

UTT/14/2569/FUL (GREAT CHESTERFORD)

Reason: UDC EMPLOYEE GOVERNOR AT SCHOOL

PROPOSAL: Alterations to access points and site walling, including: partial demolition of wall; replacement of fencing with walling; replacement of access gates and works to pedestrian access including path, patio and levelling

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

APPLICANT: Great Chesterford Primary Academy

AGENT: Brian Christian Building Surveyor

EXPIRY DATE: 17 October 2014

CASE OFFICER: Rosemary Clark

1. NOTATION

1.1 Within Development Limits, Conservation Area, Grade II Listed Building

2. DESCRIPTION OF SITE

2.1 The application site is within the curtilage of a grade II knapped flint school building with limestone dressings on gault plinth. It has a steeply pitched clay tile roof with bands of fishscale tiles. Includes crosswings to south and small wings on north end. Gothic style. The playground area wall to the west is gault brick with panels of flint and saddle-back coping. The playground is located to the north of the school building, currently bordered by a mixture of brick and flint wall and ranch style fencing with some metal entrance gates.

3. PROPOSAL

3.1 The proposals relates to alterations to access points to include partial demolition of wall to create a new 'internal' footpath, relocating existing gates to new access closer to the highway including the replacement of existing ranch style fencing with brick and flint walls to match the existing boundary walls. A new gate to pedestrian access to the west of the playground and a sliding gate giving access to parking for the staff.

4. APPLICANT'S CASE

4.1 The scheme seeks to improve the access and safety for school children and parents and siblings in the absence of a public footpath along School Street. The proposal will allow an internal footpath to be created.

5. RELEVANT SITE HISTORY

UTT/14/2570/LB – Alterations to access points and site walling, including: partial demolition of wall; replacement of fencing with walling; replacement of access gates and works to pedestrian access including path, patio and levelling – Awaiting Decision

6. POLICIES

6.1 National Policies

- National Planning Policy Framework

6.2 Uttlesford District Local Plan 2005

- GEN2 – Design
- ENV2 – Listed Buildings
- ENV1 – Conservation Area
- GEN1 – Access
- GEN4 – Good Neighbourliness

7. PARISH COUNCIL COMMENTS

- 7.1 Strong support - No Objection

8. CONSULTATIONS

Essex County Council Highway

- 8.1 No objections

Conservation Officer

- 8.2 No objections subject to conditions regarding materials

Landscape Officer

- 8.2 No objections subject to conditions regarding full details of proposed works to existing trees on the site.

9. REPRESENTATIONS

- 9.1 17 Neighbours consulted – No responses received

10. APPRAISAL

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

- A Whether the proposal would be of an appropriate design respecting the existing Listed Building and Conservation Area locality (ULP Policy GEN2, ENV1 and ENV2)
- B Whether the proposal would have an adverse effect on highway safety (ULP Policy GEN1)
- C Whether the proposal would adversely affect residential amenity values (ULP Policy GEN 2 and GEN4)

A Whether the proposal would be of an appropriate design respecting the existing Listed building and Conservation Area locality (ULP Policy GEN2)

- 10.1 The proposed alterations to access points, including the change of the existing fencing to a brick and flint wall is a minor alteration to the boundary treatment that is already in

place. It is proposed to use materials to match the existing flint walls and wooden gates which are considered to be more in keeping with the Conservation Area location and the close proximity with the school building that is Grade II Listed. The Yew tree that is located in a prominent location along the boundary with the highway will be retained but have the crown raised. The Landscape Officer has been consulted and is of the opinion that the proposed works are acceptable and will not be detrimental to the Conservation Area. It is therefore considered that the proposals meet the requirements of the Local Plan Policies, GEN2, ENV1 and ENV2 of the Uttlesford Local Plan (Adopted 2005).

B Whether the proposal would have an adverse effect on Highway Safety (ULP Policy GEN1)

10.2 The proposal will improve highway safety in as much as it will provide an internal footpath for school children, parents and siblings attending the school and remove the need for access to be made along the highway. Essex County Council Highways have been consulted and raised no objections to the proposals. It would therefore meet the criteria of ULP Policy GEN1)

C Whether the proposal would adversely affect residential amenity values (ULP Policy GEN2 and GEN4)

10.3 Due to the minor nature of the proposals there will be no adverse impact on any residential neighbouring properties. The provision of an area for parents to drop off and pick up their children will be an improvement and reduce the number of people having to wait on the public highway. The proposals therefore accord with ULP Policy GEN2 and GEN4.

