

Item No. 13

APPLICATION NUMBER	CB/17/01089/FULL
LOCATION	Oak Bank School, Sandy Lane, Leighton Buzzard, LU7 3BE
PROPOSAL	Proposed Multi-Use Hall with covered linkway and associated siteworks
PARISH	Leighton-Linslade
WARD	Leighton Buzzard North
WARD COUNCILLORS	Cllrs Johnstone, Spurr & Ferguson
CASE OFFICER	Nicola Darcy
DATE REGISTERED	07 March 2017
EXPIRY DATE	02 May 2017
APPLICANT	Oak Bank School
AGENT	HPA Architecture Ltd
REASON FOR COMMITTEE TO DETERMINE	Council owned land with neighbour objections that cannot be overcome by conditions.
RECOMMENDED DECISION	Full Application – Recommended for Approval

Summary of Recommendation

The National Planning Policy Framework states that the Government attaches great importance to ensuring that Local Planning Authorities should take a proactive, positive and collaborative approach to widen choice in education. There have been no significant changes to policy since the previously approved scheme and it is considered that the proposed development conforms with Policy BE8 of the South Bedfordshire Local Plan Review and Sections 4, 7, 9 & 11 of the National Planning Policy Framework.

Site Location:

The school and its grounds occupy an area of some 2.6 hectares. The existing buildings are positioned in the southeast part of the site. The existing buildings are typically two storeys in height, and are generally constructed in brick with cladding at the upper levels. The buildings include variation within the roof form, with a number of mono-pitched roofs.

The site gains vehicular access off Sandy Lane, and currently includes existing parking provision for approximately 34 cars, positioned to the south of the buildings.

The associated playing fields are positioned to the west. These include tennis courts and a basketball court within an area of fenced hardstanding, occupying an area immediately to the west of the buildings. In addition, there are various areas of informal play equipment and open grass pitches. An allotment and school farm area lies to the north-east of the school buildings.

The school lies within the Green Belt and the school grounds abut an Area of Great Landscape Value.

The Application:

The proposed development comprises the erection of a new multi-purpose hall. The proposed building would have a gross footprint of approximately 373sqm and would accommodate the following:

- Two badminton courts;
- Gym;
- Changing facilities;
- Store; and
- Plant room

The proposed hall would be positioned to the west of the existing school buildings, largely occupying the existing area of hardstanding that currently accommodates the outside tennis courts. This sits at a raised ground level, approximately 1.2m higher than the adjacent school buildings.

The proposed building would be constructed in a mixture of blockwork with elements of metal cladding on the elevations. The design features a mono-pitched roof form, with a ridge of 10m at its highest point to the east (facing the existing school buildings), reducing to 8m to the west. The roof would be finished in grey metal cladding.

RELEVANT POLICIES:

National Policies

National Planning Policy Framework

Section 4 - Promoting Sustainable Development

Section 7 - Requiring Good Design

Section 9 - Protecting Green Belt Land

Section 11 - Conserving and Enhancing the Natural Environment

South Bedfordshire Local Plan Review Policies

NE3 - Control of development in Areas of Great Landscape Value.

BE8 - Design and environmental considerations.

T10 - Car Parking in New Developments

The NPPF advises of the weight to be attached to existing local plans for plans adopted prior to the 2004 Planning and Compulsory Purchase Act, as in the case of the South Bedfordshire Local Plan Review. Due weight can be given to relevant policies in existing plans according to their degree of consistency with the framework. It is considered that the above policies NE3 and BE8 are broadly consistent with the Framework and significant weight should be attached to them. Less weight is afforded to Policy T10.

Development Strategy

At the meeting of Full Council on 19 November 2015 it was resolved to withdraw the

Development Strategy. Preparation of the Central Bedfordshire Local Plan has begun. A substantial volume of evidence gathered over a number of years will help support this document. These technical papers are consistent with the spirit of the NPPF and therefore will remain on our website as material considerations which may inform further development management decisions.

