

Application No : 10/00032/DEEM3

**Ward:
Cray Valley West**

**Address : Midfield Primary School Grovelands
Road Orpington BR5 3EG**

OS Grid Ref: E: 546304 N: 170044

Applicant : Midfield Primary School

Objections : NO

Description of Development:

Two free standing canopies

Key designations:

Green Belt

Proposal

It is proposed to construct two freestanding canopies within the school playground to the south of the school buildings. Measurements taken from the drawings supplied indicate that the smaller canopy will measure 3 metres in width and 6 metres in depth and the larger canopy 5 metres in width and 7 metres in depth with both canopies having a height of 3.6 metres.

A supporting design and access statement accompanies this application. The canopies are intended to “enhance the ability for lessons... to be held outside” and “act as a shelter from inclement weather”, which is in accordance with “current curriculum requirements”. It is intended that each of the canopies will accommodate a class of pupils comfortably and are “inoffensive” in appearance and of a “pleasing design”. Their siting will be such that there will be no impact on the wider environment and will be hidden from view to the public by the main school complex.

Location

The application site is located on the south of Grovelands Road and to the north of Midfield Way. It is bounded mainly by residential properties to the south, east and north-east and the Scadbury Park Nature Reserve to the north-west. The site comprises school buildings to the north and playing fields to the south.

Comments from Local Residents

As of the date of the agenda closing, no comments from local residents had yet been received. Any comments received will be reported verbally at Committee.

Planning Considerations

The main policies relevant to this case are Policies BE1 and G1 of the Unitary Development Plan. Policy BE1 sets out the design principles that would be applied when considering proposals for new development and G1 seeks to prevent inappropriate development in the Green Belt except where very special circumstances can be demonstrated.

Planning History

Planning permission (90/01074) was granted in 1990 for the relocation of a swimming pool. More recently, planning permissions elsewhere on the site were granted in 2007 for the installation of an enclosed external play area with two freestanding canopy structures, fencing and alterations to windows ((07/01039) and one detached free-standing canopy (07/01177).

Conclusions

The proposed canopies cannot strictly be considered 'appropriate' development for this Green Belt site. However, the canopies are open-sided structures of modest dimensions that will contribute positively to the outdoor use of this part of the school site. The canopies will not appear conspicuous within the wider area, nor significantly compromise the openness and visual amenity of the Green Belt in general. These factors in combination with the educational benefits of the proposal may be considered suitable circumstances within which to make an exception to established policy. On balance, the proposed canopies may therefore be considered acceptable.

Background papers referred to during production of this report comprise all correspondence on file ref. 10/00032, excluding exempt information.

RECOMMENDATION: PERMISSION

Subject to the following conditions:

- | | | |
|---|--------|--|
| 1 | ACA01 | Commencement of development within 3 yrs |
| | ACA01R | A01 Reason 3 years |
| 2 | ACC07 | Materials as set out in application |
| | ACC07R | Reason C07 |

Reasons for granting permission:

In granting permission the Local Planning Authority had regard to the following policies of the Unitary Development Plan:

- | | |
|-----|---------------------------|
| BE1 | Design of New Development |
| G1 | Green Belt |

The development is considered to be satisfactory in relation to the following:

- (a) the appearance of the development in the street scene;
- (b) the relationship of the development to adjacent properties;
- (c) the impact on the amenities of the occupiers of adjacent and nearby properties;

- (d) the character of the development in the surrounding area;
- (e) the character and openness of the Green Belt

and having regard to all other matters raised.

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