

Item No. 10

APPLICATION NUMBER	CB/16/01454/FULL
LOCATION	Land East of Hitchin Road & South of The Former Pig Testing Unit Hitchin Road Fairfield.
PROPOSAL	Erection of 2-form entry Lower School and nursery with access, parking, all-weather pitch with changing facility, landscaping and associated works
PARISH	Fairfield
WARD	Stotfold & Langford
WARD COUNCILLORS	Cllrs Dixon, Saunders & Saunders
CASE OFFICER	Alex Harrison
DATE REGISTERED	18 April 2016
EXPIRY DATE	18 July 2016
APPLICANT	Lochailort Fairfield Ltd
AGENT	
REASON FOR COMMITTEE TO DETERMINE	Directly related to CB/16/01455/OUT, also on this agenda. CBC landowner
RECOMMENDED DECISION	Full Application - Approval recommended

Recommendation:

That Planning Permission be granted subject to the following:

RECOMMENDED CONDITIONS / REASONS

- 1 The development hereby permitted shall begin not later than three years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 Development shall be carried out using the external materials itemised in the approved Materials Schedule and as shown on approved plan 17632/SK012 unless otherwise agreed in writing by the Local Planning Authority.

Reason: In order to ensure an appropriate visual appearance in the interests of the visual amenities of the locality.
- 3 No development (excluding site preparation, drainage, utilities, access, levelling and foundation works) relating to the construction of the school shall take place until details of how the development will achieve 10% or more of its own energy requirements through on-site or near-site renewable or low

carbon technology energy generation have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out as approved.

Reason: In the interest of sustainability.

- 4 Hard and soft landscaping shall be carried out in accordance with approved plans B15027/401, B15207/402 and B15207/403 in the first planting season following the commencement of development. Any bare root planting shall be carried out no later than the first autumn planting season (which means the months of October to March inclusive) following the first occupation of the development hereby approved.

Reason: To ensure that the appearance of the development would be acceptable in accordance with Policy DM3 of the Core Strategy and Development Management Policies 2009

- 5 The development hereby approved shall not be brought into use until a Landscape Maintenance and Management Plan for a period of ten years from the date of its delivery in accordance with Condition 4 has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of the management body, who will be responsible for delivering the approved landscape maintenance and management plan. The landscaping shall be maintained and managed in accordance with the approved plan following its delivery in accordance with Condition 4.

Reason: To ensure that the appearance of the site would be acceptable in accordance with Policy DM3 of the Core Strategy and Development Management Policies 2009

- 6 The development hereby approved shall not be brought into use until a scheme setting out the type, design, lux levels and measures to control glare and overspill light from external lighting and measures to ensure lights are switched off when not in use has been submitted to and approved in writing by the Local Planning Authority. After commencement of the use the lighting shall be operated in accordance with the approved scheme.

Reason: To balance illuminating the school facility for maximum use and security with the interest of amenity and sustainability.

- 7 Development shall be undertaken in accordance with the proposed levels shown on approved plans 17632/SK006/A and 17632/SK008 unless otherwise agreed in writing by the Local Planning Authority.

Reason: In order to ensure that an acceptable relationship results between the new development and adjacent buildings and public areas.

- 8 No development (excluding site preparation, access, levelling and foundation

works) relating to the construction of the school shall take place until a detailed surface water drainage scheme for the site, based on the agreed Flood Risk Assessment and Sustainable Drainage Strategy (FRA, April 2016) and an assessment of the hydrological and hydrogeological context of the development, has been submitted to and approved in writing by the Local Planning Authority.

The scheme to be submitted shall include provision of attenuation for the 1 in 100 year event (+30% for climate change) and restriction in run-off rates as outlined in the FRA. The scheme shall also include details how the system will be constructed, including any phasing, and how it will be managed and maintained after completion.

The scheme shall be implemented in accordance with the approved final details before the development is completed, and shall be managed and maintained thereafter in accordance with the agreed management and maintenance plan.

Reason: To ensure the approved system will function to a satisfactory minimum standard of operation and maintenance and prevent the increased risk of flooding both on and off site, in accordance with para 103 NPPF

- 9 Prior to the installation of any fixed plant, machinery and equipment to be used by reason of the granting of this permission, details (including an acoustic specification) shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details and maintained in that form thereafter.

Reason: to protect the amenity of future occupiers.