Supplementary Planning Guidance/Other Documents

Central Bedfordshire Design Guide (March 2014)

Relevant Planning History:

Case Reference	CB/14/04279/FULL
Location	Oak Bank School, Sandy Lane, Leighton Buzzard, LU7 3BE
Proposal	Single Storey 4 Classroom Block Extension
Decision	Full Application - Granted
Decision Date	23/12/2014

Case Reference	CB/12/04081/REG3
Location	Oak Bank School, Sandy Lane, Leighton Buzzard, LU7 3BE
Proposal	Installation of extract & ventilation system to the existing school
Decision	Full Application - Granted
Decision Date	14/01/2013

Case Reference	CB/12/02073/REN
Location	Oak Bank School, Sandy Lane, Leighton Buzzard, LU7 3BE
Proposal	Renewal of Planning Permission: Erection of sports hall and construction of replacement tennis courts and new/alterd footway links.(Application 09/5225)
Decision	Rep PP - New Time Limit - Granted
Decision Date	02/08/2012

Case Reference	CB/10/04244/REG3
Location	Oak Bank School, Sandy Lane, Heath And Reach, Leighton Buzzard, LU7 3BE
Proposal	Erection of single storey classroom extension
Decision	Regulation 3 - Granted
Decision Date	21/01/2011

Case Reference	CB/09/05225/REG3
Location	Oak Bank School, Sandy Lane, Leighton Buzzard, LU7 3BE
Proposal	Erection of sports hall and construction of replacement tennis courts and new/alterd footway links.
Decision	Regulation 3 - Granted
Decision Date	27/08/2009

Consultees:

Leighton-Linslade Town Council No objection.

Highways The application proposes the erection of a Multi-Use Hall at Oak Bank School.

No changes are proposed to the existing means of access to the highway and the proposals do not impact upon the level of the available car parking on the site.

The development proposal was subject to pre-application consultation and was found to be acceptable in highway terms. A request was made to update the School Travel Plan to reflect the addition of proposed facility and this has now been done. It is suggested that colleagues in Transport Strategy be asked to review the new document if they have not already done so.

Following the round of public consultation, the applicant has determined that the proposed building will not be made available for use by the wider community. This is confirmed in Paragraph 6.10 of the planning, design & access statement.

In such circumstances the proposed development is unlikely to give rise to any changes in traffic movements to/from the site or to an increase in parking demand and hence is unlikely to have any adverse impact, once completed.

Therefore in a highway context I confirm that there should not be a restriction to the granting of permission to the above planning application.

Trees and Landscape
Officer

I have examined the plans and documents associated with this application, with particular reference to the "Landscape Planting Plan" prepared by LaDellWood Drawing No. 2463/17/B/1 dated January 2017, and the "Arboricultural Impact Assessment and Arboricultural Method Statement" prepared by Ecus Environmental Consultants dated February 2017.

I can advise you that I am satisfied that the landscape provision and arboricultural implications have been adequately addressed, and therefore have no objection to the application on the provision that the following conditions are imposed:-

Prior to development, all tree protection barrier fencing shall be erected in strict accordance with the "Arboricultural Method Statement," which is included in Section 3 of the "Arboricultural Impact Assessment and Arboricultural Method Statement" as prepared by Ecus Environmental Consultants dated February 2017, and in the positions indicated in Appendix 1 "Tree Protection Plan" (Drawing No. L9422/01). The tree protection barrier fencing shall then remain securely in position throughout

the entire course of development.

REASON

To ensure the protection of the rooting system and canopy spread of retained trees in order to maintain tree health, stability and amenity value.

Throughout the course of development, all management practices shall be carried out in strict accordance with Section 4 "Tree Management" of the "Arboricultural Impact Assessment and Arboricultural Method Statement" prepared by Ecus Environmental Consultants dated February 2017.

REASON

To ensure that all development activity and practices avoids damage to retained trees, in order to maintain their health, stability and amenity value.

During the first planting season (November to March) following completion of development, all landscape planting and aftercare shall be carried out in strict compliance with the "Landscape Planting Plan" (including planting notes) as prepared by LaDellWood (Drawing No. 2463/17/B/1, dated January 2017). The landscape planting shall then be satisfactorily maintained for a period of 5 years following completion of initial planting, with any losses replaced in accordance with the approved planting plan and planting notes.

REASON

To ensure a satisfactory standard of landscape planting, aftercare and establishment, in the interests of providing visual amenity.

Pollution Officer

I write with respect to the above application and ask the following conditions are included:

The rating level of sound emitted from any fixed plant and/or machinery associated with the development shall not exceed a level 5dB(A) below the existing background sound levels at any sound sensitive premises. All measurements shall be made in accordance with the methodology of BS4142 (2014) (Method for rating and assessing industrial and commercial sound) and/or its subsequent amendments.

