

Item No. 12**SCHEDULE B**

APPLICATION NUMBER	CB/09/00227/DC3
LOCATION	SCHOOL SITE, LAND SOUTH OF STOTFOLD, NORTON ROAD, STOTFOLD
PROPOSAL	COUNCIL 3: NEW 300 PLACE LOWER SCHOOL AND PRE-SCHOOL FACILITY
PARISH	Stotfold
WARD	Stotfold & Arlesey
WARD COUNCILLORS	Cllr I Dalgarno, Cllr J Saunders, Cllr J Street and Cllr C Turner
CASE OFFICER	Annabel Gammell
DATE REGISTERED	09 February 2009
EXPIRY DATE	31 March 2009
APPLICANT	Central Bedfordshire Council
REASON FOR COMMITTEE TO DETERMINE	The application is made by Central Bedfordshire Council
RECOMMENDED DECISION	FULL CONDITIONAL APPROVAL

Site Location:

The application site, known as the 'Lower School', is located in the central area of Land South of Stotfold with its western boundary adjacent to the location of the proposed Community Building. The application site is part of the overall area of land known as 'The Land South of Stotfold'.

'Land South of Stotfold' is an area of land, which has been allocated for residential, and mixed-use development, located to the South of Stotfold and adjacent to A507.

This planning application is for an area of land which lies within the adopted Design and Landscape Strategy Code for 'Land South of Stotfold'. The Land South of Stotfold Design and Landscape Strategy Code covers an area of land totalling 36.62 Hectares and designated the area of the provision of up to 650 new residential dwellings, 2.27 Hectares of employment land, a community building, new school, a shop and public open space.

The Application:

This application is a full planning application to Central Bedfordshire Council for the development of a 300 place Lower School and Pre-School facility, including associated play space and landscaping within the land known as Land South of Stotfold. This School would be a replacement facility for the existing Roecroft Lower School.

RELEVANT POLICIES:**National Policies (PPG & PPS)**

PPS1	Delivering Sustainable Communities
PPS7	Sustainable Development in Rural Areas
PPS9	Biodiversity and Geological Diversification
PPS22	Renewable Energy
PPS25	Development and Flood Risk
PPG13	Transport
PPG16	Archaeology and Planning
PPG17	Planning for Open Space
PPG24	Planning and Noise

Regional Spatial Strategy and Other Relevant Policies

East of England Plan (May 2008)
Milton Keynes and South Midlands Sub-Regional Strategy (March 2005)
Sustainable Communities Plan (ODPM)
RPG9 Planning Guidance for the South East

Other Land South of Stotfold Policies

Adopted Design and Landscape Strategy Code – Land South of Stotfold

Mid Bedfordshire Local Plan First Review 2005 Policies

Policy DPS5 - The Built Environment: Mid Bedfordshire Adopted Local Plan (2005)

South Bedfordshire Local Plan Review Policies

Not applicable

Supplementary Planning Guidance

Not Applicable

Planning History

MB/02/00242/OUT Comprehensive development comprising up to 650 dwellings, up to 2.27 Hectares of employment land (Class B1 Business), neighbourhood centre, a shop (150 square metres), public open space including sports pitches, equipped play areas and informal open space and access. All matters reserved except access.

Representations: (Parish & Neighbours)

Stotfold TC

No objections:

- Concerns regarding health and safety of having balconies on a school site.
- Concern that the disabled bays are too far from the entrance.
- Wish for the public transport supporting document to be checked.

Neighbouring residents

No comments received

Consultations/Publicity responses

10 Site Notices Posted	No comments received
Anglican Water	No objections
Environment Agency	No comments
Internal Drainage Board	No comments
Sport England	Would like sports pitches available for community use
Highways Section	Comments: Concerns regarding a School Travel Plan for the new school, including access to the site, cycling and the need for cycle parking.
Sustainable Travel Section	No objection
Environmental Health	Comments: The plant room should be well insulated to minimise detriment to residential amenity. To reduce impact upon residential amenity a condition to limit the times of use of the sports pitches.
Heritage and Environment Section	No objection

Determining Issues

The main considerations of the application are;

1. The Principle
2. Design and Considerations
3. Impact on Residential Properties
4. Highways Safety

Considerations

1. Principle

The site is located within the area of land designated Land South of Stotfold, which is designated for residential development within the Mid Bedfordshire Local Plan, First Review 2005 and is subject to outline planning permission (Planning Ref: 02/00242/OUT dated 21/04/2006) for Comprehensive development comprising up to 650 dwellings, up to 2.27 Hectares of employment land (Class B1 Business), neighbourhood centre, a shop (150 square metres), public open space including sports pitches, equipped play areas and informal open space and access. All matters reserved except access.