- 10 The development hereby approved shall not be brought into use until full details of Equipment to be installed to effectively suppress and disperse fumes and/or odours produced by cooking and food preparation at the school have been submitted to and approved by the Local Planning Authority. Details shall include the method of odour abatement and all odour abatement equipment to be used, including predicted noise levels of the equipment in operation and the equipment shall be effectively operated for so long as the commercial food use continues. The approved equipment shall be installed and in full working order prior to the use hereby permitted commencing.

Reason: In order to prevent the adverse impact of odours arising from cooking activities on the amenity of nearby residents.

- 11 The kitchen ventilation system approved in accordance with condition 10 above, shall be so enclosed, operated and/or attenuated that noise arising from such plant shall not exceed a noise rating level of -5dBA when measured or calculated according to BS4142:2014, at the boundary of any neighbouring residential dwelling.

Reason: To protect neighbouring residents from any adverse impact from

noise arising from the kitchen extract ventilation system.

- 12 The use of any part of the development hereby permitted shall not commence until a Community Use Agreement has been submitted to and approved in writing by the Local Planning Authority, and a copy of the completed approved agreement has been provided to Sport England. The agreement shall apply to the pitches at the school, the changing facilities to be identified within the agreement and include details of pricing policy, hours of use, access outside of school hours, management responsibilities and a mechanism for review, and anything else which the Local Planning Authority in consultation with Sport England considers necessary in order to secure the effective community use of the facilities. The development shall not be used at any time other than in strict compliance with the approved agreement.

Reason: To secure well managed safe community access to the sports facility/facilities, to ensure sufficient benefit to the development of sport, to accord with Policy CS3 of the Core Strategy and Development Management Policies 2009 and to protect the amenity of nearby residents in accordance with policy DM3 of the Core Strategy and Development Management Policies 2009.

- 13 Prior to first occupation of the school building the off-site highway works shown for indicative purposes on plans 102 and 103 shall be constructed in accordance with full engineering details to have been first submitted to and approved by the Local Planning Authority

Reason: To ensure the provision of appropriate access arrangements and associated off-site highway works in the interests of highway safety.

- 14 Prior to first occupation of the school detailed plans and sections of the proposed roads, including gradients and method of surface water disposal shall have been submitted to and approved by the Local Planning Authority and the approved works constructed in accordance with the approved details.

Reason: To ensure that the proposed on-site highway works are constructed to an adequate standard.

- 15 Prior to the opening of the school/nursery hereby approved, a School Travel Plan shall be prepared and submitted to and approved by the Local Planning Authority. The plan shall contain details of:

- the establishment of a working group involving the school, nursery, parents and representatives of the local community
- pupil/staff travel patterns and barriers to the use of sustainable travel
- measures to reduce car use
- an action plan detailing targets and a timetable for implementing

appropriate measures and plans for annual monitoring and review for 5 years.

There shall be an annual review of the Travel Plan (for a period of 5 years from the date of approval of the Plan) to monitor progress in meeting the targets for reducing car journeys generated by the proposal and the resulting revised action plan shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To promote sustainable modes of travel and to reduce the potential traffic impact of the development on the local highway network

- 16 The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers Drawing Numbers 17632-SK005 B, 17632-SK006 A, 17632-SK014 A, 17632-SK001, 17632-SK002, 17632-SK003, 17632-SK004, 17632-SK007, 17632-SK008, 17632-SK009, 17632-SK010, 17632-SK011, 17632-SK012, 17632-SK013, 17632-SK100, 17632-SK101, 17632-SK103, 17632-SK104, 15530-1006 D, B15027.101, B15027/401, B15207/402, B15207/403, Materials Schedule, Design and Access Statement, Landscape and Visual Impact Assessment (April 2016), Statement of Community Involvement, Planning Statement (April 2016), Ecological Appraisal (ELMAW March 2016), Archaeological Investigation Scheme (Albion Archaeology March 2016), Economic Benefits Assessment (April 2016), Transport Assessment (April 2016), School Framework Travel Plan (April 2016), Flood Risk Assessment and Drainage Strategy (March 2016), Ground Investigation Report (April 2016).

Reason: To identify the approved plan/s and to avoid doubt.

- 17 Notwithstanding the approved landscaping plans, prior to the first occupation of the development hereby approved details of infill planting to the coppiced hedgerow along the southern site boundary shall be submitted to and approved in writing by the Local Planning Authority. Additional planting shall be carried out in accordance with the approved details in the next available autumn planting season.

