

APPLICATION NUMBER CB/10/00279/FULL
LOCATION Gravenhurst Lower School, High Street,
Gravenhurst, Bedford, MK45 4HY
PROPOSAL Full: Extension to existing boundary fence and
new gate.
PARISH Gravenhurst
WARD Silsoe & Shillington
WARD COUNCILLORS Cllr R Drinkwater & Cllr A Graham
CASE OFFICER Sarah Fortune
DATE REGISTERED 26 February 2010
EXPIRY DATE 23 April 2010
APPLICANT Gravenhurst Lower School
AGENT Mr S Devonshire
REASON FOR Outstanding objection to Central Bedfordshire
COMMITTEE TO Council development.
DETERMINE

RECOMMENDED
DECISION Full Application - Granted

Recommendation

That Planning Permission be granted subject to the following conditions

- 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 No development shall be undertaken until details of the means of securing and controlling the use of the gate to Orchard Close for emergency and servicing only have been submitted to and approved in writing by the Local Planning Authority. The approved details shall be implemented within 1 month of the completion of this part of the development. The gate shall not be used for general access or egress purposes.

Reason: To prevent unauthorised use of the pedestrian access in order to minimise danger, obstruction and inconvenience to users of the highway.

- 3 No development shall be undertaken until details of a 'keep clear' sign to be located beside the emergency gate in Orchard Close have been submitted to and approved in writing by the Local Planning Authority. The approved sign shall be erected within one month of the erection of the fencing facing Orchard Close.

Reason: To keep the access clear at all times for emergency services use.

4. No development shall take place until full details of a scheme of soft landscape works has been submitted to and approved in writing by the Local Planning Authority. The scheme shall make provision for the infilling of any gaps in the existing planting immediately adjoining the inner edge of the proposed fence for its length facing Orchard Close, and for the planting of new hedgerow species immediately inside the existing fence from its junction with the new fencing to a point adjacent to the existing pedestrian entrance gate at the junction of High Street and Orchard Close. The scheme shall specify the size, species and locations of planting. The scheme shall be implemented during the first planting season following completion of the development and any plants which within a period of 5 years of the completion of the development die, are removed, or become seriously damaged or diseased, shall be replaced in the next planting season with others of similar size and species unless the Local Planning Authority give written consent to any variation.

Reason: In the interests of the visual amenities of the site and the area generally.

Notes to Applicant

1. Under the provisions of the Highways Act 1980, no part of the structure, including foundations, shall be erected or installed in, under or overhanging the public highway and no gate shall be fixed so as to open outwards into the highway.
The Highway Authority has the power under Section 143 of the Highways Act 1980, to remove any structure erected on a highway.
2. The requirements of the New Roads and Street Works Act 1991 will apply to any works undertaken within the limits of the existing public highway. Further details can be obtained from the Traffic Management Group Highways and Transport Division, Central Bedfordshire Council, P.O.Box 1395, Bedford, MK42 5AN.

[Notes:

1. In advance of consideration of the application the Committee received representations made under 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.]