

Item No. 16

APPLICATION NUMBER	CB/12/00938/FULL
LOCATION	Shefford Lower School, Bloomfield Drive, Shefford, SG17 5BU
PROPOSAL	Extensions and alterations to the rear and to the side, creation of two new play areas, extending car parking area together with internal modifications along with additional windows and doors to the existing building.
PARISH	Shefford
WARD	Shefford
WARD COUNCILLORS	Cllrs Birt & Brown
CASE OFFICER	Richard Murdock
DATE REGISTERED	20 March 2012
EXPIRY DATE	15 May 2012
APPLICANT	Central Bedfordshire Council
AGENT	QMP
REASON FOR COMMITTEE TO DETERMINE	Central Bedfordshire is the applicant and objections have been received to the application.
RECOMMENDED DECISION	Full Application - Granted

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 **Prior to the commencement of development, a scheme shall be submitted for written approval by the Local Planning Authority setting out the details of the materials to be used for the external walls and roof. The development shall be carried out in accordance with the approved scheme.**

Reason: To protect the visual amenities of the building and of the area generally.

- 3 Prior to the commencement of development, a scheme to control access to the school car park shall be submitted to and approved in writing by the Local Planning Authority. The measures approved shall be implemented prior to the occupation of the extension hereby approved.

Reason: In the interests of highway safety.

- 4 Prior to the occupation of the extension hereby approved, the applicant shall secure the implementation of a Traffic Regulation Order to restrict parking along School Lane on Mondays to Fridays (inclusive) between the hours of 08:00 and 09:00 and 15:00 and 16:00. The details of which shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development.

Reason: In the interests of highway safety.

- 5 **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 in writing by the Local Planning Authority. The said development shall only be implemented in accordance with the scheme thereby approved.**

Reason: To record and advance understanding of the significance of the heritage asset in accordance with Policy 141 of the *National Planning Policy Framework*.

- 6 The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers M5314/A/A201.A, M5314/A/A202.A, M5314/A/A205.0, M5314/A/A206.A, M5314/A/A210.A, M5314/A/A220.0, M5314/A/A221.0, M5314/A/A225.A.

Reason: For the avoidance of doubt.

7. Before the extensions are first occupied, an update to the School Travel Plan (to include Acorn Pre-School and Children's Centre) to take into account the impact of the development hereby approved, shall be submitted to and approved by the Local Planning Authority. The plan shall contain details of:

- Plans for the establishment of a working group involving the school, the pre-school, and Children's Centre, parents and representatives of the local community
- Pupil travel patterns and barriers to sustainable travel
- Measure to reduce car use
- A car park management policy
- An action plan detailing targets and a timetable for implementing appropriate measures and plans for annual monitoring and review for 5 years

8. No development shall commence until details of the provision of additional cycle parking at the site has been submitted to and approved by the local planning authority. The cycle parking shall be provided as approved prior to the occupation of the buildings hereby permitted.

Reason: To reduce congestion and to promote the use of sustainable modes of transport.

Reasons for Granting

The proposed extension would not have an adverse impact on the character and

appearance of the area or an adverse impact on the residential amenity of neighbouring properties and is acceptable in terms of highway safety and archaeology therefore by reason of its site, design and location, is in conformity with Policies CS14, DM3, CS15 and DM13 of the Core Strategy and Management Policies, November 2009; National Planning Policy Framework 2012

Note to applicant: The applicant is advised that further information regarding the updating of the School Travel Plan is available from the Sustainable Transport Team, Central Bedfordshire Council, Technology House, Bedford MK42 9BD.

NOTES

(1) In advance of the consideration of the application the Committee were advised of additional consultation/publicity responses from nearby residents objecting to the proposal. Extra suggested Conditions were outlined to the Committee.

(2) In advance of the consideration of the application the Committee received representations made under the Public Participation Scheme.