

## **Item No. 8**

## **SCHEDULE B**

<b>APPLICATION NUMBER</b>	<b>CB/11/02500/FULL</b>
<b>LOCATION</b>	<b>The Mary Bassett Lower School, Bassett Road, Leighton Buzzard, LU7 1AR</b>
<b>PROPOSAL</b>	<b>Change use of Caretaker's Bungalow to host existing before and after school care, parent support groups, 1:1 therapy sessions and local child/adult social care meetings.</b>
<b>PARISH</b>	<b>Leighton-Linslade</b>
<b>WARD</b>	<b>Leighton Buzzard North</b>
<b>WARD COUNCILLORS</b>	<b>Cllrs Johnstone, Shadbolt &amp; Spurr</b>
<b>CASE OFFICER</b>	<b>Vicki Davies</b>
<b>DATE REGISTERED</b>	<b>14 July 2011</b>
<b>EXPIRY DATE</b>	<b>08 September 2011</b>
<b>APPLICANT</b>	<b>Mary Bassett Lower School</b>
<b>AGENT</b>	<b>BHD Ltd</b>
<b>REASON FOR COMMITTEE TO DETERMINE</b>	<b>Called in by Ward Councillor Shadbolt having regard to public interest</b>
<b>RECOMMENDED DECISION</b>	<b>Full Application - Granted</b>

### **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 external lighting shall be installed without the prior written approval of the Local Planning Authority.

Reason: To protect the amenity of neighbouring properties.  
(Policy BE8, S.B.L.P.R).

- 4 The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plan, number PL-002.2.

Reason: For the avoidance of doubt.

### **Reasons for Granting**

The proposal would not detrimentally impact upon the character and appearance of the streetscene nor would there be any significant adverse impact on the amenities of neighbouring residents. The proposal would not have any impact on archaeological remains and in the circumstances of the case put forward for the needs of the school does not represent an unacceptable loss of residential accommodation. The scheme therefore, is in conformity with Planning Policy Statement 1 and Planning Policy Statement 5 and South Bedfordshire Local Plan First Review policy BE8 and H7. It is further in conformity with the Central Bedfordshire Supplementary Technical Guidance "Design in Central Bedfordshire, A Guide for Development".

### **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:

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

#### **Bedfordshire Structure Plan 2011**

#### **South Bedfordshire Local Plan Review**

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.

[Note:-

1. In advance of the consideration of the application the Committee was advised of an additional comment as set out in the Late Sheet appended to these Minutes.
2. In advance of consideration of the application the Committee received representations made under the Public Participation Scheme.]