

Item No. 20**SCHEDULE C**

APPLICATION NUMBER CB/10/00625/FULL
LOCATION Samuel Whitbread Community College, Shefford Road, Clifton, Shefford, SG17 5QS
PROPOSAL Full: Erection of new nursery building and office complex with associated car parking
PARISH Clifton
WARD Langford and Henlow
WARD COUNCILLORS Cllr Jon Clarke & Cllr Tony Rogers
CASE OFFICER Annabel Gammell
DATE REGISTERED 01 March 2010
EXPIRY DATE 26 April 2010
APPLICANT Bedfordshire East Schools Trust
AGENT The Hanson Leddington Partnership Ltd
REASON FOR COMMITTEE TO DETERMINE Planning objections unresolved on land owned by Central Bedfordshire Council

RECOMMENDED DECISION Full Application - Granted

Recommendation

That Planning Permission be granted subject to the following:

- 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 **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.

- 4 **Prior to the development hereby approved commencing on site details of the final ground and slab levels of the building hereby approved shall be submitted to and approved in writing by the Local Planning Authority. Such details shall include sections through both the site and the adjoining properties, the location of which shall first be agreed in writing with the Local Planning Authority. Thereafter the site shall be developed in full accordance with the approved details.**

Reason: To ensure that a satisfactory relationship results between the new development and adjacent buildings and public areas.

- 5 The ground floor windows in the western elevation of the development hereby permitted shall be of fixed type at all times. No further windows or other openings shall be formed in the elevation. Unless otherwise agreed in writing by the Local Planning Authority.

Reason: To safeguard the amenities of occupiers of adjoining properties

- 6 With the exception of the nursery facility within the building, no occupation of the offices or conference centre shall be implemented until the car parking specified within plan number HLP/281/104 is complete and available for use.

Reason: In the interest of highway safety.

- 7 Prior to the occupation of the building a Travel Plan shall be submitted to and approved by the Local Planning Authority, this Travel Plan shall be in relation to the new building, and visitors to it. This shall include details of:

- Survey data
- Barriers to travelling sustainably to school and the community facility.
- Measures to provide information about walking, cycling and bus routes for all members of the school community and visitors
- Plans to provide all pupils and visitors with education about transport choices in the local environment as part of the curriculum
- Plans for annual monitoring, review and submission of the plan to the Local Planning Authority
- Measures to promote and support sustainable modes and reduce car use

Reason: In the interest of highway safety.

- 8 The building shall not open until a scheme for protecting the adjacent residential dwellings from noise from the building hereby approved. The noise management scheme shall include details of energy centres and the community facility this is to be submitted to and approved by the Local Planning Authority. Any works with form part of the approved scheme shall be completed prior to the opening of the community facility unless an alternative period is approved in writing by the Local Planning Authority.

Reason: To ensure that the amenities of adjacent residential properties are maintained.

[Note:-

1. In advance of consideration of the application the Committee received representations made in accordance with the Public Participation Scheme.
2. In advance of consideration of the application the Committee were advised of consultation received as set out in the Late Sheet attached to these Minutes.]