To protect the amenities of nearby residents and comply with policies

Landscape Officer

The advice provided by the CBC Green Infrastructure Officer is highly relevant especially regarding the Greensand NIA.

The opportunity to include locally indigenous planting in a more imaginative landscape design should be explored further especially given this is a school. Local character, seasonal interest could be encompassed in interesting mixes to encourage participation in the school landscape - and enhance views from the buildings.

It is surprising that there is no access shown to encourage use and enjoyment of the school grounds or at least part of.

The school's landscape could be really exciting with art features, temporary and permanent, included as focal points. Activities such as tree dressing encourages engagement in communities and landscapes. Fruit trees, fruit bushes and growing vegetable can be valuable engagement tools.

Features such as bird tables / feeders, log piles, 'bug hotels', bird and bat boxes, etc. would also provide activities, add interest to the school landscape and support biodiversity.

The inclusion of SuDS as part of the school landscaping should also be considered further including rainwater chains, rainwater gardens and rills.

The CBC Landscape Officer would be available to provide more advice or help.

Sustainability Officer

The proposed development should be designed to meet requirements of the Local Plan Policy BE8: Built Environment. This policy states that proposals should maximise energy efficiency and conservation through orientation, layout and design of buildings, use of natural lighting and solar gain, and take full advantage of opportunities to use renewable or alternative energy sources.

The proposed new building represents an opportunity for the school to install PV panels on a new roof and take advantage of Feed-in tariff and savings on energy bill from its own electricity generation. To maximise generation it is recommended that the slope of the main roof is re-orientated to the south facing.

The submitted documents provide no information on sustainability standards proposed for this building and how they will contribute to achieving the policy BE8 objectives. More information is required in regard to sustainability performance of this building, particularly in regards to energy efficiency, renewable energy and water

efficiency.

SUDs

We consider that planning permission could be granted to the proposed development and the final design and maintenance arrangements for the surface water system agreed at the detailed design stage, if the following recommendations and planning conditions are secured.

No calculations or evidence that the surface water system is capable of supporting this development has been provided. This should include evidence that there is enough storage capacity for a 1 in 100 + 40% Climate change rain fall event. Storage and soakaway ability should be proven.

The soakaway labelled SO5 appears to be sited in an area that is currently an unofficial surface water collection basin, the location of this soakaway may need to be reconsidered.

Any watercourse/ditch or path for surface water that is currently seen on land (as shown going through the proposed building) should be redirected through landscaping to bypass the building.

Where the use of permeable surfacing is proposed, this should be designed in accordance with the 'CIRIA RP992 The SuDS Manual Update: Paper RP992/28: Design Assessment Checklists for Permeable/Porous Pavement'. The final detailed design including proposed standards of operation, construction, structural integrity and ongoing maintenance must be compliant with the 'Non-statutory technical standards for sustainable drainage systems' (March 2015, Ref: PB14308), 'Central Bedfordshire Sustainable Drainage Guidance' (Adopted April 2014, Updated May 2015), and recognised best practise including the Ciria SuDS Manual (2016, C753).

We require detailed plans and drawings showing the proposed drainage system in its entirety, including location, pipe run reference numbers, dimensions, gradients and levels (in metres above Ordinance Datum). This shall include all elements of the system proposed, including source control, storage, flow control and discharge elements.

We will expect that any components that require replacement and/or maintenance will be designed to be accessible without undue impact on the drainage system and adjacent structures or infrastructure.

Condition 1 : No development shall commence until a detailed surface water drainage scheme for the site, based on the agreed drawing No100 (February 2017) and 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 shall include provision of attenuation for the 1 in 100 year event (+40% allowance for climate change) and a restriction in run-off rates to Qbar as outlined in the Flood Risk Assessment. Any revisions to the agreed strategy shall be fully justified and approved before the development is completed and shall be managed and maintained thereafter in accordance with the agreed management and maintenance plan. Details of how the system will be constructed including any phasing of the scheme, and how it will be managed and maintained after completion will also be included.

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.

Condition 2: No building/dwelling shall be occupied until the developer has formally submitted in writing to the Local Planning Authority a finalised 'Maintenance and Management Plan' for the entire surface water drainage system, inclusive of any adoption arrangements and/or private ownership or responsibilities, and that the approved surface water drainage scheme has been correctly and fully installed as per the final approved details.

