

Item No. 13

APPLICATION NUMBER	CB/13/01987/FULL
LOCATION	Church End Lower School, Church Walk, Marston Moretaine, Bedford, MK43 0NE
PROPOSAL	Erection of temporary double classroom unit.
PARISH	Marston Moretaine
WARD	Cranfield & Marston Moretaine
WARD COUNCILLORS	Cllrs Bastable, Matthews & Mrs Clark
CASE OFFICER	Annabel Gammell
DATE REGISTERED	06 June 2013
EXPIRY DATE	01 August 2013
APPLICANT	CBC
AGENT	Central Bedfordshire Council
REASON FOR COMMITTEE TO DETERMINE	The site is on land owned by CBC, an objection has been received.
RECOMMENDED DECISION	Full Application - Granted

Site Location:

The application site is Church End Lower School located on Church Walk in the village of Marston Moretaine. Church Walk is a predominantly residential lane which leads to St Mary's Church, a Grade I Listed building to the south.

Church End Lower School comprises a group of 1970s single storey and two storey flat roof buildings constructed in buff brick. The school's playground is located to the south of these buildings adjacent to the church yard of St Mary's.

The site is located within the settlement envelope and within an area of Important Open Space in the Adopted Core Strategy.

The Application:

This application seeks permission for the erection of a single storey double temporary classroom unit.

RELEVANT POLICIES:

National Policies

National Planning Policy Framework

Core Strategy/Development Management Policies

DM3: Protection of Amenity

DM5: Important Open Space

Supplementary Planning Guidance

'Design in Central Bedfordshire' Adopted Design Guidance, 2010: DS4 - Residential Alterations and Extensions.

Planning History

MB/07/01602/CC	County Council: Alterations and extension to form new office. No Objection to County Matter.
MB/07/00302/CC	County Council: Extension to form a classroom and proposed covered area. No objection.
MB/05/00621/CC	County Council: Single storey extension to form a classroom, store and cloakroom. No objection.
MB/04/00249/CC	County Council: Extension to existing nursery. No objection.

Representations: (Parish & Neighbours)

Marston Moretaine Parish Council	No objection.
Neighbours	One letter of objection received in relation to parking on Church Walk.

Consultations/Publicity responses

Site notice	No representations received.
Internal Drainage Board	No objections
Archaeology	No objections
Environment Agency	No objections.
Sport England	No objection.
Public Protection	No objection.
Highways	Comments to follow on the late sheet

Determining Issues

The main considerations of the application are;

- 1. Background and Principle**
- 2. Impact on the character and appearance of the surrounding area**
- 3. Impact on residential amenities of neighbouring properties**
- 4. Impact upon the highway**

Considerations

1. Church End Lower School is the only Lower School within Marston Moretaine, the site is constrained by residential development. Due to a large number of dwellings being constructed at Marston Park, there has been an increase in

pupil numbers, this temporary classroom is intended as a temporary solution. The Marston Park development will accommodate a new Lower School.

2. Impact on the character and appearance of the surrounding area

The proposed building would be screened by existing buildings on the site and from surrounding semi-mature trees which would help reduce the visual impact of the building from the end of Church Lane and within the church yard. It would be visible within the streetscene, however it is considered that on a school site for a temporary period of time, it would not have a significant impact upon the character or appearance of the area.

The application site also lies within an area of Important Open Space classified in the Adopted Core Strategy. Policy DM5 advises that where a proposal would result in the loss of Important Open Space, planning permission will only be granted for development where this would not have an unacceptable adverse impacts on its value either in visual or functional terms. The proposed building would be modest in size and used in relation with the existing activity on the site, it is considered as this would be for a temporary period of time, it is judged acceptable. It is not considered that this proposal would result in an unacceptable encroachment, to the detriment of the visual or functional value of the land.

The proposal will therefore preserve the character and appearance of the surrounding area in accordance with Policies DM3 of the Adopted Core Strategy.

3. Impact on residential amenities of neighbouring properties

Due to the good degree of separation between this part of the site and residential properties to the east and west, the proposal will preserve the residential amenities of neighbouring properties in accordance with Policy DM3 of the Adopted Core Strategy. This has been considered in terms of impact upon light, the causing of an overbearing impact, and any loss of privacy.

4. Impact upon Highway

The temporary classroom represents a temporary spike in pupil numbers, until Marston Park Lower School is constructed. The recommendation is made pending highway comments, and would be subject to change.

5. Other considerations

Human Rights issues

There are no known Human Rights issues.

Equality Act 2010

There are no known issues under the Equality Act

Recommendation

That Planning Permission be **Granted** subject to comments from the Highway Officer:

RECOMMENDED CONDITIONS / REASONS

- 1 The permission hereby granted shall be limited to a temporary period of 2 years commencing from the date of this permission after which date the temporary classroom unit shall be removed. The area on which the temporary unit was located shall then be reinstated to its former condition within a period of six months of the date of removal.

Reason: In the interests of visual amenity. The building is constructed of short lived materials only which are prone to deterioration.

- 2 The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, number 3001.

Reason: For the avoidance of doubt.

Notes to Applicant

1. 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.

Statement required by the Town and Country Planning (Development Management Procedure) (England) (Amendment No. 2) Order 2012 - Article 31

Planning permission has been granted for this proposal. Discussion with the applicant to seek an acceptable solution was not necessary in this instance. The Council has therefore acted pro-actively to secure a sustainable form of development in line with the requirements of the Framework (paragraphs 186 and 187) and in accordance with the Town and Country Planning (Development Management Procedure) (England) (Amendment No. 2) Order 2012.

Reasons for Granting

The proposal is in conformity with policies DM3 and DM5 of the Core Strategy and Development Management Policies document, November 2009 as the proposal does not seriously harm the amenities of neighbours, there is no unacceptable impact upon the character and appearance of the street scene or general locality and there would be no unacceptable loss of Important Open Space. It is also in conformity with The National Planning Policy Framework and Design in Central Bedfordshire: A Guide for Development.

