

APP 08

Application Number: 13/00117/FUL

Minor

Erection of 2 x sheds for storage of garden equipment and furniture including replacement of 1x existing shed

AT Church of St Mary And St Giles, High Street, Stony Stratford

FOR St Mary And St Giles Church

Target: 4th March 2013

Ward: Stony Stratford

Parish: Stony Stratford Town Council

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1.0 INTRODUCTION

(A brief explanation of what the application is about)

1.1 The Site

The application site is land to the rear of St.Mary and St.Giles Church in Stony Stratford. The site is located close to the Stony Stratford Library near to the Market Square. The Church itself is Grade II* Listed and the site falls within the Stony Stratford Conservation Area. The Church is located on a corner junction connecting Church Street and High Street.

1.2 The Proposal

Details of the proposal as described above can be seen in the plans appended to this report. The proposal involves the replacement of one shed on an existing base and one additional shed. The proposed shed measures 2.2 x 2.2 metres with a height of 2 metres. The replacement shed is slightly larger measuring 2.2 x 3.3 metres with a height of 2 metres. The sheds are accessed via a pedestrian walkway – one leading from Church Street and one leading the High Street.

2.0 RELEVANT POLICIES

(The most important policy considerations relating to this application)

2.1 National Policy

National Planning Policy Framework 2012

14 - Presumption in Favour of Sustainable Development

64 – Impact of Character and Appearance of the Area

Section 7: Requiring Good Design

2.2 Local Policy

Adopted Milton Keynes Local Plan 2001-2011

D1 – Impact of Development Proposals on Locality;

D2 – Design of Buildings;

HE4 – Extension or Alteration of a Listed Building

HE5 – Development Affecting the Setting of a Listed Building

HE6 – Conservation Areas

T15 – Parking Provision.

3.0 MAIN ISSUES

(The issues which have the greatest bearing on the decision)

- 3.1
1. The impact of the development on the character of the local area and street scene. The sheds (proposed and replacement) are not expected to be highly visible from the public realm due to the layout of the site.
 2. The impact of the development on the nearby properties and occupiers. The proposed and replacement shed are not expected to have a significant impact upon any nearby premises in terms of visual impact, disturbance or intrusion.

4.0 RECOMMENDATION

(The decision that officers recommend to the Committee)

- 4.1 It is recommended that planning permission be granted subject to the conditions set out at the end of this report.

5.0 CONSIDERATIONS

(An explanation of the main issues that have lead to the officer Recommendation)

5.1 Impact on the Character of the Local Area

The sheds are to be used for storage purposed in association with the Church. They are small scale additions (1 replacement) to the churchyard area that will be finished in a sympathetic colour to minimise their impact. As such this is deemed to cause only a very minimal impact on the character of this part of Stony Stratford. The sheds are located to the rear of the site, and will be only partially visible from the Market Square. There is existing established planting within the site which will further help to minimise the visual impact of the proposals. Wile there is a footpath running through the yard which increases the prominence of the sheds the impact of the proposal is not considered to be detrimental.

5.2. Impact of the Development on the Historic Setting

No objections have been raised to the installation of these outbuildings in terms of either there impact on the Listed Building or surrounding Conservation Area. The structures are not permanent and as a result are not

considered to have a detrimental impact on the historic fabric of the Church itself.

5.3 Impact on Nearby Premises and Occupiers

This part of Stony Stratford is surrounded by a variety of uses including some retail, some residential and some office use. The installation of these sheds is not expected to have any significant impact upon any privacy, visual amenity or noise and disturbance.

