

Item No.

SCHEDULE C

APPLICATION NUMBER	CB/10/00196/FULL
LOCATION	Caddington Village School, Five Oaks, Caddington
PROPOSAL	Single storey extension to school building.
PARISH	Caddington
WARD	South East Bedfordshire
WARD COUNCILLORS	Cllr Ruth Gammons & Cllr Richard Stay
CASE OFFICER	Gill Claxton
DATE REGISTERED	26 January 2010
EXPIRY DATE	23 March 2010
APPLICANT	Caddington Village School
AGENT	C G Bone Associates
REASON FOR COMMITTEE TO DETERMINE	The land is owned by Central Bedfordshire Council and there is an unresolved objection from a third party.
RECOMMENDED DECISION	Full Application - Granted

Site Location:

The application site lies on the eastern edge of the village. The main entrance to the school is from Five Oaks, a residential street forming part of the nearby housing estate.

Within the site, the children of Pre-School and Lower School ages (3 – 9) are educated in the buildings on the eastern half of the site while those of Middle School ages (9 – 13) in the buildings on the western half. The school buildings comprise a mixture of mainly single storey buildings linked by covered walkways with open play areas in between. There is one two storey block and both halves of the school have 1½ storey structures accommodating halls and gymnasiums.

The western and part of the northern boundaries of the school site adjoin residential development in Five Oaks, while the remainder abut open countryside.

Caddington Village School is Bedfordshire's first school to educate children from 3 to 13 years of age. The school was formed as a result of merging three existing schools: Heathfield and Willowfield Lower Schools and Five Oaks Middle School. It occupies the site of the former Willowfield Lower and Five Oaks Middle Schools.

Although the village of Caddington is one of the settlements excluded from the Green Belt, the school site lies within the Green Belt.

The Application:

Planning permission is sought for a single storey front extension to enlarge the dining area and catering facilities.

The flat roofed extension would measure 15.8m wide by 7.3m deep to a height of 3.3m. It would be sited on the front (north) elevation of the building.

The extension would be designed to reflect the façade and style of the existing buildings. The brickwork would match the existing. Although the new extension would be flat roofed, pyramid roof lights would be introduced which would allow additional natural light into the dining area.

The small planted area of shrubs and trees to the front of the existing dining room would be removed. It is proposed that a smaller shrub planting area would be created between the extension and the entrance footpath. Two replacement trees would be planted on the opposite side of the footpath.

In support of the application, the applicant states:

- When the previous Lower and Middle schools were on the site each school had its own catering facility and dining area. Since the creation of Caddington Village School, all students are now catered for from the facility that served Five Oaks Middle School. The dining room can only accommodate 72 people at a sitting which is insufficient for the numbers of pupils (480) and staff who need to be catered for at lunch time.
- The restricted space available for dining means that the layout is fairly inflexible and tables are laid out in long rows.
- Due to the limited space some children and staff dine in the other part of the school. This involves cooked food being wheeled on trolleys across the school grounds. This is not an ideal situation.
- It is considered that refurbishing the catering and dining facilities would enable the school to manage the lunchtime period more efficiently. Currently there are three sittings each lasting about 50 minutes. The enlarged dining room would enable 151 people to eat at each sittings and reduce the time to 40 minutes. Three sittings would cater for 453 students. The reduction in time could allow the school to have a fourth sitting if required.
- The new system would also allow children bringing a packed lunch the opportunity to sit with their friends who take school meals.
- The layout of the dining area could also be improved to make it more flexible. This would also make it more attractive to pupils. Smaller groups of between 4 – 6 could be accommodated as well as larger groups. A raised area would be created near the windows for those pupils who do not want to eat in a large group.

RELEVANT POLICIES:

National Policies (PPG & PPS)

PPS1 - Delivering Sustainable Development

PPG2 - Green Belts

PPS7 - Sustainable Development In Rural Areas

Regional Spatial Strategy

East of England Plan (May 2008)

SS1 – Achieving Sustainable Development

SS7 – Green Belt

ENV7 – Quality in the Built Environment

South Bedfordshire Local Plan Review

BE8 - Design Considerations

Planning History

SB/TP/78/00202	Temporary permission for double temporary classroom unit.
BC/CC/2002/27	Temporary permission for double temporary classroom unit.
SB/TP/03/00354	Permission for 0.3m microwave antenna on first floor building wall.
BC/CC/08/24	Temporary permission for double temporary classroom unit.
BC/CC/08/25	Temporary permission for double temporary classroom unit.

Representations: (Parish & Neighbours)

Caddington Parish Council	No objection.
Occupier 95 Five Oaks	Objection <ul style="list-style-type: none">• Extensions have been previously approved. Query as to why this work was not done at the time.• Extension will result in more children, more cars and increased traffic in the area.• Impact on residents of Five Oaks not looked at properly in terms of privacy, traffic.• If this is allowed, will there be more adjustments in the future, especially if Bushwood is allowed?• Noise issues, especially for people who work nights.• Requests that the school is visited during morning drop-off and afternoon collection.

Consultations/Publicity responses

Environmental Health Officer	No objection.
Tree & Landscape Officer	<ul style="list-style-type: none">• The scheme would involve the loss of 2 Scots Pine trees. These have outgrown the site and were planted too close to the existing building. The branches are already resting on the roof of the building. These would need to be removed regardless of the application, in order to prevent direct damage being caused to the fabric of the existing building.• The new extension would involve the removal of three mature shrub beds. This planting would need to be replaced and there is ample space for this.• No objection to the application subject to a condition requiring the replacement planting.

