

**Item No. 10****SCHEDULE C**

<b>APPLICATION NUMBER</b>	<b>CB/09/05417/FULL</b>
<b>LOCATION</b>	<b>Shillington Lower School, Greenfields, Shillington, Hitchin, SG5 3NX</b>
<b>PROPOSAL</b>	<b>Full: Installation of a canopy.</b>
<b>PARISH</b>	<b>Shillington</b>
<b>WARD</b>	<b>Silsoe &amp; Shillington</b>
<b>WARD COUNCILLORS</b>	<b>Cllr R Drinkwater &amp; Cllr A Graham</b>
<b>CASE OFFICER</b>	<b>Annabel Gammell</b>
<b>DATE REGISTERED</b>	<b>20 July 2009</b>
<b>EXPIRY DATE</b>	<b>14 September 2009</b>
<b>APPLICANT</b>	<b>Board of Governors</b>
<b>AGENT</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:**

The application site is Shillington Lower School and Pre-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 Pre-School is within the grounds of the school and to the west of the Lower School. The school site also has a large hard play area and a playing field. There is currently one large tent like canopy on the school site, permission has been granted for two more.

**The Application:**

This application seeks permission for the installation of a canopy structure to provide a covered area for the pre-school children to play. The canopy would be enclosed within the existing Pre-School play area which is fenced off from the main school play area. The Pre-School play area is west of the main school building. The canopy would be some 4.5 metres in height and would cover an area of approximately 37 sqm.

**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**

CB/09/00968/FULL	Installation of two canopies. - Full Conditional Approval
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 play group. - 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 11.08.09: No comments received.

### **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. This is designed to match the existing canopy on the school site and the two canopies which were granted permission July 09.

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 approximately 20 metres away from the site's northern boundary, which is currently enclosed by mature trees.

As the proposed canopy would be over 50 metres from a residential house and therefore it is considered that the proposed canopy is not close enough to any neighbouring residential properties to cause an adverse impact on their residential amenity in terms of loss of light or outlook or cause an overbearing impact.

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

### **3. Any other implications**

The canopy would be in compliance with the requirements of the Government's "Every Child Matters Agenda" for children to learn outside. The proposed canopy would provide the opportunity for outside learning and minimise potential harm from the elements for children of Pre-School age.

## **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).

## **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 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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