

Item No. 14**SCHEDULE C**

APPLICATION NUMBER CB/10/04022/FULL
LOCATION Sutton Lower School, High Street, Sutton, Sandy, SG19 2NE
PROPOSAL Full: The erection of a canopy, rooflights and associated works
PARISH Sutton
WARD Potton
WARD COUNCILLORS Cllr Doreen Gurney & Cllr Anita Lewis
CASE OFFICER Annabel Gammell
DATE REGISTERED 08 November 2010
EXPIRY DATE 03 January 2011
APPLICANT The Governors of Sutton Lower School
AGENT DLP Design Ltd
REASON FOR COMMITTEE TO DETERMINE An objection was received on land owned by Central Bedfordshire Council

RECOMMENDED DECISION Full Application - Granted

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 Prior to commencement of the development a scheme shall be submitted for written approval by the Local Planning Authority setting out the details of the materials to be used for the canopy, all other external materials shall be carried out in materials to match as closely as possible in colour, type and texture, those of the existing building. The development shall be carried out in accordance with the approved scheme.

Reason: to protect the visual amenities of the building and of the area generally.

- 3 The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers PL01, PL02, PL03, PL04, PL05, PL06.

Reason: For the avoidance of doubt.

Reasons for Granting

The proposed canopy and changes to fenestration would not have a negative impact upon the general character of the area or an adverse impact on the residential amenity of neighbouring properties and is acceptable in terms of highway safety therefore by reason of its site, design and location, is in conformity with Policy DM3 of the Core Strategy and Management Policies, November 2009; Planning Policy Statement 1 (2005), Regional policies in the East of England Plan (May 2008) and the Milton Keynes and South Midlands Sub-Regional Strategy (March 2005). It is in further conformity with technical guidance, Design in Central Bedfordshire, a Guide for Development.

[Notes:

1. Prior to consideration of the application the Committee received representations made in accordance with the Public Participation Scheme.
2. An additional condition was added to restrict the materials to be used on the roof of the canopy.]