibstock Parish Council did not respond during the course of the application.

Leicestershire County Highway Authority made no observations.

5. Relevant Planning Policy

The Department of Communities and Local Government published the National Planning Policy Framework (NPPF) on 27 March 2012. The NPPF brings together Planning Policy Statements, Planning Policy Guidance Notes and some Circulars into a single consolidated document. The NPPF contains a number of references to the presumption in favour of sustainable development.

The NPPF (Paragraph 215) indicates that due weight should be given to relevant policies in existing development plans adopted before 2004 according to their degree of consistency with the Framework. The closer the policies in the development plan to the policies in the Framework, the greater weight they may be given.

The North West Leicestershire Local Plan forms the development plan and the following policies of the Local Plan are consistent with the policies in the NPPF and, save where indicated otherwise within the assessment below, should be afforded weight in the determination of this application:

North West Leicestershire Local Plan

Policy S2 sets out that development will be permitted on allocated sites and other land within the Limits to Development, where it complies with the policies of this Local Plan.

Policy E3 seeks to prevent development which would be significantly detrimental to the amenities enjoyed by the occupiers of nearby dwellings.

Policy E4 seeks to achieve good design in new development.

Policy T3 requires development to make adequate provision for vehicular access and circulation and servicing arrangements.

Policy T8 sets out the criteria for the provision of parking associated with development.

Submission Core Strategy (April 2012)

At a meeting of the Full Council on 29 October 2013, the District Council resolved to withdraw the Submission Core Strategy.

6. Assessment

The site is located within the Limits to Development as set out on the Proposals Map to the Local Plan where the principle of development is considered acceptable subject to impacts upon design, amenity, highway safety and any other material considerations.

Residential Amenity

Consideration has been given to the impact of the development on surrounding residential properties despite not receiving any letters of representation during the course of the application. It is considered that the creation the access by dropping the kerb and installing a handrail is a minor scale development and given the substantial distance between the development and the adjacent dwellinghouses (some 27 metres) it is not considered that there would be any significant impact to the neighbouring residential amenity. Therefore, it is deemed that the development would not have any significant detrimental impact upon neighbouring

residential amenities and is considered to be acceptable in relation to Policy E3 of the Local Plan.

Design

The proposed development is considered acceptable in terms of its design. Given the location of the proposal, it is considered that the proposed access would be an improvement on the current provision, both visually and functionally. Overall, the design, appearance and scale of this proposal is acceptable and would not look out of keeping with the character and appearance of the surrounding area and is considered to be compliant with Policy E4 of the Local Plan.

Highway Safety

The proposed access will be formed onto the Ibstock High Street car park by dropping the existing kerb by a span of 2.0 metres. The dropped kerb will have no impact on the existing parking provision in the car park and the County Highway Authority made no objections to the proposal. It is therefore considered that the proposal is acceptable in terms of highways matters and the proposal would not conflict with highway safety policies T3 and T8 in the Local Plan or the advice contained in the County Council's HTD document.

Conclusion

There have been no objections to the proposed development. The proposal is not considered to affect residential amenity in the area, have any significant detrimental design impacts or conflict with highway safety. There are no other relevant material planning considerations that indicate planning permission should not be granted. The proposal is deemed to comply with the relevant policies in the Local Plan, in this case S2, E3, E4, T3 and T8. It is therefore recommended that the application be permitted.

RECOMMENDATION - PERMIT, subject to the following conditions;

- 1 The development shall be begun before the expiration of three years from the date of this permission.

Reason- to comply with the requirements of Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 The proposed development shall be carried out strictly in accordance with the following plans, unless otherwise required by a condition of this permission:

Specification drawing deposited with the Local Planning Authority on 25th September 2014;

Disabled Access Plan deposited with the Local Planning Authority on 25th September 2014;

Location Plan deposited with the Local Planning Authority on 25th September 2014.

Reason- To determine the scope of this permission.

- 3 The external materials to be used in the development hereby permitted shall be in strict accordance with those specified in the application unless alternative materials are first agreed in writing with the Local Planning Authority.

Reason- to ensure a satisfactory standard of external appearance.

Notes to applicant

- 1 Planning permission has been granted for this proposal. Discussion with the applicant to seek an acceptable solution was not necessary in this instance. The Local Planning Authority has therefore acted pro-actively to secure a sustainable form of development in line with the requirements of the National Planning Policy Framework (paragraphs 186 and 187) and in accordance with the Town and Country Planning (Development Management Procedure) (England) Order 2010 (as amended).