

Item No. 24**SCHEDULE C**

APPLICATION NUMBER	CB/09/00968/FULL
LOCATION	Shillington Lower School, Greenfields, Shillington, Hitchin, SG5 3NX
PROPOSAL	Full: Installation of two canopies
PARISH	Shillington
WARD	Silsoe & Shillington
WARD COUNCILLORS	Councillors R Drinkwater & A Graham
CASE OFFICER	Kate Phillips
DATE REGISTERED	28 May 2009
EXPIRY DATE	23 July 2009
APPLICANT	Shillington Lower School
AGENT	Mouchel
REASON FOR COMMITTEE TO DETERMINE	Land owned by Central Bedfordshire Council
RECOMMENDED DECISION	Full Conditional Approval

Site Location:

The application site is Shillington Lower School which comprises of various school-related buildings within the school campus which is within Shillington Settlement Envelope, surrounded on 3 sides by residential gardens, and open countryside to the north.

A temporary building which houses Shillington Lower School is within the grounds of the school and to the west of the lower school and its playground is the large school playing field.

The Application:

This application seeks permission for the installation of a two-part canopy structure to provide a covered area for the children to play and to provide an area for the whole school to sit during school events, such as sports day.

They would be situated to the west of Shillington Lower School. They would be approximately 4.5 metres at their highest and would cover an area of 74 square metres.

RELEVANT POLICIES:**National Policies (PPG + PPS)**

PPS 1 Delivering Sustainable Development (2005)

Regional Spatial Strategy

East of England Plan (May 2008)

Milton Keynes and South Midlands Sub-Regional Strategy (March 2005)

Bedfordshire Structure Plan 2011

Not applicable

Mid Bedfordshire Local Plan First Review 2005

Policy DPS6 – extensions and alterations

South Bedfordshire Local Plan Review Policies

Not applicable

Supplementary Planning Guidance

Mid Bedfordshire District Council's Technical Guidance:

'Extensions and Alterations: A Design Guide for Householders' (2004)

Planning History

MB/06/00428/CC	County Council: Single storey extension to form library and offices at front of school. - Full Conditional Approval
MB/02/02215/FULL	Full: Siting of temporary classroom unit for use by local playgroup. - Full Conditional Approval
MB/02/01855/FULL	Full: Siting of steel container for use by Shillington Scout group. - Full Conditional Approval
MB/01/01853/CC	COUNTY COUNCIL: ERECTION OF SINGLE STOREY EXTENSION TO FORM LIBRARY AND NEW ENTRANCE.
MB/01/01500/CC	COUNTY COUNCIL: SINGLE STOREY EXTENSION FOR CLASSROOM WITH ANCILLARY WORKS AND PROVISION OF TWO NEW CAR PARKING SPACES
MB/97/00765/CC	COUNTY COUNCIL: SITING OF SINGLE TEMPORARY CLASSROOM.

Representations: (Parish & Neighbours)

Shillington PC	No objection.
Adj. occupiers	No responses received.

Consultations/Publicity responses

Site notice posted 11.6.09

Determining Issues

The main considerations of the application are;

1. The effect on the character and appearance of the surrounding area
2. The impact on the residential amenity of neighbouring properties
3. Any other implications of the proposal

Considerations

1. Effect on the character and appearance of the area

The canopy structure would be situated within the school grounds not visible from the public realm. It would be close to an existing building in order to reduce its visual impact upon the surrounding area and it would be coloured brown and cream, again to reduce its visual impact when viewed against the backdrop of the school.

Overall, it is not considered that the canopy structure would detrimentally impact upon the character and appearance of the surrounding area, in accordance with Policy DPS6 of the Mid Bedfordshire Local Plan First Review 2005.

2. Impact on the residential amenity of neighbouring properties

The canopy structure would be within the school grounds at least 10 metres away from the site's northern boundary, which is currently marked by trees.

The location of the proposed canopy relative to neighbouring residential properties is therefore considered to be such that there would be no adverse impact on their residential amenity in terms of loss of light/ outlook or overbearing impact.

The proposal is therefore considered to be acceptable in this respect.

3. Any other implications

There are no further considerations to this application.

Reasons for Granting

The proposal to erect the canopy structure would not impact detrimentally upon the character and appearance of the surrounding area and there would be no adverse impact upon the residential amenity of any neighbouring properties. The scheme therefore, by reason of its site, design and location, is in conformity with Planning Policy Statement 1 (2005), East of England Plan (May 2008), Milton Keynes and South Midlands Sub-Regional Strategy (March 2005) and Policy DPS6 of the Mid Bedfordshire Local Plan First Review (2005).

- 1 The development hereby approved shall be commenced within three years of the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990 which is designed to ensure that a planning permission does not continue in existence indefinitely if the development to which it relates is not carried out.

- 2 The materials to be used for the development hereby permitted shall be as detailed in the application hereby approved, unless otherwise agreed in

writing by the Local Planning Authority.

Reason: To protect the visual amenities of the surrounding area.

DECISION

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