11. CONCLUSION

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

A, B and C

The proposals are acceptable in terms of design and would not be harmful to the character or appearance of the Conservation Area or the adjacent Listed Building. There would be no adverse harm to residential or visual amenity and highway safety would be maintained. The proposal therefore complies with the relevant Local Plan Policies.

RECOMMENDATION – CONDITIONAL APPROVAL

Conditions

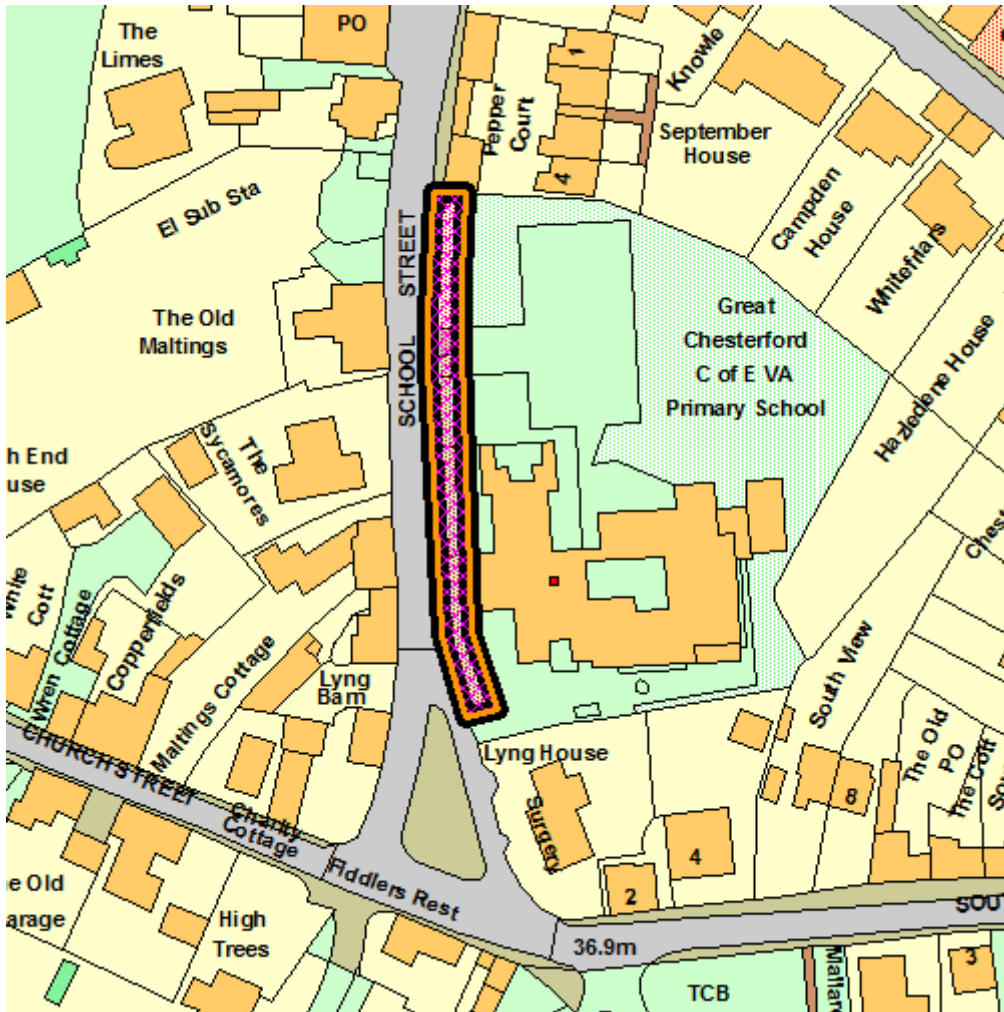
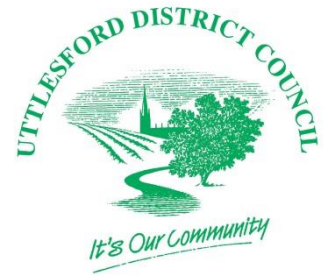
1. The development hereby permitted shall be begun before the expiration of 3 years from the date of this decision.

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.

2. Before development commences full details of any proposed works to existing trees shall be submitted to and approved in writing by the Local Planning Authority.

REASON: To maintain the health and amenity value of the existing trees on the site in accordance with ULP Policy GEN2.

Application No. : UTT/14/2569/FUL
Address: Great Chesterford Primary Academy
Great Chesterford



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Organisation: Uttlesford District Council

Department: Planning

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