

Item No. 7

APPLICATION NUMBER	CB/12/02220/FULL
LOCATION	Greenfield Lower School, Pulloxhill Road, Greenfield, Bedford, MK45 5ES
PROPOSAL	Demolition of temporary classrooms. Erection of new single storey building for classrooms and hall.
PARISH	Flitton/Greenfield
WARD	Westoning, Flitton & Greenfield
WARD COUNCILLORS	Cllr Jamieson
CASE OFFICER	Annabel Gammell
DATE REGISTERED	15 June 2012
EXPIRY DATE	10 August 2012
APPLICANT	Greenfield & Pulloxhill Academy
AGENT	Wastell & Porter Architects
REASON FOR COMMITTEE TO DETERMINE	The site is on land owned by Central Bedfordshire Council and objections have been received.
RECOMMENDED DECISION	Full Application - Granted

Site Location:

Greenfield Lower School is situated on the north east side of Pulloxhill Road. The school is single storey and predominately flat roofed with a shallow pitched roof section and gable to the front elevation. The playing field is situated alongside the school, this is visible from the road. Currently on the site are three temporary classroom units, a double and single to the rear, and a single to the front.

Pulloxhill Road is characterised by ribbon development of residential development of a mixture of styles, ages and sizes on the north east side of Pulloxhill Road and residential estates adjoining the school to the south east. Opposite the site is open countryside.

The Application:

Planning permission is sought for a two phase development, resulting in a new single storey building which would form a new hall and three additional classrooms, the existing two temporary classrooms on to the rear of the site would be demolished.

The building would be constructed in two phases:

Phase 1 would be used as a hall, it would measure 19 metres in length, 10.5 metres in depth, and have a maximum height of 5.8 metres, it would be 2.8 metres to the eaves.

Phase 2 would be used as three classrooms and ancillary facilities, it would measure 22.5 metres in length, 10.5 metres in depth and have a maximum height of 4.5 metres, it would be 2.8 metres to the eaves.

Phase 1 would be completed with a hipped roof, and phase two would be a later addition pending funding. This would also have a lower level hipped roof. The building would be located at the back of the school site, some 3 metres from the rear boundary which is demarcated with a mature hedge. The building would be partly clad in timber shiplap boarding, and partly in brick work. Proposed as part of this application is additional 1.8 metre high timber fencing in the locations to the rear of the site where there is no mature hedgerow, to replace weld mesh fencing.

When the application was originally submitted the building and one continual roof of 6.2 metres in height, it was proposed that the building would be totally clad in wood shiplap boarding, shown at 2 metres from the rear boundary. Following revised plans, a further consultation period was undertaken. The consultation period will end on the 20th August 2012.

National Planning Policy:

The National Planning Policy Framework

Core Strategy and Development Management Policies, November 2009

Policy DM3 - High Quality Development

Planning History

77/01086/CC	County Council: Classroom and toilet extension (No objection 24/11/77).
98/00474/CC	County Council: Temporary Classroom (No objection 20/05/98).
03/00437/FULL	Siting of double temporary classroom (approved 24/04/03).
04/01092/FULL	Erection of additional classroom (approved 03/08/04).
06/00916/FULL	Erection of single storey front extension and internal alterations (approved 26/07/06).
08/02357/FULL	Full: Installation of 30 no. Photovoltaic Panels on the roof of the school and 20 no. Photovoltaic Panels on new Pergola in playing fields (approved 27/02/09).

Representations: (Parish & Neighbours)

Flitton and Greenfield PC
Adjacent Occupiers

No objections
Two letters of objection received to the first consultation numbers 11 and 12 Holmewood Road:

Height of building
Concerns over privacy from windows in the rear of the building

Consultations

Site notice posted 5.7.12	No response received
Highways	Comments will be expressed on the late sheet
Public Protection	No objections
Education Officer	Support the applications its part of the school suitability programme.
Building Control	No comment to make
Sport England	No comments received

Determining Issues

The main considerations of the application are;

1. Visual impact upon the character and appearance of the area
2. Impact upon neighbouring residential amenity
3. Other Considerations

Considerations

1. Visual impact upon the character and appearance of the area

The existing school building is predominately flat roofed with a shallow gable to the front. The building is visible from the road.

The additional building would be located at the rear of the site and therefore in views directly in front of the school the additional building would not be prominent. However when viewed from the south east of the main school building on Pulloxhill Road, in front of the playing field the building would be visible at a distance of approximately 60 metres. It is considered that the design of the building is an improvement on the temporary classroom units which are currently on the site. The building would have a hipped roof, and the phased element would be appropriate as the building could be read in two parts, due to the change in roof height, the second phase of the building would be subservient to the hall.

Although neither the Central Bedfordshire design guide nor local plan policies specifically have guidance on educational buildings, it seems appropriate for the new building to relate well to the setting and the existing building on the site. The building would be functional, for its purposes, the hall section is at a required height for sporting needs at a Lower School level. The original school building is predominantly timber boarding, and has a flat roof, this is not a

desirable design to emulate, and therefore a pitched roof is proposed, as well as a mixture of brick and boarding. It is considered that although the building is relatively large within the setting, the building design is of an appropriate standard, in accordance with Policy DM3 of the Core Strategy and Development Management Policies, and the Central Bedfordshire design guide.

2. Impact upon neighbouring residential amenity

The building would be to the rear of the site, set in 3 metres from the south east boundary of the school. There are residential properties which back on to the school site on Holmewood Road, numbers 10-14 would be adjacent.

