

**Item No. 20****SCHEDULE C**

<b>APPLICATION NUMBER</b>	<b>CB/09/00959/FULL</b>
<b>LOCATION</b>	<b>Campton Lower School, Rectory Road, Campton, Shefford, SG17 5PF</b>
<b>PROPOSAL</b>	<b>Full: Replacement of existing perimeter metal fence.</b>
<b>PARISH</b>	<b>Campton/Chicksands</b>
<b>WARD</b>	<b>Shefford</b>
<b>WARD COUNCILLORS</b>	<b>Cllr Birt &amp; Cllr Brown</b>
<b>CASE OFFICER</b>	<b>Duncan Jordan</b>
<b>DATE REGISTERED</b>	<b>07 May 2009</b>
<b>EXPIRY DATE</b>	<b>02 July 2009</b>
<b>APPLICANT</b>	<b>Campton Lower School</b>
<b>AGENT</b>	<b>Mouchel Parkman</b>
<b>REASON FOR COMMITTEE TO DETERMINE</b>	<b>Land owned by Central Bedfordshire Council</b>
<b>RECOMMENDED DECISION</b>	<b>Full Conditional Approval</b>

**Site Location:**

Campton Lower School lies to the south side of Rectory lane, Campton, within the designated Settlement Envelope . The school site is made up of a main brick built building, which is a Listed property, and porta-cabins to the side. Housing lies opposite the school.

**The Application:**

**For the replacement of the existing perimeter metal fence**

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

PPS1 Delivering Sustainable Development  
PPG15 Planning and the Historic Environment

**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: Criteria for extensions**

#### **Supplementary Planning Guidance**

#### **Supplementary Planning Guidance**

#### **Planning History**

None relevant to this application

#### **Representations: (Parish & Neighbours)**

Campton Parish Council    No response  
Adjoining Occupiers        No response

#### **Consultations/Publicity responses**

#### **Determining Issues**

The main considerations of the application are;

- 1. Impact on the Listed Building**
- 2. Impact on neighbouring residential amenity**

#### **Considerations**

##### **1. Impact on the Listed Building**

The replacement railings measure 1.2m tall from the ground and the design is described as 'bow top' vertical railings. The design is simple and not itself inappropriate.

The existing metal rail fence runs to the front and side boundary and also screens off an area with a pond, which lies in front of the main school building.

The council's conservation officer considers that the existing metal rail fence is an estate style which has a traditional appearance that is in keeping with the

character and appearance of the school building and is considered to make a positive contribution to the setting of the building.

Planning Policy Guidance 15 states that Section 16 and 66 of the Act require authorities considering applications for planning permission... for works which affect a listed building, to have special regard to certain matters, including the desirability of preserving the setting of the building and that the setting is often an essential part of the building's character. The character of the railings is important and old ironwork should be retained wherever possible and the existing railings appear in good order.

A site meeting was held wherein alternative approaches were considered including defensive planting and installing the new railings 'just inside' the perimeter of the older railings and keeping the existing railings in situ. Both alternative proposals were dismissed with the former considered impractical and the latter a visually unappealing solution. Furthermore, at the site meeting, the importance of a solution was emphasised with anecdotal evidence given on children 'climbing through' the existing railings onto the street. The new railings would not allow this due to their proportions.

Given the safety requirement it is considered that, in this instance there are suitable exceptional circumstances to recommend the approval of this permission on safety grounds.

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

The railings are well separated from neighbouring properties such there is considered to be no adverse impact on neighbouring amenity.

### **Reasons for Granting**

**Although the existing wrought iron railings are considered to contribute to the setting of the Listed Building, the replacement railings are proposed for the safety of the school children and this reason is considered sufficient to outweigh conservation arguments for retaining the existing railings.**

### **Recommendation**

**That Planning Permission be Granted subject to the following:**

- 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 external finish of the railings hereby approved shall be black powder coated unless otherwise agreed in writing by the Local Planning Authority.

Reason: For the avoidance of doubt.

3 The permission shall extend only to the application as amended by plans received by the Local Planning Authority on 9/7/09 .

Reason: For the avoidance of doubt and to ensure that the development is implemented in accordance with the plans formally approved by the Local Planning Authority.

**DECISION**

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