

Item No. 22**SCHEDULE C**

APPLICATION NUMBER	CB/09/05223/FULL
LOCATION	Totternhoe Lower School, Church Road, Totternhoe, Dunstable, LU6 1RE
PROPOSAL	Installation of a Pre-school temporary unit and car parking spaces
PARISH	Totternhoe
WARD	South West Bedfordshire
WARD COUNCILLORS	Cllr Ken Janes and Cllr Marion Mustoe
CASE OFFICER	Gill Claxton
DATE REGISTERED	10 July 2009
EXPIRY DATE	04 September 2009
APPLICANT	Totternhoe Lower School
AGENT	Mouchel
REASON FOR COMMITTEE TO DETERMINE RECOMMENDED DECISION	The land is owned by Central Bedfordshire Council Grant Planning Permission

Recommendation

That Planning Permission be **GRANTED** subject to the following conditions:

- 1 The permission hereby granted shall be limited to a temporary period expiring on 31/08/2014 after which the temporary Pre-School classroom unit shall be removed from site and the land re-instated to its former condition within a period of 6 months, to the satisfaction of the Local Planning Authority.
REASON: To enable the Local Planning Authority to review the uses, buildings and structures when the permission expires.
(Policy BE8 S.B.L.P.R).
- 2 **Before development commences details of the colour to be applied to the exterior of the building shall be submitted to and approved in writing by the Local Planning Authority and the development shall be carried out and completed in accordance with the approved details and retained thereafter.**
REASON: To safeguard the character of the area and Totternhoe Conservation Area.
(Policy BE8 S.B.L.P.R).
- 3 **Before development commences a Tree Protection Plan and Method Statement shall be submitted to and approved in writing by the Local Planning Authority.**
Tree Protection Plan
The Tree Protection Plan shall show the position and nature of protective fencing around the Sycamore tree located on the northern boundary of the site. The purpose of the protective fencing shall safeguard a sufficient area of rooting medium that will sustain the health of the tree known as the Root Protection Area. The fencing shall

be erected before development commences and shall remain in place throughout the whole construction process of the car park until the no-dig pathway is completed. All operations potentially damaging to the tree shall be excluded from the area thus fenced (the Construction Exclusion Zone) including excavation, changes to levels, temporary access, vehicle parking, vehicle movement, fires and storage, disposal or mixing of materials and chemicals.

The Method Statement

The Method Statement shall describe the special pathway construction within the Construction Exclusion Zone and be based on a 'no-dig' cellular confinement system. The pathway shall be constructed only in exact conformity with the approved Statement.

The development shall thereafter be carried out and completed in accordance with the approved Tree Protection Plan and Method Statement.

REASON: To protect an important Sycamore tree in the Conservation Area.

(Policy BE8 S.B.L.P.R).

- 4 Before development begins, details of the proposed method of surface water drainage for the site shall be submitted to and approved in writing by the Local Planning Authority. The drainage works as approved shall be constructed in accordance with the approved details before the development is first occupied or brought into use.
REASON: To ensure satisfactory drainage of the site.
- 5 Notwithstanding any details submitted with the application, before development begins, a scheme for the parking of vehicles on the site shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall comply with the standards of the Local Planning Authority and shall be fully implemented before the development is first occupied or brought into use and thereafter retained for this purpose.
REASON: To ensure provision for car parking clear of the highway and to safeguard the Sycamore tree on the boundary of the site.
(Policy T10 S.B.L.P.R).
- 6 Before the Pre-School building is first brought into use a Travel Plan shall be submitted to and approved in writing by the Local Planning Authority. The Travel Plan shall be implemented in full within 6 months of the building being occupied. Thereafter, the Travel Plan shall be monitored and reviewed annually, with a written report to be submitted to and agreed in writing by the Local Planning Authority which updates the plan and monitors the progress in meeting the agreed targets for reducing car journeys
REASON: In the interests of highway safety, to reduce congestion and to promote the use of sustainable modes of transport.
- 7 This permission relates only to the details shown on Drawing No. 3001 Rev.A received 20/07/09 or to any subsequent appropriately endorsed revised plan.
REASON: To identify the approved drawing and to avoid doubt.

Notes to Applicant

1. In accordance with Article 22 of the Town & Country Planning (General Development Procedure) Order 1995 (as Amended), the Council hereby certify that the proposal as hereby approved conforms with the relevant policies of the Development Plan comprising of the Regional Spatial Strategy for the East of England (the East of England Plan and the Milton Keynes and South Midlands Sub-Regional Strategy), Bedfordshire Structure Plan 2011 and the South Bedfordshire Local Plan Review and material considerations do not indicate otherwise. The policies which refer are as follows:

Regional Spatial Strategy

T2 - Changing travel behaviour

T8 - Local roads

T9 - Walking, cycling and other non-motorised transport

ENV6 - The Historic Environment

ENV7 - Quality in the built environment

South Bedfordshire Local Plan Review

BE8 - Design and environmental considerations

T10 - Controlling parking in new developments

R12 - Protection of recreational open space

2. In accordance with Article 22 of the Town and Country Planning (General Development Procedure) Order 1995 (as Amended), the reason for any condition above relates to the Policies as referred to in the Regional Spatial Strategy (RSS), Bedfordshire Structure Plan 2011 (BSP) and the South Bedfordshire Local Plan Review (SBLPR).
3. 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.
4. Further to Condition 3 above, the following additional information is provided to guide the preparation of the Tree Protection Plan.
 - the fencing should be positioned at a minimum distance of 6.36m from the trunk of the tree,
 - the fencing should consist of a scaffold framework comprising vertical uprights spaced at a maximum interval of 3m, driven approximately 0.6m into the ground and leaving 2.3m height above ground level. Weldmesh panels should be securely fixed with wire or scaffold clamps (Weldmesh panels on rubber or concrete feet are not resistant to impact and should not be used. Fig 2 of BS 5837:2005 shows an illustration of a suitable protective fencing layout and construction specification,
 - all material that would contaminate the soil, such as concrete mixings, diesel oil and vehicle washings, shall not be discharged within 10m of the tree stem,
 - no fire shall be lit in a position where their flames can extend to within 5m of foliage, branches or trunk of the tree,

- notice boards, telephone cables or other services shall not be attached to any part of the tree.

In respect of the Method Statement the chosen methodology should demonstrate that the pathway will be carefully constructed after the main car park construction is complete so that the fencing can be moved back to accommodate the path without risk of damage to tree roots from other building works.

For further advice and information, please contact the Council's Tree and Landscape Officer, Development Management, Sustainable Communities, Central Bedfordshire Council, Priory House, Monks Walk, Chicksands, Shefford, SG17 5QU - Tel: 0300 300 5161.

5. In connection with Condition 6 above, The Travel Plan shall contain details of some or all of the following:

- 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 reduce car use; and
- an action plan detailing targets and a timetable for implementing appropriate measures and plans for annual monitoring and review.

For further advice and guidance on the preparation of the Travel Plan, please contact the Sustainable Transport Team, Planning & Development Strategy, Sustainable Communities, Central Bedfordshire Council, Borough Hall, Bedford, MK42 9AP - Tel: 01234 276329.

[Note In advance of the consideration of the application, the Committee were advised of consultation received as set out in the late sheet appended to these minutes.]