

**UTT/14/1385/FUL (GREAT CHESTERFORD)**

(Referred to Committee as Andrew Taylor is a School Governor)

**PROPOSAL:**                    **Erection of a wooden structure on school field.**

**LOCATION:**                    **Great Chesterford Primary Academy, School Field, School Street, Great Chesterford, Saffron Walden, Essex.**

**APPLICANT:**                **Mr Henry Weir, Head Teacher.**

**EXPIRY DATE:**             **3 July 2014**

**CASE OFFICER:**            **Samantha Heath**

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**1. NOTATION**

1.1 Within development limits; Conservation Area; Archaeological site; Listed Building adjacent.

**2. DESCRIPTION OF SITE**

2.1 The application site comprises a field that is owned by Great Chesterford Primary Academy and used for recreational/sporting activities by the staff and pupils. The field is accessed off Carmen Street and is surrounded by residential properties on all boundaries. Access is via a narrow access track between two properties, Barcroft to the east and Hills Cottage to the west. It is secured by a locked metal gate and has varying boundary treatments from wire fencing, 1.8m close boarded fencing, hedging and brick walls.

**3. PROPOSAL**

3.1 The application proposes the erection of an open wooden structure to be used by children for shelter from the sun/rain. The barn style structure would be of timber construction and would be 6.3m x 4.2m and 3m high with bronze polycarbonate roof and an artificial grass floor. It would be sited on the edge of the field close to the access gate, 4.2m from the boundary with Littlemead Cottage, 6.2m from Hills Cottage at the western end of the structure and 4m from the boundary with the access gate.

**4. APPLICANT'S CASE**

4.1 None.

**5. RELEVANT SITE HISTORY**

5.1 None.

**6. POLICIES**

**6.1 National Policies**

National Planning Policy Framework (2012)

## 6.2 Uttlesford District Local Plan 2005

Policy S3 – Other development limits

Policy GEN2 - Design

Policy ENV1 - Design of Development within Conservation Area

## 6. PARISH COUNCIL COMMENTS

- 7.1 Great Chesterford Parish Council wishes to support the above application, but would request that fire resistance and security be given due consideration when construction materials are chosen.  
Expired 09.06.14

## 7. CONSULTATIONS

- 8.1 Sport England - is satisfied that the proposal is ancillary to the principal use of the site as a playing field and does not affect the quantity or quality of existing pitches, or adversely affect their use. This being the case, Sport England does not wish to raise an objection to this application.  
Expired 02.06.14.

## 8. REPRESENTATIONS

- 9.1 27 Neighbours were notified. Consultation expired 02.06.14.  
1 letter of support received.  
1 letter of objection received from Littlemead – our agreement has been assumed and not sought, we are very much against such a structure being placed so close to our boundary, both for reasons of blocked views and light, and the noise which the proximity of the shelter will bring.

## 9. APPRAISAL

The issues to consider in the determination of the application are:

- A Whether the proposed works would be of appropriate design and scale respecting the character and appearance of the area and conservation area. (ULP Policies S3, GEN2 and ENV1).
- B Whether the proposal would adversely affect amenity values of neighbouring residents (ULP Policy GEN2).

### **A Whether the proposed works would be of an appropriate design and scale**

- 10.1 Policy S3 of the adopted Local Plan states that development compatible with the settlement's character and countryside setting will be permitted. Similarly, Policy GEN2 states that the proposal must be compatible with the scale, form, layout, appearance and materials of surrounding buildings and development should respect the scale, height and proportions of the original house. While ENV1 is concerned that development should preserve or enhance the character and appearance of the Conservation Area.
- 10.2 The principle of development in this location is accepted, the rationale for the shelter is to provide shelter from the sun or the rain for pupils when the playing field is in use and is required in connection with the use of the school, the current situation does not

adequately meet the needs of the users. The scale is considered to be modest and the proposed design and materials appropriate for the use.

10.3 In general terms a facility of this type would offer potential to significantly improve the delivery of curricular and extracurricular sport at the school. The provision of such a shelter is intended to enhance the use of the wider playing field as at present there are no shelter opportunities on the site which is pertinent as the playing field is detached from the main school site. In practice such shelters support the use of school playing fields as they provide shelter for both those participating and spectating PE/sport on the playing field. According to Sport England, the absence of shelter facilities can discourage use of playing fields by schools and therefore they are seen a positive addition unless they have an adverse impact on pitch provision. The shelter would be sited in a corner of the playing field and while no playing pitch layouts have been provided, due to the size of the playing field it is considered that a range of pitches could be marked out for summer and winter sports without being affected by the siting of the shelter. The proposed siting is also in a location which is less likely to be used for pitches due to it being close to the site boundary and constrained by the shape of the field and as it would only occupy around 30 sq.m of a relatively large playing field it is not considered that the impact would be significant.

10.4 While the proposed shelter is sited within the Conservation Area it will not be visible from within the street scene and will not therefore have a detrimental impact on the character and appearance of the area. It is considered that the proposal accords with Policies S3, GEN2 and ENV2 of the Uttlesford Local Plan.

