

Item No. 11

APPLICATION NUMBER	CB/12/01391/FULL
LOCATION	Fairfield Park Lower School, Dickens Boulevard, Stotfold, Hitchin, SG5 4FD
PROPOSAL	Classroom extension and alterations
PARISH	Stotfold
WARD	Stotfold & Langford
WARD COUNCILLORS	Cllrs Saunders & Saunders
CASE OFFICER	Nikolas Smith
DATE REGISTERED	18 April 2012
EXPIRY DATE	13 June 2012
APPLICANT	Central Bedfordshire Council
AGENT	QMP
REASON FOR COMMITTEE TO DETERMINE RECOMMENDED DECISION	The applicant is the Council and an objection has been received Full Application - Granted

Recommendation:

That Planning Permission be granted subject to the following conditions:

- 1 The development shall begin not later than three years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

- 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 The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers [M5313/A/277.O, M5313/A/274.A, M5313/A/275.O, M5313/A/332.O, M5313/A/272.O, M5313/A/273.O, M5313/A/276.O and M5313/A/271.O].

Reason: For the avoidance of doubt.

Reason for approval:

The extension would provide valuable additional space for the school, would cause no harm to the appearance of the building, would cause no harm to living conditions at neighbouring houses and would cause no harm to the safe and free flow of traffic. It would be in accordance with the objectives of the NPPF (2012) and Policy DM3 (High Quality Development) of the Central Bedfordshire Core Strategy and Development Management Policies (2009).

Note to Applicant:

1. If during any site investigation, excavation, engineering or construction works evidence of land contamination is identified, the applicant should notify the Local Planning Authority without delay. Any land contamination identified should be remediated to the satisfaction of the Local Planning Authority to ensure that the site is made suitable for its end use. Further information can be obtained from Andre Douglas on 0300 300 4404.

NOTE

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