

**Item No. 13****SCHEDULE C**

<b>APPLICATION NUMBER</b>	<b>CB/10/03324/FULL</b>
<b>LOCATION</b>	<b>Gravenhurst Lower School, High Street, Gravenhurst, Bedford, MK45 4HY</b>
<b>PROPOSAL</b>	<b>Full: Erection of timber pergola.</b>
<b>PARISH</b>	<b>Gravenhurst</b>
<b>WARD</b>	<b>Silsoe &amp; Shillington</b>
<b>WARD COUNCILLORS</b>	<b>Cllr R Drinkwater and Cllr A Graham</b>
<b>CASE OFFICER</b>	<b>Sarah Fortune</b>
<b>DATE REGISTERED</b>	<b>02 September 2010</b>
<b>EXPIRY DATE</b>	<b>28 October 2010</b>
<b>APPLICANT</b>	<b>Gravenhurst Lower School</b>
<b>AGENT</b>	<b>MK40 Architects</b>
<b>REASON FOR COMMITTEE TO DETERMINE</b>	<b>The application is made under Regulation 3 and objection has been made to the scheme.</b>

**RECOMMENDED  
DECISION** **Full Application - Granted**

**Reasons for Granting**

In view of the fact that there are no policy objections to the construction of the pergola, and it is felt that any greater impact on the amenities of neighbours by way of the formalisation of the existing use can be controlled by way of conditions being attached to any planning permission - and no other technical objections have been received - the application is recommended for approval as being in compliance with policies in the Core Strategy and Development Management Policy Document dated November 2009.

**Recommendation**

That planning consent 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 The pergola hereby approved shall be used only in association with the use of the Gravenhurst Lower School - as a school - for school theatrical performances, concerts and other similar activities and not for any other purpose. It shall not be used for any purpose by any non Gravenhurst Lower School groups.

Reason: To define the permission hereby granted and for the avoidance of doubt in the interest of the visual amenities of the area and the amenities of neighbours.

- 3 There shall be no use of amplification or floodlighting in or from the pergola hereby approved without the prior approval of the planning authority in the form of a planning permission.

Reason: To safeguard the amenities of occupiers of the neighbouring residential properties.

- 4 Full details of both hard and soft landscaping shall be submitted to and approved in writing by the Local Planning Authority. These details shall include:-

- proposed finished levels or contours;
- materials to be used for any hard surfacing;
- the retention of all trees and shrubs
- planting plans, including schedule of size, species, positions, density and times of planting;
- cultivation details including operations required to establish new planting;
- details of existing trees and hedgerows on the site and the method of their protection during development works.

The development shall be carried out in accordance with the approved details.

Reason: In order to ensure that the landscaping is carried out within a reasonable period in the interest of the visual amenities of the area.

[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.
2. In advance of consideration of the application the Committee received representations made in accordance with the Public Participation Scheme.
3. The Committee agreed that condition 3 which stated that the pergola should not be used outside of the Gravenhurst Lower School term times or outside of the hours of 9.00am to 9.00pm on Mondays to Saturdays during school term times and not at all on any Sunday, Public or Bank Holiday.]