

**Item No. 25****SCHEDULE C**

<b>APPLICATION NUMBER</b>	<b>CB/09/00903/ARM</b>
<b>LOCATION</b>	<b>Lower School, Lower Shelton Road, Marston Moretaine, Bedford, MK43 0LS</b>
<b>PROPOSAL</b>	<b>Reserved Matters: Prefabricated single storey classroom building with access ramp and steps</b>
<b>PARISH</b>	<b>Marston Moretaine</b>
<b>WARD</b>	<b>Marston</b>
<b>WARD COUNCILLORS</b>	<b>Councillors R Baker &amp; M Gibson</b>
<b>CASE OFFICER</b>	<b>Duncan Jordan</b>
<b>DATE REGISTERED</b>	<b>15 May 2009</b>
<b>EXPIRY DATE</b>	<b>10 July 2009</b>
<b>APPLICANT</b>	<b>Shelton Lower School</b>
<b>AGENT</b>	<b>RTG Associates</b>
<b>REASON FOR COMMITTEE TO DETERMINE RECOMMENDED DECISION</b>	<b>Land owned by Central Bedfordshire Council</b>
	<b>Reserved Matters</b>

**Site Location:**

Shelton Lower School, Lower Station Road, Marston Moretaine is a conglomeration of a brick built main building and external porta cabins making up the school facilities. In terms of local plan policy the site lies in the designated Settlement Envelope.

**The Application:**

Reserved Matters: Prefabricated single storey classroom building with access ramp and steps

**RELEVANT POLICIES:****National Policies (PPG & PPS)****PPS1: Delivering Sustainable Development****Regional Spatial Strategy****East of England Plan (May 2008)****Milton Keynes and South Midlands Sub-Regional Strategy (March 2005)****Bedfordshire Structure Plan 2011**

## Mid Bedfordshire Local Plan First Review 2005 Policies

DPS6

### Supplementary Planning Guidance

## South Bedfordshire Local Plan Review Policies

### Supplementary Planning Guidance

### Planning History

08/02087

Outline: Prefabricated single storey classroom building with access ramp and steps. Approved 29/12/08

### Representations: (Parish & Neighbours)

Marston Moretaine Parish Council      No objection

Neighbours      No response

### Consultations/Publicity responses

Public Protection - Work Environment Team      No response  
Disability Discrimination Officer      No comment

### Determining Issues

The main considerations of the application are;

1. **Visual impact on the character and appearance of the area**
2. **Impact on neighbouring residential amenity**

### Considerations

#### 1. **Visual impact on the character and appearance of the area**

This proposed portacabin measures 9.6m by 6m with a ramp to the eastern side. The external finish will be of textured green paint with a grey membrane flat roof.

In terms of the impact on the character and appearance of the area, this proposed portacabin is well set back in the site and the open space left between the main school building and this proposal sufficient such that the site does not appear overcrowded. Nor will the building be prominent to view.

## **2. Impact on neighbouring residential amenity**

It is considered the relative distance to neighbouring properties concludes there should be no substantial impact to their amenity.

### **Reasons for Granting**

**The portacabin proposed will be sited well back in the site so as to present an acceptable impact on the streetscene and located such that it will not unduly impact on neighbouring residential amenity such as to be in compliance with Policy DPS6 of the Mid Bedfordshire Local Plan, First Review, Adopted December 2005.**

### **Recommendation**

That reserved matters be unconditionally approved:

### **DECISION**

.....  
.....