DELEGATED FILE NOTE

CASE OFFICER: ...Ben Glover.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
18/00735/FP	Erection of two additional classrooms using three modular single story buildings on existing tarmac area.	Priory School Bedford Road Hitchin Hertfordshire SG5 2UR

Submitted Plan Nos

Loc Plan 10165 A 10165 Elev

1.0 Policies

1.1 **North Hertfordshire District Local Plan No.2 with Alterations**

Policy 2 – Green Belt

1.2 **National Planning Policy Framework**

Chapter 7 – Requiring good Design
Chapter 9 – Protecting Green Belt Land

1.3 **North Hertfordshire Draft Local Plan 2011-2031 - (Approved by Full Council April 2017)**

D1 – Sustainable Design
HC1 – Community Facilities
HE1 – Designated heritage assets

2.0 **Relevant Site History**

2.1 16/00473/1 - Single storey seven bay modular building to provide lobby, additional classrooms, wc's, office and store – Granted Conditional Permission on 12/04/2016.

3.0 **Representations**

3.1 **Site Notice:**

Start Date: 27/04/2018 Expiry Date: 18/05/2018

3.2 **Press Notice:**

Start Date: N/A Expiry Date: N/A

3.3 **Neighbouring Notifications:**

N/A

3.4 **Parish Council / Statutory Consultees:**

N/A

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 The Priory School is situated to the east of Bedford Road in Hitchin. The application site is situated within the Green Belt.

4.2 **Proposal**

4.2.1 Planning permission is sought for the construction of two single storey modular classrooms to be sited within the existing tarmac area to the east side of the school. The modular classroom would measure approximately 10m in depth and 12m wide.

4.3 **Key Issues**

4.3.1 The key issues for consideration are as follows:

--The acceptability of the principle of the development given the position of the site within the Green Belt.

--The acceptability of the design of the proposed development.

Impact on Green Belt:

4.3.2 Chapter 9 of the National Planning Policy Framework (NPPF) notes that great importance should be attached to the Green Belt and that the main aim of Green Belt policy is to keep land permanently open. Paragraph 87 states that inappropriate development should not be approved. Paragraph 89 goes on to states that "*a local planning authority should regard the construction of new building as inappropriate in Green Belt. Exceptions to this are: the extension or alteration of a building provided it does not result in disproportionate additions over and beyond the size of the original building*"

4.3.3 Policy 2 of the District Local Plan takes the view that *"Except for proposals within settlements which accord with Policy 3, or in very special circumstances, planning permission will only be granted for new buildings, extensions, and changes of use of buildings and of land which are appropriate in the Green Belt, and which would not result in significant visual impact."*

4.3.4 The proposed building would be sited adjacent to the existing modular classrooms previously approved within the application site under application ref. 16/00473/1. The proposal would result in the creation of two additional classrooms contained within the built core of the school site. The development would be well screened from view of public viewpoints given the single storey nature of the development behind larger school buildings.

4.3.5 The proposed development would constitute inappropriate development within the green belt and is discouraged by the NPPF unless very special circumstances can be demonstrated. However, it is considered that the proposal would, on balance, constitute very special circumstances. It is considered that the limited impact upon the openness of the green belt is outweighed by the limited social gain offered by the provision of school facilities.

Design and Appearance:

4.3.6 Given the existing structures within the schools grounds that of matching appearance to that of the proposed development, it is considered that the proposal would be of an acceptable design. The proposal would therefore comply with the provisions set out within the NPPF and Local Plan Policies.

4.4 **Conclusion**

4.4.1 The proposed development is considered to be on balance acceptable and is considered to comply with the necessary provisions of both the existing and emerging Local Plan policies and the National Planning Policy Framework. Grant conditional permission.

5.0 **Recommendation**

5.1 That planning permission be **GRANTED** subject to the following conditions:

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

   Reason: To comply with the provisions 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. The development hereby permitted shall be carried out wholly in accordance with the details specified in the application and supporting approved documents and plans listed above.

   Reason:To ensure the development is carried out in accordance with details which form the basis of this grant of permission.

Proactive Statement:

Planning permission has been granted for this proposal. Discussion with the applicant to seek an acceptable solution was not necessary in this instance. The Council has therefore acted proactively 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) Order 2015.

Signed Simon Ellis Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Date: 22 June 2018	