6.0 **CONDITIONS**

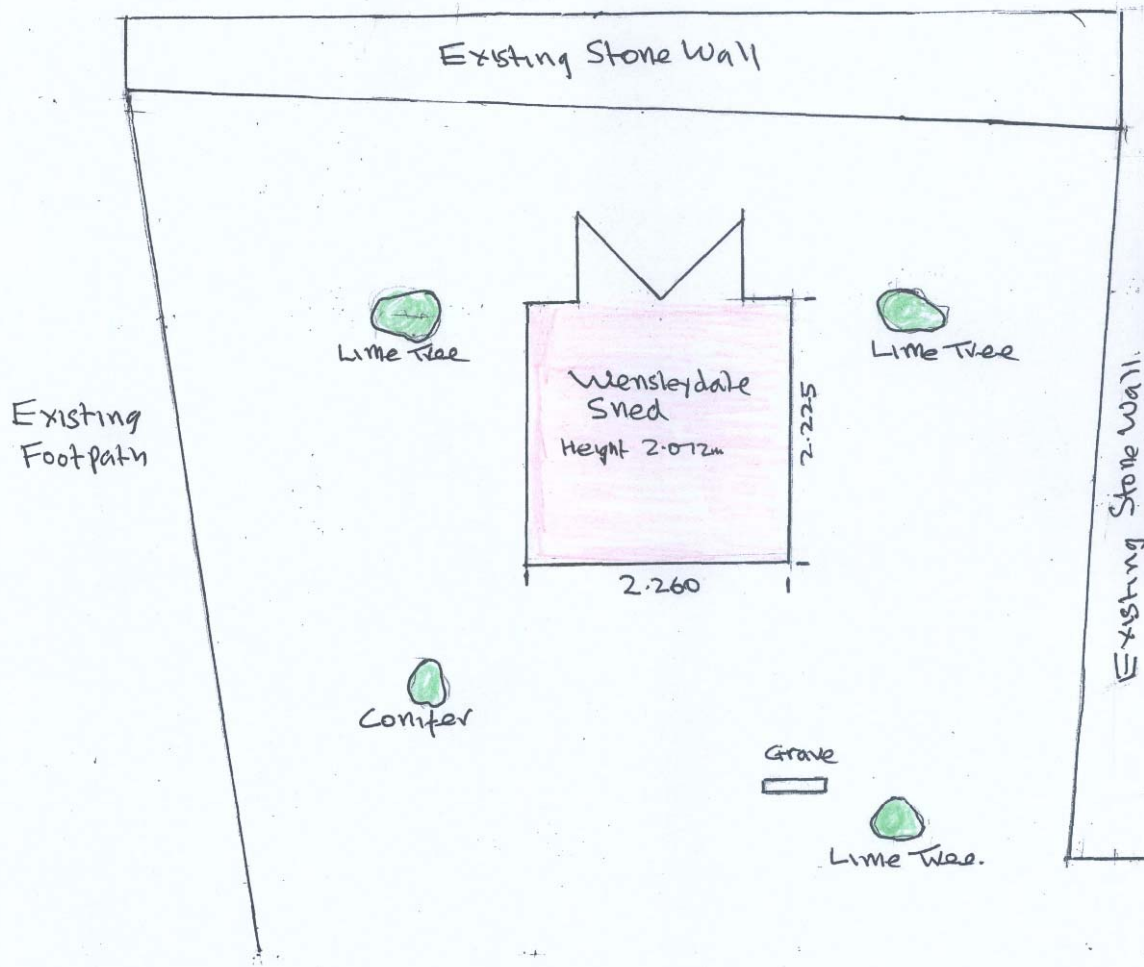
(The conditions that need to be imposed on any planning permission for this development to ensure that the development is satisfactory. To meet legal requirements all conditions must be Necessary, Relevant, Enforceable, Precise and Reasonable)

