

Item No. 18**SCHEDULE C**

APPLICATION NUMBER	CB/10/01310/FULL
LOCATION	Silsoe Lower School, High Street, Silsoe, Bedford, MK45 4ES
PROPOSAL	Full: Childrens Centre: Free standing single storey flat roof building, 2No canopies, relocation of shed and gates, additional parking bay, erection of fencing and demolition of brick building and replace with shed.
PARISH	Silsoe
WARD	Silsoe & Shillington
WARD COUNCILLORS	Cllr Drinkwater and Cllr Graham
CASE OFFICER	Mary Collins
DATE REGISTERED	22 April 2010
EXPIRY DATE	17 June 2010
APPLICANT	Central Bedfordshire Council
AGENT	Mouchel
REASON FOR COMMITTEE TO DETERMINE	Central Bedfordshire Council is the applicant and objection has been received which is not resolved by the imposition of conditions.

RECOMMENDED DECISION**Full Application - Granted****Reasons for granting permission**

The proposal is in conformity with Policies DM3 of the Core Strategy and Development Management Policies, Central Bedfordshire (North), November 2009 as the proposal respects the amenity of surrounding properties and is appropriate in scale and design to its setting. The proposal would result in an enhanced provision in functional terms of the site and the locality and does not adversely effect the visual quality of the settlement. It is also in accordance with Planning Policy Guidance: PPS1: Delivering Sustainable Development.

- 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 **Prior to the commencement of development a scheme setting out measures for protecting all trees, shrubs and other natural features during construction work shall be submitted to and approved in writing by the Local Planning Authority. No work shall commence on site until all trees, shrubs and features to be protected are fenced with 2.3 high weldmesh fencing securely mounted on standard scaffolding poles driven firmly in the ground in accordance with BS 5837:2005;**

- **for trees and shrubs the fencing shall follow a line 1.0m outside the furthest extent of the crown spread, unless otherwise agreed in writing by the Local Planning Authority;**

Such fencing shall be maintained during the course of the works on the site. No unauthorised access or placement of goods, fuels or chemicals, soil or other materials shall take place inside the fenced area.

Reason: To safeguard the existing trees on the site in the interests of visual amenity.

- 3 Development shall not commence until a scheme detailing provision for on site parking for construction workers for the duration of the construction period has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented throughout the construction period.**

Reason: To ensure adequate off street parking during construction in the interests of road safety.

- 4 Before development commences details of a covered 'buggy bar' and secure and covered cycle/scooter parking shall be submitted to and approved by the Local Planning Authority and the development shall not be brought into use until the buggy bar and cycle/scooter parking have been constructed in accordance with approved details. The scheme shall be fully implemented before the development is first occupied or brought into use and thereafter retained for this purpose.**

Reason: To ensure the provision of cycle/scooter parking and buggy parking of the proposed development in the interests of encouraging the use of sustainable modes of transport.

- 5 The childrens centre shall develop a travel plan which adds to the Silsoe Lower school travel plan. The Children Centre's travel plan should detail their involvement with the aims, objectives and actions currently being taken forward by the other establishments on the site. The above plan will include timescales for its ongoing review and amendment as appropriate. The Travel Plan shall be submitted to and approved in writing by the Local Planning Authority prior to first occupation of the development hereby permitted.**

Reason: To promote and encourage sustainable modes of transport.

- 6 Before the premises is brought into use the proposed parking bay shall be surfaced in a stable and durable manner in accordance with details to be approved in writing by the Local Planning Authority.**

Reason: To avoid the carriage of mud or other extraneous material or surface water from the site so as to safeguard the interest of highway safety and reduce the risk of flooding and to minimise inconvenience to users of the premises and ensure satisfactory parking of vehicles outside highway limits.

7 Formal Sessions shall not commence until 09:15 hrs on any day.

Reason: To alleviate parking on the High Street at peak hours.

8 The building hereby approved shall be used as a Children's Centre and only in accordance with e-mail dated 17/06/10 from Mouchel and for no other purpose (including any other purpose falling within Class D1 of the Schedule to the Town and Country Planning (Use Classes) Order 2006), or any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification.

Reason: To exclude the provisions of the said Use Classes Order and thereby ensure the Local Planning Authority retains full control of the future use of the building.

Notes to Applicant

1. The applicant is advised that all cycle parking to be provided within the site shall be designed in accordance with the Bedfordshire County Council's "Cycle Parking Guidance - August 2006".

[Notes:

1. 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.]