

## **Item No. 11**

<b>APPLICATION NUMBER</b>	<b>CB/15/01068/FULL</b>
<b>LOCATION</b>	<b>Kingsmoor Lower School, Kingsmoor Close, Flitwick, Bedford, MK45 1EY</b>
<b>PROPOSAL</b>	<b>Retention of one double classroom temporary unit.</b>
<b>PARISH</b>	<b>Flitwick</b>
<b>WARD</b>	<b>Flitwick</b>
<b>WARD COUNCILLORS</b>	<b>Cllrs Mrs Chapman, Gomm &amp; Turner</b>
<b>CASE OFFICER</b>	<b>Sarah Fortune</b>
<b>DATE REGISTERED</b>	<b>19 March 2015</b>
<b>EXPIRY DATE</b>	<b>14 May 2015</b>
<b>APPLICANT</b>	<b>Central Bedfordshire Council</b>
<b>AGENT</b>	
<b>REASON FOR COMMITTEE TO DETERMINE</b>	<b>The applicant is Central Bedfordshire Council and an objection has been received</b>
<b>RECOMMENDED DECISION</b>	<b>Full Application - Granted</b>

### **Site Location:**

Kingsmoor School is located at the eastern end of Kingsmoor Close in a residential area to the east of Flitwick town centre. The school is bounded on all sides by residential properties located within the Settlement Envelope of Flitwick.

### **The Application:**

This application is seeking consent to retain one mobile double classroom unit in its current location adjacent to the playground on the southern boundary of Kingsmoor School.

The unit provides two teaching classrooms.

### **RELEVANT POLICIES:**

#### **National Planning Policy Framework (March 2012)**

#### **Core Strategy and Development Management Policies - North 2009**

- CS1 Development Strategy
- CS3 healthy and Sustainable Communities
- CS14 High Quality Development

DM3 High Quality Development  
DM4 Development within and beyond Settlement Envelopes

**Submitted Development Strategy for Central Bedfordshire dated 2014.**

Policy 43 High Quality Development

**Supplementary Planning Guidance/Other Documents**  
Central Bedfordshire Design Guide (March 2014):

**Planning History - relevant**

MB/98/00615	One mobile class room unit. Granted.
CB/10/00030/FULL	Retention of one mobile classroom for a further five years. Removal of one mobile classroom. Granted.
CB /13/01017/FULL	Erection of timber framed shed Granted.

**Representations:  
(Parish & Neighbours)**

Flitwick Town Council	Support
Neighbours	1. Concerns regarding the time that this temporary classroom has been in use. It is not a hygienic facility being raised off the ground and it would be preferable if it were to be replaced with a permanent building.
App Adv	

**Consultations/Publicity responses**

E.H.O.	No objections
Education Officer	No obs received
Highways Officer	No objections

**Determining Issues**

The main considerations of the application are;

1. Impact of the proposals on the visual amenities of the area
2. Impact on the amenities of neighbours
3. Other Considerations

## **Considerations**

### **Human Rights issues**

There are no relevant Human Rights Issues

### **Equality Act 2010**

There are no relevant issues under the Equality Act

#### **1. Impact of the proposal on the visual amenities of the area**

This temporary classroom unit has been at the site for at least 20 years and most recently been granted planning permission for its temporary siting under ref: CB/10/00030. There was another similar such temporary classroom unit which has been removed from the site.

The continued siting of a temporary building for excessive long term usage is usually considered to be unacceptable in planning terms as their deterioration may have a detrimental impact on the character of the area and the amenities of neighbouring properties. In this case, the applicant has advised that whilst the school is currently not full, in view of the Valley Farm Development that is shortly to commence it is expected that there will be a lot more young families moving in who will come to this school. The retention of this school classroom will provide some spare capacity.

It is considered that there is a good case for an exception to be made for the further five year retention of the unit to cope with a short term increase in expected attendance at the school, a result of new housing development in the area.

The unit is sited closest the southern boundary of the site situated on an area of grass adjacent to the playground. It is single storey and green in colour.

#### **2. Impact on amenities of neighbours**

The main school building largely screens views of the temporary classroom unit from Kingsmoor Close. The rear of residential properties in Hatfield Road have views of the unit across the playground. The nearest dwelling to the classroom unit is 97A Kings Road. This is at a distance at its closest of 10.5 metres (approx) from the classroom unit. Views of the unit are screened by a fence of 1.8m high approx and there is some hedge planting on the neighbours side of the shared boundary.

It is considered that in view of the length of time that the unit has been in this location it is not likely, in the future, to have an unduly adverse impact on the amenities of neighbours by way of loss of privacy or noise disturbance. However, the applicant has advised in writing that the windows in its rear elevation which face towards numbers 7a Kings Road are to be fitted with a frosted film half way up them leaving the top area clear so that the children can see the sky.

### **3. Other Considerations**

No trees are affected by the proposals.

A local resident is of the opinion that this temporary building should be replaced with a permanent structure which will be more hygienic than the existing unit as they advise that there have been found dead rats and birds underneath the cabin due to it being raised off the ground. The environmental health officer is not raising any objections. In addition, the applicant has advised that the insertion of permanent frosted glass windows would not be cost effective.

A note is to be attached to the permission advising that further temporary planning consents are unlikely to be forthcoming.

### **Recommendation**

That Planning Permission be granted subject to the following:

#### **RECOMMENDED CONDITIONS / REASONS**

- 1 The permission hereby granted shall be limited to a temporary period expiring five years after the date of this permission after which the temporary classroom unit shall be removed from the site and the land reinstated to its former condition within a period of 6 months to the satisfaction of the Local Planning Authority.

Reason: The proposal is stated in the application to be for a temporary period only and to ensure that the site is re-instated to a satisfactory condition.

- 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: To identify the approved plan/s and to avoid doubt.

### **Notes to Applicant**

**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. The Council acted pro-actively through positive engagement with the applicant during the determination process which led to improvements to the scheme. 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.