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

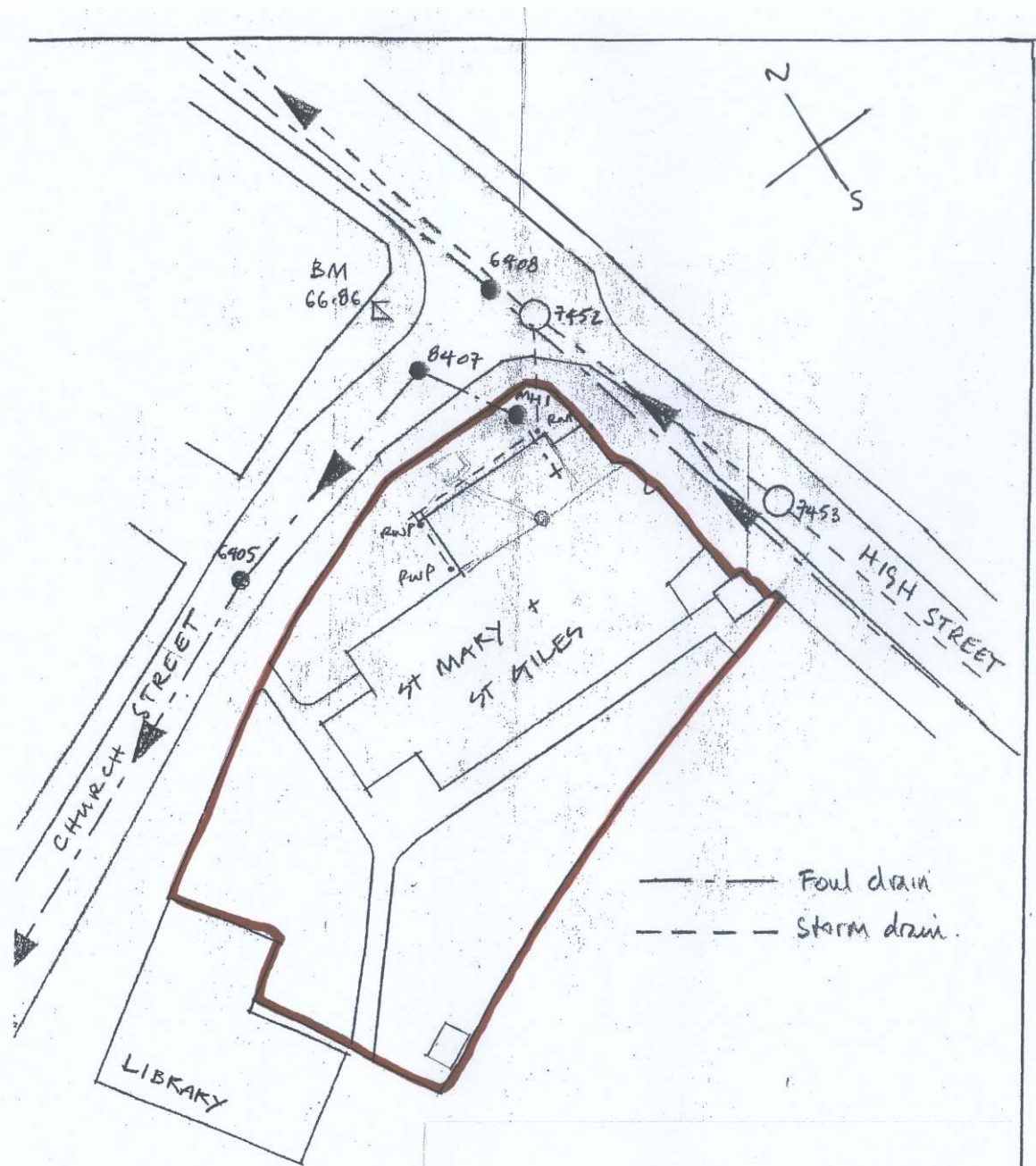
Reason: To prevent the accumulation of planning permissions; to enable the Local Planning Authority to review the suitability of the development in the light of altered circumstances; and to comply with section 51 of the Planning and Compulsory Purchase Act 2004. (D11)

2. The external materials to be used in the development shall be in accordance with details to be submitted to and approved in writing by the local planning authority before any work is commenced. (M02)

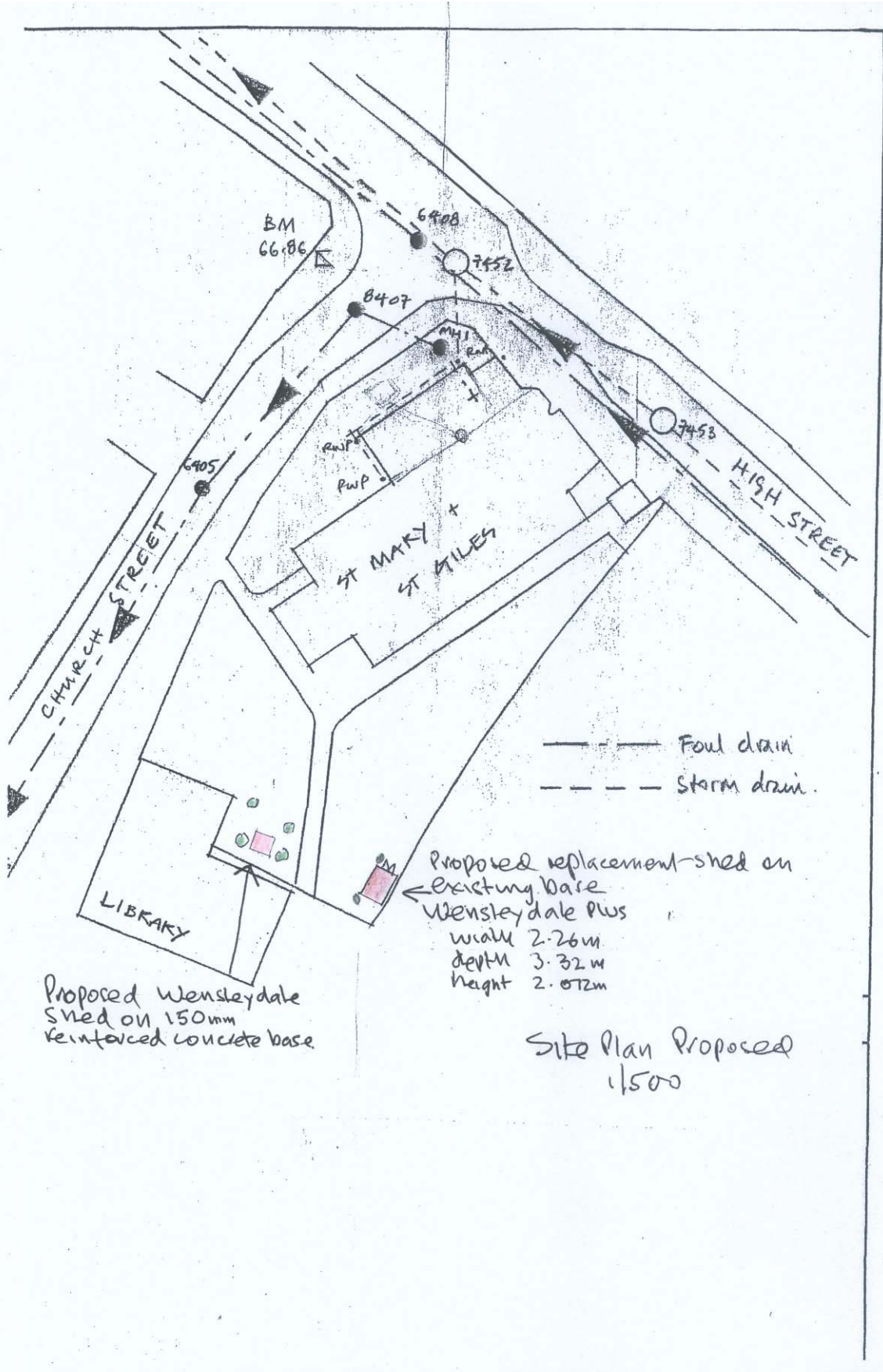
Reason: To ensure that the development does not detract from the appearance of the locality.



