

## SCHEDULE C

<b>APPLICATION NUMBER</b>	<b>CB/09/05647/FULL</b>
<b>LOCATION</b>	<b>Hadrian Lower School, Hadrian Avenue, Dunstable, LU5 4SR</b>
<b>PROPOSAL</b>	<b>Erection of single storey extension with canopy to increase size of existing classrooms and provision of landscaping to play area.</b>
<b>PARISH</b>	<b>Dunstable</b>
<b>WARD</b>	<b>Icknield</b>
<b>WARD COUNCILLORS</b>	<b>Cllr John Kane &amp; Cllr David McVicar</b>
<b>CASE OFFICER</b>	<b>Gill Claxton</b>
<b>DATE REGISTERED</b>	<b>26 August 2009</b>
<b>EXPIRY DATE</b>	<b>21 October 2009</b>
<b>APPLICANT</b>	<b>2C Design Consultants</b>
<b>AGENT</b>	<b>2C Design Consultants</b>
<b>REASON FOR COMMITTEE TO DETERMINE</b>	<b>The land is owned by Central Bedfordshire Council and there is an unresolved objection from a third party.</b>
<b>RECOMMENDED DECISION</b>	<b>Grant Planning Permission</b>

That planning permission be GRANTED subject to the following:

- 1 The development 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 external finish of the walls and roofing materials to be used for the extension shall match that of the existing building as closely as possible.  
REASON: To ensure that the development is in keeping with the existing building.  
(Policy BE8, S.B.L.P.R).
- 3 **Before development begins and notwithstanding the details submitted with the application, details of the materials to be used for the new external paved concourse shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved details.**  
REASON: To control the appearance of the development in the interests of the visual amenity of the locality.  
(Policy BE8, S.B.L.P.R).
- 4 **Before development begins, a landscaping scheme to include any hard surfaces and earth mounding shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented by the end of the full planting season immediately following the completion and/or first use of any separate part of the development (a full planting season means the period from October to March). The trees, shrubs and grass shall subsequently be maintained for a period of five years from the date of planting and any which die or are destroyed during this period shall be replaced during the next**

**planting season and maintained until satisfactorily established.  
REASON: To ensure a satisfactory standard of landscaping.  
(Policy BE8, S.B.L.P.R).**

- 5 This permission relates only to the details shown on Drawing Nos 2CD00682LP and 2CD00682PP received 05/08/09 or to any subsequent appropriately endorsed revised plan.  
REASON: To identify the approved drawings 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**

##### **East of England Plan (May 2008)**

SS1 - Achieving Sustainable Development

ENV7 - Quality in the Built Environment

##### **Milton Keynes and South Midlands Sub-Regional Strategy (March 2005)**

##### **South Bedfordshire Local Plan Review**

BE8 - Design Considerations

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.

[Note: In advance of the consideration of the application the Committee noted consultation as detailed in the late sheet appended to these Minutes.]