

**Item No. 11****SCHEDULE C**

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| <b>APPLICATION NUMBER</b>   | <b>CB/10/03786/SE73</b>   |
| <b>LOCATION</b>   | <b>Land Rear Of 144 To 146, London Road,<br/>Biggleswade</b>  |
| <b>PROPOSAL</b>   | <b>Section 73: Variation of condition 2 to extend time<br/>period for a further 5 years on planning approval<br/>07/01526/FULL dated 12 November 2007</b> |
| <b>PARISH</b>   | <b>Biggleswade</b>  |
| <b>WARD</b>   | <b>Biggleswade</b>  |
| <b>WARD COUNCILLORS</b>   | <b>Cllrs Jones, Lawrence, Lawrence &amp; Vickers</b>  |
| <b>CASE OFFICER</b>   | <b>Annabel Gammell</b>  |
| <b>DATE REGISTERED</b>  | <b>18 October 2010</b>  |
| <b>EXPIRY DATE</b>  | <b>13 December 2010</b>   |
| <b>APPLICANT</b>  | <b>Brigham Pre-school and The Den</b>   |
| <b>AGENT</b>  |   |
| <b>REASON FOR<br/>COMMITTEE TO<br/>DETERMINE<br/>RECOMMENDED<br/>DECISION</b> | <b>The application is on land owned by Central<br/>Bedfordshire Council, a letter of objection was<br/>received</b>                                       |
|   | <b>Section 73 Determination - Granted</b>   |

**Reasons for Granting**

The temporary classroom being granted a temporary permission for a further five years 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 Policy DM3 of the Core Strategy and Management Policies, November 2009; Planning Policy Statement 1 (2005), 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 This permission is limited to a period expiring five years from the date of this permission when the use shall be discontinued, any buildings or structures removed and the land re-instated unless before that date the Local Planning Authority has granted permission for its continuation and/or retention.

Reason: To enable the Local Planning Authority to review the uses, buildings and structures when the permission expires. The building is made of non durable materials and therefore not appropriate for permanent consent.

- 2 The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers CBC-1 and Sheet no.1 Rev F.

Reason: For the avoidance of doubt.

### 3 Travel Plan Condition:

A revised Pre-School Travel Plan shall be submitted to and approved in writing by the Local Planning Authority within 3 months of the date of decision.

This shall include details of:-

- Updated survey data
- Barriers to travelling sustainability to school
- Measures to provide information about walking, cycling and bus routes for all members of the school community and visitors
- Plans to provide all pupils with education about transport choices in the local environment as part of the curriculum
- Plans for annual monitoring, review and submission of the plan to the Local Planning Authority
- Measures to promote and support sustainable modes and reduce car use

There shall be an annual review of the Travel Plan (from the date of approval of the reviewed plan) to monitor progress in meeting the targets for reducing car journeys generated by the proposal and this shall be submitted to and approved by the Local Planning Authority.

Reason: To ensure safe travel to and from the facility.

#### **Notes to Applicant:**

1. The Council requests that the applicant takes all reasonable action to ensure that parents using the Pre-School park responsibly and preferably not on London Road. Please also investigate using Holmemead Middle School for parking.

[Note:-

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 requested that the parking issue be referred to the Traffic Management Committee for consideration of possible alternatives to the present arrangements at a future meeting.]