

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Development and Conservation Control Committee 5th April 2006
AUTHOR/S: Director of Development Services

S/0743/05/F – Great Shelford
Extension and Conversion of Agricultural Buildings into Education Tutorial Centre and
Erection of Lawnmower Garage at Caius Farm, Shelford Bottom for Beechwood
Education Trust

Recommendation: Approval of Amendment
Date for determination: Not applicable

Amendment

1. Members may remember that they gave officers delegated powers to approve the above planning application at the Committee meeting on the 1st June 2005. The permission was issued on the 4th August 2005.
2. The northern part of this clunch and slate building was to be used as a school hall. However, subsequent to receiving permission, the applicant has discovered that, by removing the modern concrete floor in this part of the building and thereby having the 'ground floor' partly below ground level, accommodation can be provided over two floors in this part of the building without involving any further changes to the external appearance of the building. A letter and amended plans have been submitted and approval is sought for revisions to the internal layout of the building to include two floors in this part of the building. The accompanying letter states that the additional floorspace would be used to provide specialist facilities such as textiles and cookery rooms and to improve the office and library area whilst allowing flexibility for possible future increases in the number of pupils.

Consultations

3. **Great Shelford Parish Council** recommends refusal of the amendment stating that "We do not feel the proposed plans are acceptable in that they will lead to alterations to the existing openings to the building and to the internal wooden structure. We feel this part of the building should be retained as a single storey entity."
4. **Conservation Manager** has no objections to the amendment.

Representations

5. The occupiers of neighbouring properties were notified of the amendment but none has made any comments.

Officer Comment

6. I recommended approval of the original application because, whilst I would not normally consider that a countryside location was an appropriate location for a school in terms of reducing travel distances and dependence on the car, having regard to the importance of finding a new use for this important (though not listed) clunch building and the location of student's homes, this location would seem appropriate.

This amendment may lead to an increase in the number of students that can be accommodated at the school but as it would make the best use of this existing building, I do not consider that this is reason to refuse the amendment.

7. The Parish Council is concerned that the amendment will lead to further alterations to the building. However, the plans show that the approved openings can and will be used to provide light to both floors and the timber frame need not be compromised. Any further external alterations to the building would require a further planning application and, if Members are minded to approve this amendment, I would recommend that it is approved on the clear understanding that no further openings are required.

Recommendation

8. Approval of the amendment as shown on plans dated stamped 30.1.06.

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