Reason : To ensure that the implementation and long term operation of a sustainable drainage system (SuDS) is in line with what has been approved, in accordance with Written Statement HCWS161.

Other Representations:

Neighbours

Three Oaks, Sandy Lane

The proposed building directly overlooks our back garden and is considerably higher than we expected it would be. We are also concerned about the noise out of school hours should the hall be let out for private use.

We can not see why the new building could not be turned 90 degrees and sited behind the existing building which would minimise any effect on the residents.

Star Close

I oppose this application for the following reasons:

1) The design and style of this new building is not in keeping with the residential properties in the area which are all bungalows or maximum 2 storeys - this new

building is much higher than any neighbouring properties (and higher than any of the existing school buildings), furthermore it is on a higher elevation than any building in the area.

2) The building looks more like an industrial warehouse building than a construction suitable to a residential area

3) The area is already experiencing higher level of traffic (as acknowledged in my correspondence with Susan Childerhouse of Childrens Services on March 3rd) - the construction of this hall will only increase this problem for traffic and noise once the hall will be rented out, in and out of school hours.

4) Further construction on Green Belt

5) The school has been expanding constantly across the southern border with 4 new classrooms just installed in 2016 very close to the southern fence and with the location of this hall will continue to expand close to the properties to the south despite having huge amount of land to the North of the school where there are no neighbours !

6) I would like to comment that even in the case of the latest expansion with 4 new classrooms, the school committed to landscape with hedges and trees to screen the new buildings but after months of completed work, this is yet to materialise.

Lastly I would like to express my disappointment on the fact that despite we were invited to an open evening with the school to review the plan and express comments, it seems that all my comments have been totally ignored !

12 Sandy Lane

- We have SERIOUS concerns about this proposed build.
- Although the school's head has stated that the hall would only be used for the school in school time, he did add " while HE was head ") We feel that eventually the hall would be HIRED out and be used in the evenings , weekends and holiday times.
- This is unacceptable as this would mean even more traffic every day and evenings. The road is already congested and even dangerous at drop-off and pick-up times; plus it seems all throughout the day there are streams of traffic entering and leaving the school. There are cars belonging to staff parked daily on Carlton Grove and often on Sandy Lane itself, sometimes causing difficulty to other local traffic and

residents' vehicles.

- We hope this problem can be resolved.

23 Sandy Lane

I have been passed the above Application Notice by a neighbour who discovered that the information had not been widely distributed and that he had informed you that he had only just found out about it and telephoned you because he was concerned that the application entry date is 04 April 2017. I understand from him that you have extended the time frame which I am using to voice my concerns.

1) Sandy Lane is considered a quiet leafy lane which is already being spoiled by the influx of pupils to the school in a mixture of buses, taxis and private cars in the morning and afternoon. I have in the past expressed my concern about the extra volume of traffic this causes and the potential for accidents that could be caused particularly at the entrance to Sandy Lane from Heath Road.

2) Whilst in the planning application there are comments that the style and height of the proposed building are in keeping with the general locality I would point out that the dwellings nearest to the proposed new Hall are bungalows and are much lower height than the approximate height of 10 metres that the Hall will stand.

3) Copied from 5.2 of the Planning Design and Access Statement. Amongst other things, the core planning principles within the Framework recognise that planning policies should:

" ... take account of and support local strategies to improve health, social and cultural well-being for all, and deliver sufficient community and cultural facilities and services to meet local needs ... "

This concerns me greatly as it appears that there is every intention to market this facility throughout the "local" community. Obviously, that would increase the amount of traffic and parking in and around Sandy Lane especially as there are only planned to be a total of 44 car parking spaces. Even if I include in this number of 6 spaces for "buses" which are in fact approximately 9 seater buses which would only provide approximately 50 spaces in total.

4) As a resident I am aware that not all applications for planning concerning this Oak Bank School have been well distributed. This particular application being a pertinent example, I am therefore unhappy that decisions have apparently been made without ensuring that adequate distribution of the plans were made as stated in the Application Notice 6.2 Consultation exercises have been undertaken in respect of each of these, covering both statutory consultees and local neighbours and adjoining

landowners. These exercises indicated that there were few concerns in relation to the proposed building. For example, Leighton Lincolns Town Council raised no objection to the renewal of the planning permission and no responses were received from any neighbours.