Determining Issues

The main considerations in the determination of the application are:

1. Principle of development and Green Belt considerations
2. Design & External Appearance Considerations
3. Impact on residential amenity
4. Impact on traffic generation and highway safety
5. Other matters

Considerations

1. Principle of development and Green Belt considerations

The erection of the proposed extension would by definition, be inappropriate development in the Green Belt and 'very special circumstances' must be demonstrated to justify the grant of planning permission.

- In this case it is considered that very special circumstances exist. The existing catering and dining room accommodation is not adequate to meet the needs of the school. Expanding the existing facility in its current location is the most efficient way of improving the facilities. The siting of the extension on the front elevation of the building would ensure that it is seen against the backdrop of the existing school buildings.
- The proposal does not conflict with the purposes of including land in the Green Belt as the development would take place on an existing school site; the modest size and design of the extension would minimise the impact on the surrounding area leaving a large proportion of the site remaining open and undeveloped, thereby preserving the openness of the Green Belt.

It is considered that a case for very special circumstances has been made and that the scheme should not fail on Green Belt grounds.

There is no requirement to refer the proposal to the Government Office for the East of England under the Town and Country Planning (Consultation) (Direction) 2009 (Circular 02/2009) as the floor space proposed is significantly below the 1,000 sq.m threshold and the development by reason of its scale, nature and location would not have a significant impact on the openness of the Green Belt.

2. Design & External Appearance Considerations

The size, scale, materials and overall appearance of the development would complement and harmonise with the section of the building where it would be sited and that of the surrounding school site.

As the extension would be located at the front of the building it would be visible from Five Oaks. However, due to its external appearance, scale and siting there would be no adverse impact on visual amenity.

3. Impact on residential amenity

The school site is bounded by residential development on the western and part of the northern site boundaries. There would be no adverse effect upon residential amenity in terms of loss of sunlight/daylight, privacy or overbearing effect due to the distances involved.

The comments of the neighbouring occupier in terms of the potential for noise disturbance are noted. However, the proposals represent an improvement to the existing facilities at the school rather than an expansion, so there would be no adverse impact in terms of noise.

4. Impact on traffic generation and highway safety

Notwithstanding the comments of the neighbouring occupier in terms of traffic generation and highway safety, as stated previously the extension is to improve the existing catering and dining facilities at the school. There would be no implications for additional traffic generation or highway safety.

5. Other matters

The proposed development would have no adverse impact upon the amount of available playing field space at the lower school as it would be located within an area of incidental open space and landscaping.

The two Scot's Pine trees that would be lost in order to accommodate the extension should be removed in any event in order to prevent direct damage being caused to the fabric of the existing building. Replacement planting elsewhere on the site can be secured by condition. Similarly replacement shrub beds to be can also be secured by condition.

Reasons for Granting

Very special circumstances have been demonstrated to justify an exception being made to the normal presumption against inappropriate development in the Green Belt. The proposed development complies with national guidance and Policy BE8 of the South Bedfordshire Local Plan Review in respect of the visual impact of the siting, design and external appearance of the development on the character and appearance of the locality generally and the openness of the Green Belt and the amenity of neighbouring occupiers.

Recommendation

That Planning Permission be **GRANTED** subject to the following conditions:

- 1 The development shall begin not later than three years from the date of this permission.
REASON: To comply with Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 The external finish of the walls and roofing materials to be used for the extension shall match that of the existing building as closely as possible.
REASON: To ensure that the development is in keeping with the existing building.
(Policy BE8 S.B.L.P.R).
- 3 Before development begins, a planting scheme shall be submitted to and approved in writing by the Local Planning Authority to provide new landscaping details and planting specification, which will indicate the size, position and species of new trees and shrubs. The scheme shall be implemented during the first planting season (October to March) following the completion of the extension. The scheme shall provide for the

satisfactory pre-planting and post-planting operations and aftercare. Any plants that fail to establish within a five year period following commencement of landscape operations will be replaced in the planting season immediately following the loss of the respective plants.

REASON: To aesthetically integrate the development into its surroundings, to soften the artificial lines of the built environment, and to mitigate against the loss of a large area of high quality landscaping removed to accommodate the new extension.

- 4 This permission relates only to the details shown on Drawing No's 936-11; 936-12; 936-13; 936-14 and 936-15 received 26/01/10 or to any subsequent appropriately endorsed revised plan.

REASON: To identify the approved plans and to avoid doubt.

Notes to Applicant

1. In accordance with Article 22 of the Town & Country Planning (General Development Procedure) Order 1995 (as Amended), the Council hereby certify that the proposal as hereby approved conforms with the relevant policies of the Development Plan comprising of the Regional Spatial Strategy for the East of England (the East of England Plan and the Milton Keynes and South Midlands Sub-Regional Strategy), Bedfordshire Structure Plan 2011 and the South Bedfordshire Local Plan Review and material considerations do not indicate otherwise. The policies which refer are as follows:

Regional Spatial Strategy

East of England Plan (May 2008)

SS1 - Achieving Sustainable Development

SS7 - Green Belt

ENV7 - Quality in the Built Environment

South Bedfordshire Local Plan Review

BE8 - Design Considerations

2. In accordance with Article 22 of the Town and Country Planning (General Development Procedure) Order 1995 (as Amended), the reason for any condition above relates to the Policies as referred to in the Regional Spatial Strategy (RSS), Bedfordshire Structure Plan 2011 (BSP) and the South Bedfordshire Local Plan Review (SBLPR).
3. This permission relates only to that required under the Town & Country Planning Acts and does not include any consent or approval under any other enactment or under the Building Regulations. Any other consent or approval which is necessary must be obtained from the appropriate authority.

DECISION

.....
.....