

APPLICATION NUMBER	CB/10/02409/FULL
LOCATION	Russell Lower School, Queens Road, Ampthill, Bedford, MK45 2TD
PROPOSAL	Full: Erection of Children's Centre in existing school playing field. 2 no. canopies for buggy store and outdoor play. New access road to be created from the main road (Queens Road) in which 2 parking bays will be provided and turning circle.
PARISH	Ampthill
WARD	Ampthill
WARD COUNCILLORS	Cllr Paul Duckett, Cllr Gary Summerfield
CASE OFFICER	Lisa Newlands
DATE REGISTERED	08 July 2010
EXPIRY DATE	02 September 2010
APPLICANT	Central Bedfordshire Council
AGENT	Mouchel
REASON FOR COMMITTEE TO DETERMINE	Central Bedfordshire is the Applicant
RECOMMENDED DECISION	Full Application - Granted

Reasons for Granting

The proposal respects the amenity of surrounding properties and is appropriate in scale and design to its setting, it would also provide enhanced provision in functional terms of the site and the locality; as such it is in conformity with Policy DM3 of the Core Strategy and Development Management Policies for Central Bedfordshire (North). It is also in accordance with PPS1: Delivering Sustainable Development.

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 The approved building shall not be occupied until the junction of the proposed vehicular access with the highway has been provided as shown on drawing No 30 Rev A.

Reason: In order to minimise danger, obstruction and inconvenience to users of the highway and the premises

- 3 Before any of the access to the proposal is first brought into use, a triangular vision splay shall be provided on each side of the new access drive and shall be 2.0m measured along the back edge of the highway from the centre line of the anticipated vehicle path to a point 2.0m measured from the back edge of the highway into the site along the centre line of the anticipated vehicle path. The vision splay so described and on land under the applicant's control shall be maintained free of any obstruction to visibility exceeding a height of 600mm above the adjoining footway level.

Reason: To provide adequate visibility between the existing highway and the proposed access, and to make the access safe and convenient for the traffic which is likely to use it.

- 4 Before the premises are occupied all on site vehicular areas shall be surfaced in a manner to the Local Planning Authority's approval so as to ensure satisfactory parking of vehicles outside highway limits. Arrangements shall be made for surface water from the site to be intercepted and disposed of separately so that it does not discharge into the highway.

Reason: In order to minimise danger, obstruction, and inconvenience to users of the highway and of the premises

- 5 Before development begins, a scheme for the parking of cycles on the site shall be submitted to and approved in writing by the Local Planning Authority. 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 adequate cycle parking to meet the needs of occupiers of the proposed development in the interests of encouraging the use of sustainable modes of transport.

- 6 The children's centre shall develop a travel plan which adds to the Russell 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.

- 7 Before the premises is brought into use the proposed parking area 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.

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

Reason: To alleviate parking on Queens Road at peak hours.

9 The building hereby approved shall be used as a Children's Centre 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 no works associated with the construction of the vehicular access should be carried out within the confines of the public highway without prior consent, in writing, of the Central Bedfordshire Council. Upon receipt of this Notice of Planning Approval, the applicant is advised to write to Central Bedfordshire Council's, Technology House, 239 Ampthill Road, Bedford, MK42 98D quoting the Planning Application number and supplying a copy of the Decision Notice and a copy of the approved plan. This will enable the necessary consent and procedures under Section 184 of the Highways Act to be implemented. The applicant is also advised that if any of the works associated with the construction of the vehicular access affects or requires the removal and/or the relocation of any equipment, apparatus or structures (e.g. street name plates, bus stop signs or shelters, statutory authority equipment etc.) then the applicant will be required to bear the cost of such removal or alteration.
2. The applicant is advised that 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 Transportation Division, Central Bedfordshire Council, Technology House, 239 Ampthill Road, Bedford, MK42 9BD.

[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.]