

**Item No. 12****SCHEDULE C**

<b>APPLICATION NUMBER</b>	<b>CB/10/04487/REG3</b>
<b>LOCATION</b>	<b>Doverly Down Lower School, Heath Road, Leighton Buzzard, LU7 3AG</b>
<b>PROPOSAL</b>	<b>Erection of temporary classroom accommodation, consisting of 5 no. modules each 9.0m x 3.0m to provide a Pre-School facility</b>
<b>PARISH</b>	<b>Leighton-Linslade</b>
<b>WARD</b>	<b>Plantation</b>
<b>WARD COUNCILLORS</b>	<b>Cllrs Peter Rawcliffe &amp; Alan Shadbolt</b>
<b>CASE OFFICER</b>	<b>Gill Claxton</b>
<b>DATE REGISTERED</b>	<b>04 February 2011</b>
<b>EXPIRY DATE</b>	<b>01 April 2011</b>
<b>APPLICANT</b>	<b>Mrs Melitus</b>
<b>REASON FOR COMMITTEE TO DETERMINE</b>	<b>The land is owned by Central Bedfordshire Council and there are unresolved objections from local residents</b>
<b>RECOMMENDED DECISION</b>	<b>Regulation 3 - Granted</b>

**Recommendation**

That planning permission be granted subject to the following:

- 1 This permission is limited to a period expiring on 30/04/2016 when the use shall be discontinued, any buildings or structures removed and the land reinstated 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.  
(Policy BE8 S.B.L.P.R)

- 2 Prior to the commencement of development, the mini-tennis lines to be lost with the redevelopment of the hard surfaced court shall be marked on the existing invasion pitch within the main playground in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority. The scheme shall thereafter be carried out, completed and thereafter maintained in accordance with the approved details before the first use of the Pre-School building.

Reason: To secure the re-provision of the existing mini-tennis court to ensure sufficient benefit to the development of sport.

- 3 **Before the commencement of development a Travel Plan shall be submitted to and approved in writing by the Local Planning Authority. The Travel Plan shall be implemented in full within 6 months of the building being occupied. Thereafter, the Travel Plan shall be monitored and reviewed annually, with a written report to be submitted to and**

agreed in writing by the Local Planning Authority which updates the plan and monitors the progress in meeting the agreed targets for reducing car journeys.

**Reason:** In the interests of highway safety, to reduce congestion and to promote the use of sustainable modes of transport.

- 4 **Before development commences, details of the provision within the school site for parking facilities for parents/carers dropping off and collecting children from the Pre-School and the closure of the pedestrian gates onto Poplar Close and Copper Beech Way shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall thereafter be carried out, completed and maintained in accordance with the approved details prior to the first use of the Pre-School Building.**

**Reason:** In the interests of the free and safe flow of traffic on the adjacent highway.

- 5 **No development shall commence until the applicant in consultation with the Local Planning Authority has instigated proceedings for the making of a Traffic Regulation Order to prevent on-street parking in Poplar Close at school drop-off and collection times. The Traffic Regulation Order shall be approved, implemented and in place prior to the first use or occupation of the Pre-School building, unless otherwise agreed in writing with the Local Planning Authority.**

**Reason:** In the interests of highway safety.

- 6 The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers Planning Drawings 1001, 1002 and illustrative plan CL-EN30-101.

Reason: For the avoidance of doubt.

### **Reasons for Granting**

The proposed development complies with national guidance and Policies BE6 and 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 locality, the amenity of neighbouring occupiers and highway/parking considerations.

### **Notes to Applicant**

1. In accordance with Article 31 of the Town and Country Planning (Development Management Procedure) (England) Order 2010, the Council hereby certify that the proposal as hereby approved conforms with the relevant policies of the Development Plan comprising of the Regional Spatial Strategy for the East of England (the East of England Plan and the Milton Keynes and South Midlands Sub-Regional Strategy), 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:

**Regional Spatial Strategy**

**East of England Plan (May 2008)**

SS1 - Achieving Sustainable Development

ENV7 - Quality in the Built Environment

**South Bedfordshire Local Plan Review Policies**

BE8 - Design and Environmental Considerations

BE6 - Area of Special Character

2. In accordance with Article 31 of the Town and Country Planning (Development Management Procedure) (England) Order 2010, the reason for any condition above relates to the Policies as referred to in the Regional Spatial Strategy (RSS), 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.

**NOTES**

(1) In Advance of the consideration of the application the Committee received representations made under the Public Participation Scheme

(2) In advance of the consideration of the application the Committee were advised of consultation received from adjacent occupiers and the Tree and Landscape Officer subsequent to the despatch of the agenda