Reason: To ensure that the appearance of the development would be acceptable in accordance with Policy DM3 of the Core Strategy and Development Management Policies 2009.

INFORMATIVE NOTES TO APPLICANT

1. This permission relates only to that required under the Town & Country Planning Acts and does not include any consent or approval under any other enactment or under the Building Regulations. Any other consent or approval which is necessary must be obtained from the appropriate authority.

2. The final detailed design shall demonstrate that the surface water drainage system is designed in accordance with the standards detailed in the 'Central Bedfordshire Sustainable Drainage Guidance' (Adopted April 2014, Updated May 2015). This shall include but is not limited to:
 - Detailed information relating to the site and site investigation results (including any site specific soakage tests and ground water monitoring shown in accordance with BRE 365).
 - Details of the final proposed development, peak flow rate and storage requirement, with full calculations and methodology.
 - A detailed design statement for the entire surface water drainage system. Details of permeable surfacing are to be provided in accordance with the 'CIRIA RP992 The SuDS Manual Update: Paper RP992/28: Design Assessment Checklists for Permeable/Porous Pavement'.
 - Integration with water quality, ecological and social objectives.
 - A method statement detailing construction of the drainage system..
 - Maintenance requirements and responsible parties.
 - Details of any additional consents or permissions required.
 - Detailed plans and drawings of the final detailed design and locations of drainage infrastructure (to an appropriate scale and clearly labelled).

3. The British Standard for Topsoil, BS 3882:2007, specifies requirements for topsoils that are moved or traded and should be adhered to. The British Standard for Subsoil, BS 8601 Specification for subsoil and requirements for use, should also be adhered to.

There is a duty to assess for Asbestos Containing Materials (ACM) during development and measures undertaken during removal and disposal should protect site workers and future users, while meeting the requirements of the HSE.

Applicants are reminded that, should groundwater or surface water courses be at risk of contamination before, during or after development, the Environment Agency should be approached for approval of measures to protect water resources separately, unless an Agency condition already forms part of this permission.

4. The applicant is advised that in order to comply with this permission it will be necessary for the developer of the site to enter into an agreement with Central Bedfordshire Council as Highway Authority under Section 278 of the Highways Act 1980 to ensure the satisfactory completion of the access and associated road improvements. Further details can be obtained from the

Development Control Group, Development Management Division, Central Bedfordshire Council, Priory House, Monks Walk, Chicksands, Shefford SG17 5TQ.

5. The applicant is advised that if it is the intention to request Central Bedfordshire Council as Local Highway Authority, to adopt the proposed highways within the site as maintainable at the public expense then details of the specification, layout and alignment, width and levels of the said highways together with all the necessary highway and drainage arrangements, including run off calculations shall be submitted to the Development Control Group, Development Management Division, Central Bedfordshire Council, Priory House, Monks Walk, Chicksands, Shefford SG17 5TQ . No development shall commence until the details have been approved in writing and an Agreement made under Section 38 of the Highways Act 1980 is in place.
6. The applicant is advised that no highway surface water drainage system designed as part of a new development, will be allowed to enter any existing highway surface water drainage system without the applicant providing evidence that the existing system has sufficient capacity to account for any highway run off generated by that development. Existing highway surface water drainage systems may be improved at the developers expense to account for extra surface water generated. Any improvements must be approved by the Development Control Group, Development Management Division, Central Bedfordshire Council, Priory House, Monks Walk, Chicksands, Shefford SG17 5TQ.
7. The applicant is advised that parking for contractor's vehicles and the storage of materials associated with this development should take place within the site and not extend into within the public highway without authorisation from the highway authority. If necessary the applicant is advised to contact Central Bedfordshire Council's Highway Help Desk on 03003008049. Under the provisions of the Highways Act 1980 the developer may be liable for any damage caused to the public highway as a result of construction of the development hereby approved.

[Notes

1. In advance of consideration of the application the Committee received representations made under the Public Participation Scheme.
2. In advance of consideration of the application the Committee were advised additional consultation / publicity responses, additional comments, as detailed in the Late Sheet as follows:-
 - a. Three letters of objection were received from the occupier and agent of 167 Hitchin Road.
 - b. Internal drainage board
 - c. The MUGA was removed from the scheme and replaced with grass pitches
 - d. New condition 17 dealing with landscaping issues.
 - e. Condition 4 has been amended as above.]

