

Item No. 10**SCHEDULE C**

APPLICATION NUMBER	CB/10/03760/FULL
LOCATION	Fairfield Park Lower School, Dickens Boulevard, Stotfold, Hitchin, SG5 4FD
PROPOSAL	Full: A new modular single classroom building within the grounds
PARISH	Stotfold
WARD	Stotfold & Arlesey
WARD COUNCILLORS	Cllrs Dalgarno, Saunders, Street, Turner
CASE OFFICER	Vicki Davies
DATE REGISTERED	12 October 2010
EXPIRY DATE	07 December 2010
APPLICANT	Fairfield Park Lower School
AGENT	Porter Consulting and Management Services Limited
REASON FOR COMMITTEE TO DETERMINE RECOMMENDED DECISION	The application site is owned by CBC and Stotfold Town Council have raised objections which cannot be overcome through the use of conditions Full Application - Granted

Reasons for Granting

The proposal is in conformity with Policies CS3, CS14, DM3 and DM4 of the Core Strategy and Development Management Policies, Central Bedfordshire (North), November 2009 as the design, scale, siting and use of materials are appropriate for the setting, the development is not considered to have an adverse impact on the character and appearance of the area and does not interfere with the amenities of adjoining residents. It is also in accordance with Planning Policy Guidance: PPS1: Delivering Sustainable Development, Design in Central Bedfordshire: A Guide for Development and Fairfield Park Urban Design Strategy.

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 screen wall hereby permitted shall be carried out in materials to match as closely as possible in colour, type and texture, those of the existing building.

Reason: To safeguard the appearance of the completed development by ensuring that the development hereby permitted is finished externally with materials to match the existing building and the visual amenities of the locality.

- 3 The exterior appearance of the modular building hereby permitted shall be in accordance with the details shown on plan no. 177-011A.

Reason: To safeguard the appearance of the completed development by ensuring that the development hereby permitted is finished externally with materials to match the existing building and the visual amenities of the locality.

- 4 The building hereby permitted shall not be occupied unless and until the associated brick wall is constructed.

Reason: To protect visual amenities.

- 5 This permission is limited to a period expiring on 31/12/2015 when the building hereby permitted shall be removed and the land re-instated to its previous use unless before that date the Local Planning Authority has granted permission for its retention.

Reason: To enable the Local Planning Authority to review the need for the building when the permission expires.

[Note:- In advance of consideration of the application the Committee were advised of consultation received as set out in the Late Sheet attached to these Minutes.]