

Item No. 19**SCHEDULE C**

APPLICATION NUMBER	CB/10/02921/FULL
LOCATION	John Donne Lower School, High Street, Blunham, Bedford, MK44 3NL
PROPOSAL	Erection of new nursery building and extensions to existing school building including replacement windows
PARISH	Blunham
WARD	Northhill and Blunham
WARD COUNCILLORS	Cllrs Caroline Maudlin & Tricia Turner
CASE OFFICER	Annabel Gammell
DATE REGISTERED	12 August 2010
EXPIRY DATE	07 October 2010
APPLICANT	John Donne VA Lower School
AGENT	Mr D Beynon
REASON FOR COMMITTEE TO DETERMINE RECOMMENDED DECISION	An objection to an application on land the council owns Full Application - Granted

Reasons for Granting

The proposed new building and two extensions to the main school building would not have a negative impact upon the general character of the area or an adverse impact on the residential amenity of neighbouring properties and is acceptable in terms of highway safety therefore by reason of its site, design and location, is in conformity with Policies, DM13, CS15 and DM3 of the Core Strategy and Management Policies, November 2009; Planning Policy Statement 1 (2005), Planning Policy Statement 5 (2010), Regional policies in the East of England Plan (May 2008) and the Milton Keynes and South Midlands Sub-Regional Strategy (March 2005). It is in further conformity with technical guidance, Design in Central Bedfordshire, a Guide for 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 All external works hereby permitted shall be carried out in materials to match as closely as possible in colour, type and texture, those of the existing building.

Reason: To safeguard the appearance of the completed development by ensuring that the development hereby permitted is finished externally with materials to match/complement the existing building(s) and the visual amenities of the locality.

- 3 **No development shall take place until the applicant or developer has secured the implementation of a Written Scheme of Archaeological Investigation which has been submitted to and approved by the Local Planning Authority. The said development shall only be implemented in accordance with the scheme thereby approved.**

Reason: To safeguard any material of archaeological interest which exists on the site.

- 4 Finished floor levels of the new nursery shall be set no lower than 20.40maOD and of the new extension no lower than existing as shown on drawing number 4313/03 rev D.

Reason: To reduce the impact of flooding on the proposed development and future occupants.

- 5 Prior to the commencement of any development, a scheme for the provision and implementation of Flood Resilient Construction shall be submitted and agreed in writing with the Local Authority. Flood Resilient Construction should be provided up to a level of at least 20.70maOD. The works/scheme shall be constructed and completed in accordance with the approved plans/specification at such time as may be specified in the approved scheme.

Reason: To reduce the risk of flooding to the proposed development and future occupants.

- 6 Surface water shall be disposed of via a suitably designed infiltration system (designed and constructed in accordance with BRE Digest 365 as shown on drawing number 4313/03 rev D and the information submitted from RSK STATS Geoconsult Ltd. The soakaways shall be maintained and managed in perpetuity of the development.

Reason: To prevent the increased risk of flooding, to improve and protect water quality, improve habitat and amenity, and ensure future maintenance of these.

[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. Conditions 4 – 6 have been added.]