

Item No. 16**SCHEDULE C**

APPLICATION NUMBER	MB/09/00347/FULL
LOCATION	FAIRFIELD LOWER SCHOOL, DICKENS BOULEVARD, STOTFOLD, HITCHIN, SG5 4FD
PROPOSAL	FULL: INSTALLATION OF PLAY EQUIPMENT.
PARISH	Stotfold
CASE OFFICER	Judy Self
DATE REGISTERED	27 February 2009
EXPIRY DATE	24 April 2009
APPLICANT	Fairfield Park 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 a Fairfield Park Lower School which was opened in September 2007 to serve the newly constructed Fairfield Park development. The school has been designed in a Victorian style to complement the hospital building and occupies a corner plot with Dickens Boulevard to the south and Nickleby Way to the west. The school building is set back from both roads by landscaping. The school site is demarked by 1.8m high height wrought iron railings. The school forms part of the Fairfield Park Development and as such is subject to planning guidance detailed in the Fairfield Park Urban Development Strategy (UDS).

The school comprises of a main single storey building which has been built around a small courtyard. The proposed play area would be positioned to the north of the main building.

When the school was constructed in 2007, the playground was not at that time provided with equipment to encourage active play. This has become a standard feature in most school playgrounds and as there is adequate space within the grounds. The school, therefore, feels that it is important to add a dedicated active play area to aid the children's physical development.

Planning permission is sought for the installation of play equipment. There are nine separate items of adventure play equipment.

PPG:

PPS 1 Delivering Sustainable Development (2005)

Policy + SPG:

(Structure Plan + Mid Beds Local Plan)

Policy DPS6 Mid Bedfordshire Local Plan First Review 2005

Fairfield Park Urban Development Strategy (UDS)

Planning History

08/02210	Full: Erection of single storey pre-school building – approved 15/1/09
08/00938	Full: Erection of timber storage shed and a teaching and learning timber play lodge – approved 9/7/08
07/00578	CC: Erection of canopy to create covered area – approved 26/4/07
06/00024	CC: New 150 place Lower School, incorporating a nursery unit with associated ancillary facilities

Representations: (Parish & Neighbours)

Stotfold TC	No comments received
Adj. Occs	No comments received
Site Notice Posted 16/3/09	No comments received

Consultations

Sport England	No objection
Fairfield Park Residents Assoc.	No comments received
Fairfield Hall Assoc.	No comments received
Work Environment Team	No comments to make
Play & Open Space Officer	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 the neighbouring residential amenity.
3. Any other implications of the proposal.

Considerations

1. **Character and Appearance of the Area**

The proposed play area would be located adjacent to the existing playground to the north of the site. The school is on a corner site with Dickens Boulevard and Nickleby Way and the play area would be positioned approximately 17m away from the boundary with the public pathway which services properties 29-35 Nickleby Way. Whilst the proposal would be visible from some public vantage points it is not considered that the proposal would adversely affect the character and appearance of the area.

2. Residential Amenity of Neighbouring Properties

Careful consideration has been given to the size and scale of the play equipment. The maximum height of the tallest construction is approximately 2m. The principle properties that may be affected by the proposal are nos. 29-35 Nickleby Way which are positioned a minimum of 20m way. All other properties are adequately well removed so as not to be affected. Whilst there would be some visual impact as a result of the proposal given the degree of separation no harm to residential amenity is considered to arise.

Whilst the addition of the play area could result in some additional noise, given the degree of separation to the nearest residential dwellings and the nature of the school site, no significant harm to residential is considered to arise.

3. Any other implications of the proposal

The play area would result in only a small area of the playing field being lost. No objection has been raised by Sport England and as such the proposal is considered to be acceptable.

There is no specific provision for play equipment within the Urban Development Strategy (UDS) for Fairfield Park but given the nature of the proposal it is considered to be in keeping with the use of the school site.

Reasons for Granting

The proposal is in conformity with Policies DPS6 of the Adopted Mid Bedfordshire Local Plan (2005); Planning Policy Guidance: Planning Statement 1 Delivering Sustainable Development (2005); By reason of its size and design the play equipment would not harm the character of the area or the amenities of any nearby dwelling.

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.

Decision

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