Block Plan
Scale 1:50
Proposed Shed.



Site Plan 1:500



Proposed Wensleydale
shed on 150mm
reinforced concrete base

Proposed replacement shed on
existing base
Wensleydale Plus
width 2.26m
depth 3.32m
height 2.072m

— — — — — Foul drain
- - - - - Storm drain

Site Plan Proposed
1/500

Appendix to 13/00117/FUL

A1.0 RELEVANT PLANNING HISTORY

(A brief outline of previous planning decisions affecting the site – this may not include every planning application relating to this site, only those that have a bearing on this particular case)

A1.1 08/01222/FUL

Erection Of Single Storey Side Extension To Church To Provide For Parish Hall (Resubmission Of 08/00206/FUL)
Permit 05.09.2008

A2.0 ADDITIONAL MATTERS

(Matters which were also considered in producing the Recommendation)

A2.1 None.

A3.0 CONSULTATIONS AND REPRESENTATIONS

(Who has been consulted on the application and the responses received. The following are a brief description of the comments made. The full comments can be read via the Council's web site)

Comments

Officer Response

A3.1 Councils Archaeologists commented:

'I have assessed the site against the known archaeological resource as contained in the MK Historic Environment Record (HER). In conclusion I am pleased to state that although it is within a Heritage Interest Area the proposed development itself is not regarded as being of significant potential archaeological impact. As such it is, in my view, unnecessary to conduct any pre-determination archaeological investigation nor do I wish to recommend an archaeological condition in respect of the site.'

Noted.

A3.2 Conservation Officer raised no objections to the application.

Noted.

A3.3 Stony Stratford Town Council commented:

'Stony Stratford Town Council considered the above application and objects as it feels the design of the proposed sheds are unsympathetic to the historic setting of the parish church failing to preserve or enhance the conservation area.'

Noted. See paragraphs 5.1 and 5.2

A3.4 Local Residents

The occupiers of the following properties were notified of

the application:

5 - 7 Church Street Stony Stratford Milton Keynes

1 - 4 Church Mews Stony Stratford Milton Keynes

One letter was received on behalf of the owners and residents raising the following issues of concern:

1. No objections raised to the proposal of a new shed.
2. Proposal to replace the existing generates the following issues:
 - Lack of mains drainage from the sheds creates a flow of surface water causing dampness to the habitable areas.
 - Lack of maintenance strip between the existing shed and the Church Mews properties prevents access and creates a build up of vegetation, mice and rat infestation.
 - Unsightly appearance of a shed in the heart of Stony Stratford's conservation area and at a gateway of one of the finest historic Churches. Additional storage should be provided in the proposed new shed.
 - The proposed new shed is some 16% larger than the existing which would further exacerbate issues.
 - It is requested that the existing shed is removed and not replaced and that the storage needs of the Church should be met by the new shed, possibly larger, behind the Library.

Noted.

There is not considered to be a need for mains drainage from the installation of the sheds.

Noted, this is a management issue for the Church and the issue does not outweigh the benefit of the proposal.

Noted see Para 5.1

The proposed increase of the replacement shed is considered acceptable in terms of its visual impact, see Para 5.1

The Council is obliged to consider the merits of this proposal as submitted by the Church.