

DELEGATED REPORT

Report by Sam Summers	Date of report: 06/11/2024	Ref: 71160/LDCP
Registration: 11/09/2024	LDFC:	Expiry Date: 06/11/2024
Site Visit:	Site Notice: N/A	Press Date: N/A
Objections:	Con Area:	Adv Type: N/A
Reason for Delay: N/A		EIA: NA
		Dec Level: DEL
		Stat Class: NREQ

Proposal: Lawful development certificate for proposed erection of a Shipping Container to be used as a Uniform Shop at Woodhey High School

Location: Woodhey High School, Bolton Road West, Ramsbottom, Bury, BL0 9QZ

Description

Lawful development certificate for proposed erection of a Shipping Container to be used as a Uniform Shop at Woodhey High School.

Relevant Planning History

47388 - 3, 2 AND SINGLE STOREY EXTENSIONS TO SCHOOL; ADDITIONAL CARPARKING PROVISION AND LANDSCAPING - Approve with Conditions 28/02/2007
48570 - 12 NO. TEMPORARY MOBILE CLASSROOMS IN 6 NO.DOUBLE UNITS FOR TEACHING DURING REFURBISHMENT AND EXTENSION OF EXISTING SCHOOL - Approve with Conditions 30/10/2007
50942 - EXTENSION TO GRAPHICS/PRODUCT DESIGN CLASSROOM (PHASE 7) - Approve with Conditions 25/03/2009
63384 - Siting of a single storey classroom building for a temporary period of 5 years - Approve with Conditions 14/12/2018

Publicity

None

Statutory/Non-Statutory Consultations

None

Pre-start Conditions - None

Development Plan and Policies

Issues and Analysis

The cumulative footprint of the extension would not exceed 25% of the cumulative footprint of the school as of 21 April 2021.

No part of the development would be within 5 metres of a boundary of the curtilage of a residential property.

The proposed development would not be located on land that has been used as a playing field at any time in the 5 years before commencement of the development.

The height of the extension would not exceed 5 metres

The development is not within the curtilage of a listed building or conservation area.

The Proposed Development comprises the erection of a Shipping Container to be used as the School's Uniform Shop. This proposed use is for a purpose incidental to the use of the School.

Whilst it does not have foundations the shipping container would be still considered a structure and therefore development eligible for the permitted development right.

Having regard to the above the proposed development would be lawful as it complies with the limitations of Part 7 Class M of The town and Country Planning (General Permitted Development) (England) Order 2015 (as amended)

Recommendation: LAWFUL

Conditions and Reasons:

- 1 The proposal as described in the First Schedule, is deemed to be 'Permitted Development' having regard Article 3, Schedule 2, Part 7, Class M of The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

<u>Case Officer</u>	<u>Date</u>	<u>Sign off Officer</u>	<u>Date</u>
SS	06/11/2024	DM - 06/11/2024	