

**Item No. 18****SCHEDULE C**

<b>APPLICATION NUMBER</b>	<b>CB/09/05318/FULL</b>
<b>LOCATION</b>	<b>ASPLEY GUISE LOWER SCHOOL, SPINNEY LANE, ASPLEY GUISE, MILTON KEYNES, MK17 8JT</b>
<b>PROPOSAL</b>	<b>FULL: APPLICATION FOR FURTHER TEMPORARY CONSENT - RENEWAL OF EXISTING TEMPORARY PLANNING PERMISSION FOR A TEMPORARY BUILDING.</b>
<b>PARISH</b>	<b>Aspley Heath</b>
<b>WARD</b>	<b>Woburn &amp; Harlington</b>
<b>WARD COUNCILLORS</b>	<b>Cllr F Chapman &amp; Cllr B Wells</b>
<b>CASE OFFICER</b>	<b>Duncan Jordan</b>
<b>DATE REGISTERED</b>	<b>26 June 2009</b>
<b>EXPIRY DATE</b>	<b>21 August 2009</b>
<b>APPLICANT</b>	<b>Aspley Guise Pre-School</b>
<b>REASON FOR COMMITTEE TO DETERMINE</b>	<b>Site owned in part by Central Bedfordshire Council</b>
<b>RECOMMENDED DECISION</b>	<b>FULL CONDITIONAL APPROVAL</b>

**Site Location:**

Aspley Guise Lower School lies to the north of Spinney Lane. In terms of Local Plan policy the property lies in the designated Greenbelt, Area of Great Landscape Value and Conservation Area

**The Application:**

Renewal of existing temporary planning permission for a temporary building

**RELEVANT POLICIES:**

National Policies (PPG & PPS)

PPS1: Delivering Sustainable Development

PPG2: Greenbelts

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

CS3: Areas of Great Landscape Value  
CHE11: New Development in Conservation Areas  
DPS26: Temporary Buildings

### Planning History

09/00508                      Application for further temporary consent - renewal of existing temporary planning permission for a temporary building. Withdrawn

### Representations: (Parish & Neighbours)

Aspley Guise Parish              No comment  
Council

Neighbours                      No response

### Consultations/Publicity responses

None

### Determining Issues

The main considerations of the application are;

1. Principle of retention of temporary building
2. Visual impact on the character /appearance of the area
3. Impact on neighbouring residential amenity

### Considerations

#### 1. Principle of retention of temporary building

The 'temporary' building already resides, this application requests the renewal of a temporary permission.

Policy DPS26 of the Adopted Local Plan, indicates that the Council will only initially permit the siting of a temporary building for a period of up to 5 years. Furthermore, that applications for the renewal of permission for temporary buildings will only be considered favourably where the building is of a satisfactory condition and appearance... and that applicants will be encouraged to secure appropriate permanent solutions to meet their accommodation needs.

A site visit revealed that this temporary building is in relatively good order and after this visual inspection would appear to be in a suitable condition to last a further period of temporary consent.

Policy DPS26 also indicates that encouragement should be given to more permanent solutions, temporary consent has already been renewed in 2006 for this building. However, the building is not in a prominent position in relation to other properties in Spinney Lane and is generally not considered to detrimentally impact the area because of its location on the school grounds. Because the exterior of the building remains in good order and because of these further reasons, a period of further temporary consent is considered justified.

**2. Visual impact on the character / appearance of the area.**

The building already exists and therefore there would be no additional impact created by granting a further temporary consent.

The existing impact on the immediate locality is largely reduced as it is set within the existing school complex.

**3. Impact on neighbouring residential amenity**

Again, the building is set well within the existing school complex and is set away from neighbouring residential properties.

**Reasons for Granting**

The temporary porta cabin is in a state of good repair and is considered to be in an appropriate condition to last a further 3 years

**Recommendation**

That Planning Permission be Granted subject to the following:

- 1 The temporary classroom building shall be retained on the site for a limited period of 3 years commencing from the date of this decision notice, at the end of which period it shall be completely removed from the site within a period of two months.

Reason: To safeguard the visual amenities of the area

**DECISION**

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