5) It is mentioned in Application Notice that the plan to promote its use to the "local community has been DROPPED 6.12 Some concerns were raised in relation to highway impact and noise, and these are discussed in our assessment below. Again, it is appropriate to note that these concerns primarily related to the suggestion that the building would be used by the wider community on a more intensive basis. This is no longer to be the case. What guarantees will we have that once it is built that this use will NOT be resurrected?

Determining Issues

The main considerations of the application are:

1. Principle of Development & Impact on the Green Belt
2. Loss of potential playing field area
3. Impact on neighbouring residents and surrounding area
4. Highways
5. Other Matters

Considerations

1.0 Principle of Development & Impact on the Green Belt

- 1.1 The site lies in the Green Belt. The NPPF does state that limited infilling or the partial or complete redevelopment of a previously developed site is acceptable providing the new building(s) would not have a greater impact on the openness of the Green Belt than the existing development. Very special circumstances are required to be shown for inappropriate development in the Green Belt and are considered as follows.
- 1.2 Oak Bank School was opened in 1976 as a residential school for a maximum of 40 pupils. From the beginning the school lacked a purpose-built area for the delivery of physical education. To address this shortcoming the general hall area has been adapted as much as possible to facilitate the teaching of some physical education, however the design, height and lighting of the area greatly limits the number of young people that can participate and the type of sports that can be played.
- 1.3 Since the school was built the nature, needs and numbers of young people attending the school have changed greatly. Oak Bank School is now a day school with a roll of 60 pupils. It is the only school within Central Bedfordshire and Bedford Borough that caters for pupils who have severe social, emotional and behavioural difficulties. With the creation of two new unitary authorities in Bedfordshire, Oak Bank School has remained the only special school that is shared by both authorities. The applicants advise that the importance of the school is reflected in the recent review of special educational needs

undertaken by the former Bedfordshire County Council which identifies the need for further development (including the physical environment) of Oak Bank School to enhance the facilities available at the school and enable pupils to gain appropriate and satisfactory access to the full curriculum.

- 1.4 Staff work alongside parents to support the individual needs of pupils by offering a safe and caring environment. From time to time, the school is awarded grants/cheques by sporting charities, such as the Lords/Ladies Taverners. In the recent past, money has been used to purchase sports equipment such as mountain bikes, a multigym, pool tables and tennis and badminton sets. The applicants have found that by encouraging pupils to take up sports activities it can be beneficial to their health and enable them to channel certain of their energies away from aggressive tendencies.
- 1.5 Oak Bank School is clearly of county-wide importance and it is considered that wider community benefits would accrue from the upgrading of indoor sports facilities.
- 1.6 It is considered that the infilling of the existing site could fall within the developments set out in the NPPF as acceptable in the Green Belt. Further, none of the Very Special Circumstances raised above have changed since the previous similar application was approved in 2012 and these circumstances are demonstrated to justify inappropriate development in the Green Belt.

2.0 Loss of potential playing field area

- 2.1 During consultation on the previous application there was correspondence with Sport England who initially raised concerns which were later overcome.
- 2.2 The existing football pitch is shown with the correct dimensions - 90m long by 60m wide - and the proposed footpath/driveway link between the school access drive/rear car park and the replacement tennis courts would be closer to the main school buildings and therefore not encroach onto the pitch. Again, to the west of the sports hall, the footpath link between the front car park and the replacement tennis courts and the screen planting would be much closer to the new building than originally proposed. As a result there would be ample land available here to lay out pitches for various age groups. Details of internal clearance heights within the proposed sports hall have been added to the elevational drawings. These would vary between 6.55m at the western end of the curved roof to 8.17m at its eastern end and would be adequate for a number of indoor sports.
- 2.3 This situation has not changed since the previous application nor have the specific South Bedfordshire Local Plan policies against which this consideration would be judged.

3.0 Impact on neighbouring residents and the surrounding area

- 3.1 The school has consulted neighbouring residents directly, and they were invited to a public exhibition, there were concerns raised that the building might be available for use by the wider community and the potential impacts of this on the immediate neighbourhood. The applicant has since considered this and this no longer forms part of the proposed development. A condition has also been imposed to restrict the use as the impacts of a possible community use

have not been explored in the appraisal of this proposal.