#### **B Whether the proposal would adversely affect amenity values of neighbouring residents**

10.5 In terms of the potential impact on neighbouring residential properties, the shelter is proposed to be sited 4.2m from the boundary with Littlemead Cottage and 6.2m from the boundary with Hills Cottage with a height of 3m. It is considered to be of modest size and scale and sited far enough away to avoid any detrimental impacts on amenity by way of overbearing or overshadowing impact. It is orientated in such a way so as to avoid overlooking. In addition, with regard to noise impacts, it is not considered that the proposed development would have a significant enough increased impact compared to what already exists to warrant refusal of the application. It is considered that the proposal accords with Policy GEN2 of the Uttlesford Local Plan.

### **10. CONCLUSION**

The following is a summary of the main reasons for the recommendation:

The proposal is considered to be in accordance with the relevant Uttlesford Local Plan policies and the application is recommended for approval.

### **RECOMMENDATION – CONDITIONAL APPROVAL**

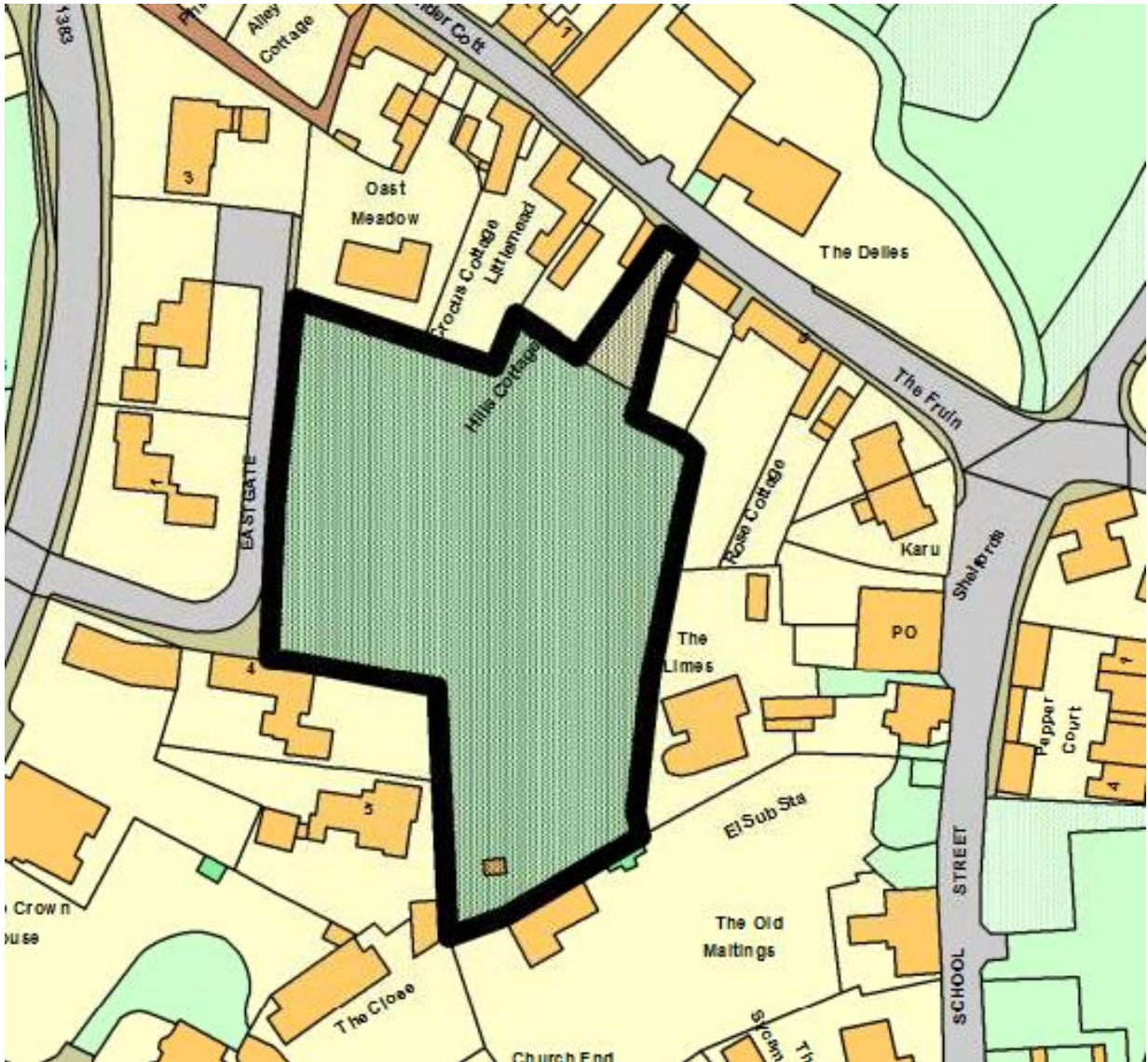
Conditions/reasons

1. The development hereby permitted shall be begun before the expiration of 3 years from the date of this decision.

REASON: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

Application Number: UTT/14/1385/FUL

Address: Great Chesterford Primary Academy School, School Street, Great Chesterford



Scale: 1:1,044

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Organisation	UDC
Department	Planning
Comments	
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