

Item No. 11**SCHEDULE C**

APPLICATION NUMBER	CB/10/01759/REG3
LOCATION	Mill Vale Middle School, Wilbury Drive, Dunstable, LU5 4QP
PROPOSAL	Erection of 2m high mesh fence, double gates and single pedestrian gate.
PARISH	Dunstable
WARD	Icknield
WARD COUNCILLORS	Cllr John Kane & Cllr David McVicar
CASE OFFICER	Gill Claxton
DATE REGISTERED	30 June 2010
EXPIRY DATE	25 August 2010
APPLICANT	Mrs G Ellyard
AGENT	
REASON FOR COMMITTEE TO DETERMINE	Objection from Local Resident
RECOMMENDED DECISION	Regulation 3 - Granted

Reason for Granting

The proposed development complies with national guidance and Policy BE8 of the South Bedfordshire Local Plan Review in respect of the visual impact of the siting, design and external appearance of the development on the character and appearance of the School site and locality generally and the amenity of occupiers of neighbouring residential properties.

Recommendation

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 materials of construction and colour of the fencing and gates hereby approved shall be in accordance with the details as set out in the Specification entitled 'Top Playground Boundary Fencing and Gates, Ref. C' received on 14/05/10, unless otherwise agreed 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 development and locality.
(Policy BE8, S.B.L.P.R).

- 3 **Before any construction works and/or access facilitation pruning begins, a pre-commencement meeting must be held on site and attended by the site manager, the appointed tree contractor and a Council arboricultural officer to discuss the arrangements for required pruning of the adjacent trees.**
REASON: To check all aspects of tree pruning arrangements to ensure satisfactory compliance with access facilitation pruning requirements and adherence and recognition of quality working practices.
- 4 When erecting the fence, the minimum required pruning shall be undertaken on the adjacent trees, pruning only those branches which will unavoidably be in conflict with the erection of the fence. Pruning work shall be carried out to a high standard, referring to the requirements of BS 3998:1989 "Recommendations for Tree Work", in particular the Section 13.5 "Crown lifting". The work shall be carried out by a suitably qualified and competent tree surgeon, who understands the need for target pruning, and where pruning shall on no account leave stubs or disfigured branches.
REASON: To ensure that pruning work is carried out to a quality standard and that the amenity value of the trees be maintained.
- 5 This permission relates only to the details shown on the Site Location Plan and Elevation Drawing received 30/06/10, Specification entitled 'Top Playground Boundary Fence and Gates: Ref. C' received 14/05/10 or to any subsequent appropriately endorsed revised plan.
REASON: To identify the approved plans and specifications in order 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 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:

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 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 consideration of the application the Committee were advised of consultation received as set out in the Late Sheet attached to these Minutes.]