

Item No. 17**SCHEDULE C**

APPLICATION NUMBER	MB/09/00288/FULL
LOCATION	POTTON LOWER SCHOOL, EVERTON ROAD, POTTON, SANDY, SG19 2PB
PROPOSAL	FULL: CONSTRUCTION OF SINGLE STOREY BUILDING FOR USE AS PRE-SCHOOL AND AFTERSCHOOL CLUB; AND THE PROVISION OF 14 ADDITIONAL CAR PARKING SPACES
PARISH	Potton
CASE OFFICER	Kate Phillips
DATE REGISTERED	18 February 2009
EXPIRY DATE	15 April 2009
APPLICANT	The Board of Governors Potton Lower School
REASON FOR COMMITTEE TO DETERMINE	The land is owned by Central Bedfordshire Council
RECOMMENDED DECISION	FULL CONDITIONAL APPROVAL

Site Location:

The application site is Potton Lower School which is set back from Everton Road adjacent to Burgoyne Middle School in a predominantly residential area of Potton. The site comprises of various single storey school buildings and playgrounds and playing fields. There is some allocated parking on the approach to the school buildings and cars also park on grassed areas adjacent to the buildings. To the west of the main school buildings is a disused swimming pool.

The Application:

This application seeks permission for the construction of a single storey building for use as a pre-school and after school club; and also the provision of 14 additional car parking spaces. The building would be sited in the location of the existing disused swimming pool.

RELEVANT POLICIES:**National Policies (PPG + PPS)**

PPS 1 Delivering Sustainable Development (2005)

Regional Spatial Strategy

East of England Plan (May 2008)

Milton Keynes and South Midlands Sub-Regional Strategy (March 2005)

Bedfordshire Structure Plan 2011

Not applicable

Mid Bedfordshire Local Plan First Review 2005

Policy DPS6 – Criteria for Extensions

South Bedfordshire Local Plan Review Policies

Not applicable

Supplementary Planning Guidance

Not applicable

Planning History

MB/08/02399/FULL	Full: Single storey extension for use as a Pre-school and afterschool club and associated external works and provision of additional parking spaces for the school. - WDN
MB/97/00908/TD	TELECOMMUNICATIONS DETERMINATION: SITING OF EQUIPMENT CABIN AND 15 METRE HIGH MAST WITH 6 SECTOR ANTENNAE AND TWO DISH ANTENNAE - Telecom Prior Approval not required
MB/83/00833/CC	COUNTY COUNCIL: ERECT A 2.75M CHAIN LINK REPLACEMENT FENCE ALONG BOUNDARY
MB/78/1527A/CC	COUNTY COUNCIL: SINGLE TEMPORARY CLASSROOM
MB/78/01527/CC	COMPLETION OF LOWER SCHOOL

Representations: (Parish & Neighbours)

Potton TC	Support, although there is concerns that there is inadequate parking.
-----------	---

Consultations/Publicity responses

Site notice posted	24.2.09
Highways	No objection, subject to conditions

Determining Issues

The main considerations of the application are;

1. The effect on the character and appearance of the surrounding area
2. The impact on the residential amenity of neighbouring properties
3. The impact of the proposal upon highway safety
4. Any other implications of the proposal

Considerations

1. **Effect on the character and appearance of the area**

The single storey building for use as a pre-school and after school club would be visible from the entrance drive to Potton Lower School and it would be visible from the adjacent school's site (Burgoyne Middle School). However it would not be visible from Everton Road as the school's site is set behind a row of residential properties.

The design of the building is considered to be modest and in keeping with the other school buildings. It is therefore not considered that the construction of this building would have a detrimental impact upon the character and appearance of the surrounding area. Furthermore, the building would be sited in the location of the existing disused swimming pool which is currently fenced up for safety reasons. The removal of these temporary fences and the replacement with a permanent building would be an improvement.

With regards to the provision of 14 additional car parking spaces, given that cars are currently parking on grassed areas around the school's site which creates unsightly muddy patches and a disorganised atmosphere, it is considered that laying out and providing official car parking spaces (roughly in the same places as the cars are currently parking anyway) would be a welcome improvement also.

Overall, it is not considered that the character and appearance of the area would be unduly affected by the construction of the building or the provision of the extra car parking spaces.

2. **Impact on the residential amenity of neighbouring properties**

The single storey building for use as a pre-school and after school club would be no closer to any nearby residential dwellings than the existing school buildings and it should therefore not impact upon anyone's residential amenity in terms of overlooking, loss of light/ outlook or overbearing impact. It is also considered to be sufficiently removed from any residential dwellings so as not to cause any more disruption from noise than could be reasonably expected from a school site.

