

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**

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.