- 3.2 Several neighbouring objections have been made from various properties close to the site, the issues raised include, overlooking, highway impact, noise and disturbance and the overall design of the building.
- 3.3 The proposal cannot be located further to the north, away from Sandy Lane properties, without encroaching on the existing football pitch.
- 3.4 In terms of the height of the proposed building, the Council first approved a development with a pitched roof of 9.6m in 2008. The proposal in 2009 had a curved roof with a maximum height of 8.6m with the curvilinear.
- 3.5 In comparison to these schemes, the proposed development now offers a monopitched roof form. This would be at a height of 10m at its highest point to the east (facing the existing school buildings), reducing to 8m to the west. This height is broadly comparable to the scheme approved in 2009; while the proposed ridge height is slightly higher, the mono-pitch form now proposed significantly reduces the bulk and mass of the roof form. The design of this also mirrors the existing, adjacent building that exists.
- 3.6 By virtue of existing planting adjacent the boundary with Sandy Lane properties, the sports hall would be well screened during the summer months, although less so during the period of annual leaf fall through autumn, winter and early spring.
- 3.7 It is considered that the revised proposal would not result in any material increase in the impact of development on neighbouring residents and on the landscape character of the surrounding area, the adjoining land of which lies within the Area of Special Landscape Value.
- 3.8 This situation has not changed since the previous application nor have the specific South Bedfordshire Local Plan policies or national policies against which this consideration would be judged.

4.0 Highways

- 4.1 There are no changes are proposed to the existing means of access to the highway and as the previously proposed community use is now not planned, the proposals would impact upon the level of the available car parking on the site.
- 4.2 The School Travel Plan has been updated to reflect the addition of proposed facility.
- 4.3 The proposed development is unlikely to give rise to any changes in traffic movements to/from the site or to an increase in parking demand and hence is unlikely to have any adverse impact, hence would be considered to accord with Section 4 of the NPPF.

5.0 Other Matters

5.1 Consultees Responses

The Council's Sustainability Officer has expressed that more information is required in regard to sustainability performance of this building, particularly in regards to energy efficiency, renewable energy and water efficiency. However, although methods for greener energy are encouraged, the Council cannot impose such requirements.

- 5.2 There have also been comments from the Public Arts Officer with regard to lack of consideration for art within the proposal, although the provision of public art is encouraged, due to the size of this development, it is not considered appropriate to require such provision.

5.3 Human Rights issues

The proposal raises no Human Rights issues.

5.4 Equality Act 2010

The proposal raises issues under the Equality Act with regards to the provision of disabled parking spaces and the scheme provides for the retention of one on road parking space accordingly.

Recommendation

That Planning Permission be GRANTED subject to the following:

RECOMMENDED CONDITIONS

- 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 The development hereby approved shall take place strictly in accordance with the material details shown on drawing no. 16123 PDF 105.

Reason: To control the appearance of the building in the interests of the visual amenities of the locality.
(Policies BE8 & NE3, SBLPR and Sections 7 & 11, NPPF)

- 3 All measures detailed within the School Travel Plan dated 21/02/17 shall be undertaken in accordance with the approved plan. There shall be an annual review of the Travel Plan to monitor progress in meeting the targets for reducing car journeys generated by the proposal and this shall be submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of highway safety, to reduce congestion and to promote the use of sustainable modes of transport.
(Section 4, NPPF)

- 4 **No development shall commence until a detailed surface water drainage scheme for the site, based on the agreed drawing No100 (February 2017)**

and 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 shall include provision of attenuation for the 1 in 100 year event (+40% allowance for climate change) and a restriction in run-off rates to Qbar as outlined in the Flood Risk Assessment. Any revisions to the agreed strategy shall be fully justified and approved before the development is completed and shall be managed and maintained thereafter in accordance with the agreed management and maintenance plan. Details of how the system will be constructed including any phasing of the scheme, and how it will be managed and maintained after completion shall also be included. 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.

- 5 The building hereby approved shall not be first occupied until the developer has formally submitted in writing to the Local Planning Authority a finalised 'Maintenance and Management Plan' for the entire surface water drainage system, inclusive of any adoption arrangements and/or private ownership or responsibilities, and that the approved surface water drainage scheme has been correctly and fully installed as per the final approved details.

Reason : To ensure that the implementation and long term operation of a sustainable drainage system (SuDS) is in line with what has been approved, in accordance with Written Statement HCWS161.

- 6 The sports hall hereby approved shall only be used for school purposes and shall not be hired or let to other parties.

