

Item No. 21**SCHEDULE C**

APPLICATION NUMBER	CB/10/00196/FULL
LOCATION	Caddington Village School, Five Oaks, Caddington
PROPOSAL	Single storey extension to school building.
PARISH	Caddington
WARD	South East Bedfordshire
WARD COUNCILLORS	Cllr Ruth Gammons & Cllr Richard Stay
CASE OFFICER	Gill Claxton
DATE REGISTERED	26 January 2010
EXPIRY DATE	23 March 2010
APPLICANT	Caddington Village School
AGENT	C G Bone Associates
REASON FOR COMMITTEE TO DETERMINE	The land is owned by Central Bedfordshire Council and there is an unresolved objection from a third party.
RECOMMENDED DECISION	Full Application - Granted

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

- 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, a planting scheme shall be submitted to and approved in writing by the Local Planning Authority to provide new landscaping details and planting specification, which will indicate the size, position and species of new trees and shrubs. The scheme shall be implemented during the first planting season (October to March) following the completion of the extension. The scheme shall provide for the satisfactory pre-planting and post-planting operations and aftercare. Any plants that fail to establish within a five year period following commencement of landscape operations will be replaced in the planting season immediately following the loss of the respective plants.
REASON: To aesthetically integrate the development into its surroundings, to soften the artificial lines of the built environment, and to mitigate against the loss of a large area of high quality landscaping removed to accommodate the new extension.
- 4 This permission relates only to the details shown on Drawing No's 936-11; 936-12; 936-13; 936-14 and 936-15 received 26/01/10 or to any subsequent appropriately endorsed revised plan.
REASON: To identify the approved plans 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

SS7 - Green Belt

ENV7 - Quality in the Built Environment

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.