The Highways Officer believes that the proposal will result in increased traffic generation in and around the school and also on-street congestion. The Design and Access Statement disagrees with this statement because the pre-school will start after school has commenced and the after-school club would finish 2 hours after the end of school. Any disruption to nearby properties as a result of traffic associated with the new building and car-parking spaces is not considered to be any worse than one would expect from a school site. On balance, the proposal is therefore considered to be acceptable in this respect.

With regards to the provision of 14 additional car parking spaces, given that cars are already parking in roughly the same places as those proposed, it is not considered that allocating proper spaces would have a detrimental impact

upon anyone's residential amenity.

3. Highway safety

The Highways Officer believes that the proposal will result in increased traffic generation in and around the school and also on-street congestion. However, on balance, they are satisfied that the proposal is acceptable subject to conditions.

The Highways officer has also noted that that school bus(es) do not leave the site in forward gear but reverse out of the access where they have difficulty reversing into the road because of the on street parking/dropping off caused by the school, which is unacceptable. It is felt that due to the increase in traffic/congestion as a result of the proposal a suitable turning area for vehicles within the cutilage of the site should be provided. A condition to ensure this could be attached to any planning permission granted.

4. Any other implications

There are no further considerations to this application.

Reasons for Granting

The proposal for the construction of a single storey building for use as a pre-school and after school club, and also the provision of 14 additional car parking spaces, would have no detrimental impact upon the character and appearance of the surrounding area and neither would there be a detrimental impact upon the residential amenity of any neighbouring properties. The scheme therefore, by reason of its site, design and location, is in conformity with Planning Policy Statement 1 (2005), East of England Plan (May 2008), Milton Keynes and South Midlands Sub-Regional Strategy (March 2005) and Policy DPS6 of the Mid Bedfordshire Local Plan First Review (2005).

RECOMMENDATION

APPROVE Planning Permission for the application set out above subject to the following condition(s):

- 1 DG01 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 U **Development shall not commence until a scheme detailing provision for on site parking for construction workers for the duration of the construction period has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented throughout the construction period.**

Reason: To ensure adequate off street parking during construction in the interests of road safety.

- 3 U **Development shall not commence until a scheme detailing access provision to and from the site for construction traffic, including a turning area, which details shall show what arrangements will be made for restricting such vehicles to approved points of access and egress has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be operated throughout the period of construction work.**

Reason: To ensure the safe operation of the surrounding road network in the interests of road safety.

- 4 U Parking bays 20, 21 and 22 as indicated on the submitted plan A207 Revision A shall measure a minimum of 2.4m wide by 6.0m long each.

Reason: To provide adequate sized parking bays.

- 5 U Before the premises are occupied parking bays 8 to 22 shall be surfaced in a manner to the Local Planning Authority's approval so as to ensure satisfactory parking of vehicles outside highway limits. Arrangements shall be made for surface water from the site to be intercepted and disposed of separately so that it does not discharge into the highway.

Reason: In order to minimise danger, obstruction, and inconvenience to users of the highway and of the premises.

- 6 U The development shall not be brought into use until a turning space suitable for a coach or fire appliance has been constructed within the curtilage of the site in a manner to be approved in writing by the Local Planning Authority.

Reason: To enable vehicles to draw off, park and turn outside of the highway limits thereby avoiding the reversing of vehicles on to the highway.

- 7 DG17 The permission shall extend only to the application as amended by plans A200 Revision - A; A202 Revision - A; A207 Revision - A; A208 Revision - A received 19.3.09.

Reason: For the avoidance of doubt and to ensure that the development is implemented in accordance with the plans formally approved by the Local Planning Authority.

Notes to Applicant

- 1 The applicant is advised that all cycle and scooter parking, existing and proposed, should be covered and secure.
- 2 The applicant is advised that the requirements of the New Roads and Street Works Act 1991 will apply to any works undertaken within the limits of the existing public highway. Further details can be obtained from the Bedfordshire Highways, PO Box 1395, Bedford MK42 5AN
- 3 The applicant is advised that photographs of the existing highway that is to be used for access and delivery of materials will be required by the Local Highway Authority. Any subsequent damage to the public highway resulting from the works as shown by the photographs, including damage caused by delivery vehicles to the works, will be made good to the satisfaction of the Local Highway Authority and at the expense of the applicant. Attention is drawn to Section 59 of the Highways Act 1980 in this respect.

Decision

.....

.....