Reason: To safeguard the amenity of nearby residential properties and to ensure the adequate provision of car parking on the site.
(Policies BE8 & T10, SBLPR & Sections 4 & 7 NPPF)

- 7 **Prior to development, all tree protection barrier fencing shall be erected in strict accordance with the "Arboricultural Method Statement," which is included in Section 3 of the "Arboricultural Impact Assessment and Arboricultural Method Statement" as prepared by Ecus Environmental Consultants dated February 2017, and in the positions indicated in Appendix 1 "Tree Protection Plan" (Drawing No. L9422/01). The tree protection barrier fencing shall then remain securely in position throughout the entire course of development.**

Reason: To ensure the protection of the rooting system and canopy spread of retained trees in order to maintain tree health, stability and amenity value.
(Section 11, NPPF)

- 8 Throughout the course of development, all management practices shall be carried out in strict accordance with Section 4 "Tree Management" of the "Arboricultural Impact Assessment and Arboricultural Method Statement" prepared by Ecus Environmental Consultants dated February 2017.

Reason: To ensure that all development activity and practices avoids damage to retained trees, in order to maintain their health, stability and amenity value. (Section 11, NPPF)

- 9 During the first planting season (November to March) following completion of development, all landscape planting and aftercare shall be carried out in strict compliance with the "Landscape Planting Plan" (including planting notes) as prepared by LaDellWood (Drawing No. 2463/17/B/1, dated January 2017). The landscape planting shall then be satisfactorily maintained for a period of 5 years following completion of initial planting, with any losses replaced in accordance with the approved planting plan and planting notes.

Reason: To ensure a satisfactory standard of landscape planting, aftercare and establishment, in the interests of providing visual amenity. (Policies BE8 & NE3, SBLPR and Sections 7 & 11, NPPF)

- 10 The rating level of sound emitted from any fixed plant and/or machinery associated with the development shall not exceed a level 5dB(A) below the existing background sound levels at the any sound sensitive premises. All measurements shall be made in accordance with the methodology of BS4142 (2014) (Method for rating and assessing industrial and commercial sound) and/or its subsequent amendments.

Reason: To protect the amenities of nearby residents. (Section 11, NPPF)

- 11 No external lighting shall be installed in association with the proposed sports hall and the replacement tennis courts without the prior written approval of the Local Planning Authority.

Reason: To protect both the amenity of neighbouring properties and the setting of the Area of Great Landscape Value. (Policy BE8, S.B.L.P.R & Section 7, NPPF)

- 12 The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers SD001, SD002, SD003, SD004, SD005, SD006, PD101, PD102, PD103, PD104, 100, 16143-M302 P2, 16123 PDF 105 & 14022.

Reason: To identify the approved plans and to avoid doubt.

INFORMATIVE NOTES TO APPLICANT

1. In accordance with Article 35 (1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015, the reason for any condition above relates to the Policies as referred to in the South Bedfordshire Local Plan Review (SBLPR) and the National Planning Policy Framework (NPPF).

2. 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.
3. The applicants attention is drawn to their responsibility under The Equality Act 2010 and with particular regard to access arrangements for the disabled.

The Equality Act 2010 requires that service providers must think ahead and make reasonable adjustments to address barriers that impede disabled people.

These requirements are as follows:

- Where a provision, criterion or practice puts disabled people at a substantial disadvantage to take reasonable steps to avoid that disadvantage;
- Where a physical feature puts disabled people at a substantial disadvantage to avoid that disadvantage or adopt a reasonable alternative method of providing the service or exercising the function;
- Where not providing an auxiliary aid puts disabled people at a substantial disadvantage to provide that auxiliary aid.

In doing this, it is a good idea to consider the range of disabilities that your actual or potential service users might have. You should not wait until a disabled person experiences difficulties using a service, as this may make it too late to make the necessary adjustment.

For further information on disability access contact:

The Centre for Accessible Environments (www.cae.org.uk)
Central Bedfordshire Access Group (www.centralbedsaccessgroup.co.uk)

Statement required by the Town and Country Planning (Development Management Procedure) (England) Order 2015 - Part 6, Article 35

The Council acted pro-actively through early engagement with the applicant at the pre-application stage which led to improvements to the scheme. The Council has therefore acted pro-actively to secure a sustainable form of development 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.

DECISION

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