The outline planning permission fixed the principle of development for this area of land and as long as the Planning Application is in accordance with the approved Design and Landscape Strategy Code and other relevant Planning Policy. The current Roecroft Lower School which is undersized and no longer fit for purpose will be closed and the children transferred to the new school at the centre of this development, the school will also be of sufficient size to accommodate the additional capacity that the new development would require.

2. Design and Considerations

A development brief and design guide have been produced to aid the implementation of the outline planning permission and other planning application at 'Land South of Stotfold'. It is considered that this proposal is predominantly in accordance with these documents and therefore the proposal is considered to be acceptable.

The school site is of L-Shape design, there will be residential development to the north and west and playing fields and open space to the south and east. The school building will be situated at the top northern end of the school site, this is to provide a suitably sized playing field, a multi use games area, three separate hard play areas, and a wildlife corner in the larger southern end. In the original design code it was envisioned that the school building would wrap around the inner corner of the site in order to terminate important views. Due to the need for the school to be a practical educational facility it was considered appropriate to maximise the use of the northern part of the site and create a square building. In order to terminate these important views looking from the development a structurally interesting gazebo is proposed which would over look the multi use games area, and practical storage and bike shelters along the north western boundary, this will provide structure and enclosure for the school site. The sports areas are of an acceptable proportion for a school of this size, Sport England commented that they would like the pitches to be used for community use, as there are proposed community sports facilities next to the school site it may be appropriate for the school site to be used for community use but this should be arranged privately between local sporting groups and the school.

As part of the application 25 parking spaces are proposed, including 2 disabled bays, these would be located along the northern boundary, away from the pupil entrances and social areas of the school. A School Travel Plan is currently under development which would ensure that school pupils could get to the school site safely and sustainably. A minimum of 19 cycle racks would be provided to encourage a sustainable and healthy route to school. The Travel Plan will accord with the Safer Routes to School Scheme. Stotfold Town Council has concerns that the disabled bays were to be too far from the entrance to the school, in accordance with British Standard 8300:2009 (Design of buildings and their approached to meet the needs of disabled people) it is advised that disabled parking bays are located as close as practically possible from the entrance of the building, there should be resting places at intervals of not more than 50 metres apart. The disabled bays are some 60 metres from the entrance of the school building therefore it is recommended that a condition be attached to any permission hereby granted that a bench would be provided between the car park and the main entrance to the school building.

The school building is of modern design which is considered appropriate on a new development like the Land South of Stotfold, it is a two storey building, which has been designed to be accessible with the inclusion of a central lift. Part of the two storey design is the first floor balconies which would be accessed off classrooms, these features are a common design aspect of modern two storey schools and provide invaluable out door

learning space. Children would not be left unsupervised, the glass and railings would be 1.6 metres high and strengthened to a suitable standard to benefit this use. The balconies would be in compliance with the requirement of the Government's "Every Child Matters Agenda" for children to learn outside. As part of the approved design code for the whole development there is a palette of materials agreed, the materials suggested as part of this application are not in accordance with this agreed palette and therefore details would be required as a condition. The school is designed so it can be expanded to suit the needs of the local educational authority and provide practical replacement accommodation from Roecroft Lower School.

In summary, the development would provide a well designed Lower School and Pre- School facility and it is considered to be in accordance with the adopted Design and Landscape Strategy Code for Land South of Stotfold. There are no objections to the school site and it accords with all relevant policies and therefore it is considered appropriate to grant full conditional approval.

3. Impact on Residential Properties

The outline application envisioned some 650 new dwellings, the school would be central within the site and be enclosed by residential properties on two sides. It is important to ensure that the school would not significantly impact upon these dwellings. To minimise noise and disturbance the playing fields and hard standing areas are to the south of the site and therefore as far away as would be practically possible within the site. There would be some screening in the form of fencing and trees between the school site and the residential sides. In order to further screen noise from the outside areas the school will have brick built form along the north western boundary. It is not considered that the residential amenity would be affected by the school in the future.

4. Highway Safety

The Highways Section were consulted and concerns were largely related to the lack of an up to date School Travel Plan, a plan was submitted in July 2009 which addresses issues such as walking to the site, cycle parking and Safer Routes to School. It was considered to be satisfactory as an interim Travel Plan by the Sustainable Transport Section providing once the school was open a revised plan could be submitted to the Local Planning Authority. It is judged that there is adequate car parking on the school site for the staff the school will need, and therefore cars will not cause a highways nuisance. The school site is located on a bend in the road, there is an area of hard standing forming "School Square" which can be used for parents waiting to collect children. The Highways Section did not raise concerns regarding the safety of the school site, but specified that there should be markings outside the school site restricting parking. There is a contribution within the Section 106 that is identified for this work. Therefore it is considered that the school would be satisfactory in highway safety terms.