It is considered that although the building once completed would be substantial it would not cause significant harm to the residential properties adjacent:

Impact upon privacy

Concerns were received from adjacent neighbouring properties with regard to an impact upon their privacy, this is because there are 9 windows within the rear elevation of the building (three for the hall, and two to serve each classroom). Currently there is a mature hedge on this back boundary. At the sections of the boundary where there is currently mesh wire fencing, close board fencing some 1.8 metres in height is proposed. It is considered that it is unlikely that there would be a significant impact upon residential privacy. There are currently two temporary classroom units on the site, in a similar location to the proposed building. The double unit, currently used as classroom accommodation has a number of windows within the rear facing elevation, these are 3 metres from ground level to the top of the window. The proposed buildings are some 2.6 metres from ground level to the top of the window. It is considered that the proposed building would maintain a similar level of privacy to that currently enjoyed by the residents of Holmewood Road. It is unlikely a ground floor window would significantly impact upon privacy, as no points of vantage would be possible. Although some neighbouring comments suggest that the windows should be removed from the building, it is not considered appropriate to have a learning environment without means of natural light or ventilation and it is judged that significant levels of overlooking would not be possible from the building. The building is far enough from the hedge to ensure that damage would not be caused to the roots during construction, however it is considered appropriate to attach a condition requiring the hedge to be fenced to avoid direct damage from construction workers.

Impact upon light amenity

The building has got a hipped roof, having a pitch is more desirable than a flat roof, the current temporary classroom units are approximately 4 metres in height, and have a flat roof. It is considered that the building at a maximum height of 5.8 metres would not cause a significant impact upon the light amenity to the rear gardens or the rear elevations of the adjacent properties. It is noted that many properties on Holmewood Road have been extended to the rear, and some of the garden areas are small. However, the increase in height is mitigated by the receding pitched roof and therefore, it considered

appropriate and in accordance with Policy DM3 of the Core Strategy and Development Management Policies.

Loss of outlook

The building would be visible from private amenity areas but it is considered that due to the design of the building, and because the bulk of the roof would be broken up, that the finished development would not cause a significant loss of outlook.

The causing of an overbearing impact

There would be a maximum increase of 1.8 metres from the height of the existing temporary classroom units and this would be visible, but it is considered that it would not cause an overbearing impact upon any adjacent properties. The roof of the building has been designed to slope away from neighbouring properties and it is considered that due to the scale of the proposed building and the distance from the adjacent residential properties that the bulk of the building would be acceptable.

Noise

Having regard to the location of the existing portacabins the proposed replacement building, should improve the sound barrier between the school playground and the neighbouring properties. However there are windows shown within the rear elevation of the building, it is considered that the classroom areas would be relatively quiet. However the hall area could be noisy if used for sports, concerts or assemblies. Therefore as there are other windows/doors which could be used as openings for the hall, it is appropriate to require these back windows to be fixed shut.

Comments from neighbouring properties:

Two letters of objection were received from numbers 11 and 12 Holmewood Road after the 1st consultation period, the areas of concern were the height of the building, and the potential impact upon the rear amenity space of adjacent properties, and impact upon privacy from the rear elevation of the building. Impact upon the hedgerow to the rear. These matters are addressed above.

At the time of this report no further comments have been received in relation to the second or third consultation periods with the building shown at the reduced height, set 3 metres away from the boundary and the additional fencing.

3. Other Considerations:

Impact upon playing field and important open space:

The playing field and the area where the double temporary classroom is currently situated is defined as "important open space" in accordance with saved policy DPS15 of the Mid Bedfordshire Local Plan. It is considered that the additional permanent teaching accommodation is necessary for the functioning of the Lower School. The area was not defined as open space in

accordance with CS3 or DM17 in the Core Strategy and Development Management Policies, however it is considered important to retain adequate play and open space facilities associated with the school. It is considered that there would be suitable space remaining, after the development was constructed.

A small part of the 2nd phase of the building would be on the playing field. It is considered that it is unlikely that this part of the playing field would be used for formal laid out playing pitches. It is therefore considered that the building would not cause a significant reduction in the formalised play provision for the school. Sport England have been consulted, at the time of this report no comments have been received.

Recommendation

To authorise the Head of Development Management or Planning Manager to issue the grant of PERMISSION subject to no further consultation responses being received that raise new issues and subject to the following conditions:

- 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 **No works shall be started on site until a scheme is submitted for written approval by the Local Planning Authority setting out the details of the materials to be used for the external walls and roof. 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 rear (north east) facing windows in phase 1 of the development shown on plans as the hall for the school, hereby permitted shall be fitted with fixed type glass, and be completely non opening. No further windows or other openings shall be formed in the rear elevation of the hall section of the building, unless permitted in writing by the Local Planning Authority.

Reason: To safeguard the amenities of occupiers of adjoining properties.

- 4 The existing hedgerow shall be retained and protected during construction. A heras or similar style fence of 1.8 metre in height shall be erected 1 metre from the mature hedge on the north eastern boundary of the site, and remain in place during the all construction work of both phases of the building.

Reason: To comply with Section 197 of the Town and Country Planning Act 1990 and to safeguard existing hedge on site.

- 5 A fencing scheme shall be submitted to the Local Planning Authority for its approval in writing and the approved scheme shall be implemented before the building is first brought into use.

Reason: To protect the residential amenity of adjacent properties in accordance with DM3 of the Core Strategy and Development Management Policies.

- 6 The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers PL01D rev roof, PL02A.

Reason: For the avoidance of doubt.

Reasons for granting planning permission

The removal of the temporary classroom units and the erection of a single storey two phase building would not significantly impact upon the character or appearance of the area, it would not seriously harm the residential amenity of neighbouring properties, and would be acceptable in terms of highway safety, it is therefore considered that the proposal is in conformity with the National Planning Policy Framework (2012), Policy DM3 of the Core Strategy and Development Management Policies (2009), saved Policy DPS15 of the Mid Bedfordshire Local Plan (2004) and the Central Bedfordshire Design Guide (2010).

DECISION

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