Reason for Granting

The proposed 300 place Lower School and Pre-School facility and associated landscaping by reason of its site, design and location is in conformity with Planning Policy Statement 1 (2005), Planning Policy Statement 7 (2006), Planning Policy Statement 9, Planning Policy Statement 22, Planning Policy Statement 25, Planning Policy Guidance 13, Planning Policy Guidance 16, Planning Policy Guidance 17, Planning Policy Guidance 24, East of England Plan (May 2008), Milton Keynes and South Midlands Sub-Regional Strategy (March 2005) and Policy DPS5 of the Mid Bedfordshire Local Plan First Review (2005).

- 1 The development hereby approved shall be commenced within three years of the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990 which is designed to ensure that a planning permission does not continue in existence indefinitely if the development to which it relates is not carried out.

- 2 **A scheme shall be submitted for written approval by the Local Planning Authority setting out the details of the materials to be used for the external walls and roof. The development shall be carried out in accordance with the approved scheme.**

Reason: To protect the visual amenities of the building and of the area generally.

- 3 **Full details of both hard and soft landscaping shall be submitted to and approved in writing by the Local Planning Authority. These details shall include:-**

- **proposed finished levels or contours;**
- **materials to be used for any hard surfacing;**
- **minor structures (e.g. furniture, play equipment, signs, etc);**
- **proposed and existing functional services above and below ground level;**
- **planting plans, including schedule of size, species, positions, density and times of planting;**
- **cultivation details including operations required to establish new planting;**
- **details of existing trees and hedgerows on the site, indicating those to be retained and the method of their protection during development works;**
- **the internal courtyard;**
- **details of all walling, fencing and gates.**

The development shall not be implemented until these details have been submitted and approved by the Local Planning Authority.

Reason: In order to ensure that the landscaping is carried out within a reasonable period in the interest of the visual amenities of the area.

- 4 **No flood lighting or illumination of the grounds, buildings or car park shall be installed except in accordance with the scheme to be submitted to and approved in writing by the Local Planning Authority prior to development taking place.**

Reason: To safeguard visual amenity.

- 5 **Details of the method of disposal of foul and surface water drainage shall be submitted to and agreed in writing by the Local Planning Authority including any land drainage system, before the development is commenced. Thereafter no part of the development shall be brought into use until the approved drainage scheme has been implemented.**

Reason: To ensure that adequate foul and surface water drainage is provided and that existing and future land drainage needs are protected.

- 6 The School Travel Plan submitted in July 2009 that forms part of this application should be implemented prior to the occupation of the School, the measures to ensure safe travel outlined within the Plan onto the school site should be monitored and reviewed at three monthly periods and submitted in writing to the Local Planning Authority until such a time that the development of the Land South of Stotfold is completed.

Reason: To ensure safe travel to and from the school.

- 7 Within 6 months of occupation, The July 2009 School Travel Plan shall be reviewed, updated by the school. It should then be submitted for approval by the Local Planning Authority. The plan shall contain details of:

- plans for the establishment of a working group involving the School, the Pre-School, parents and representatives of the local community
- pupil travel patterns and barriers to sustainable travel
- measures to promote and support sustainable transport modes and reduce car use
- an action plan detailing targets and a timetable for implementing appropriate measures
- plans for annual monitoring and review

All measures agreed therein shall be undertaken in accordance with the approved Plan. There shall be an annual review of the Travel Plan (from the date of approval of the Plan) to monitor progress in meeting the targets for reducing car journeys generated by the proposal and this shall be submitted to and approved 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

8 External loud speakers or amplifying equipment shall not be used without prior approval of the Local Planning Authority.

Reason: To safeguard residential amenity.

9 Prior to the first occupation of the School a bench with back support shall be installed to the front of the main school building to act as a resting place between the parking area and the main entrance to the building, details of which shall first be submitted to and approved by the Local Planning Authority. The bench shall be sited in accordance with the details approved.

Reason: In accordance with guidance within British Standard 8300:2009 (Design of buildings and their approached to meet the needs of disabled people).

10 Noise resulting from the plant shall be so installed, maintained and operated so as to prevent the transmission of noise and vibration into any neighbouring premises.

Reason: To protect residential amenity.

DECISION

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