

## LATE SHEET

### DEVELOPMENT MANAGEMENT COMMITTEE – 15 AUGUST 2012

*Item 7 (Page 11 - 20) – CB/12/02220/FULL – Greenfield Lower School, Pulloxhill Road, Greenfield, Bedford, MK45 5ES*

#### **Highway comments**

No changes are proposed to the means of access and there are no proposed changes to the level of on site parking provision, stated to be 13 spaces. It is not anticipated that there will be any change in the number of staff employed at the school as a result of the proposal. The Design and Access Statement advises that the proposal will allow an increase in classroom space through the relocation of the school hall as well as create an additional classroom to meet the demand of the school. Recommends an appropriate condition to secure a Travel Plan.

#### **Additional Conditions**

7) Prior to the use of the classrooms hereby approved, a school Travel Plan shall be prepared and submitted to and approved by the Local Planning Authority prior to occupancy. The plan shall contain details of ;

Plans for the establishment of a working group involving the school, parents and representatives of the local community

Pupil travel patterns and barriers to sustainable development  
measures to reduce car use

an action plan detailing targets and a timetable for implementing appropriate measures and plans for annual monitoring and review for 5 years

All measures agreed therein shall be undertaken in accordance with the approved plan. There shall be an annual review of the Travel plan (for a period of 5 years from the dated of the approval of the 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;

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

8) Before the development commences, details of the floor level of the building and adjacent existing and finished land levels shall be submitted to the Local Planning Authority for its agreement in writing. The development shall be carried out in accordance with those agreed levels.

Reason; .

To ensure a satisfactory relationship with the adjacent properties and to safeguard residential amenity

***Item 8 (Page 21 - 28) – CB/12/01938/LB – The Swiss Garden, Old Warden Park, Old Warden, Biggleswade, SG18 9EL***

**Additional Consultation/Publicity Responses**

None

**Additional Comments**

None

**Additional/Amended Conditions**

None

***Item 9 (Page 29 - 40) – CB/12/01861/FULL – Fairfield Park Lower School, Dickens Boulevard, Stotfold, Hitchin, SG5 4FD***

**Additional Consultation/Publicity Responses**

Highway Comments: No objection subject to the imposition of conditions to secure cycle parking; construction worker parking and deliveries; surfacing and drainage; and a turning area for service delivery vehicles.

**Additional Comments**

The additional accommodation at the school allows for the following increases in pupils and staff:

Capacity	School pupils	Nursery Pupils	Full time staff	Part time staff
Existing	150	52	12	27
Proposed	300	60	16	29

## **Additional/Amended Conditions**

8. No development shall commence until such time as details of secure and covered cycle parking, in accordance with the local planning authority's current cycle parking standards, have been submitted to and approved in writing by the local planning authority. The approved cycle parking provision shall be implemented prior to the first use of the development hereby approved and retained thereafter.

Reason: In the interests of the amenity of cyclist using the development.

9. Before the development hereby approved is brought into use, all on site vehicular areas shall be surfaced in a stable and durable manner and arrangements made for surface water drainage from the site to soak away within the curtilage of the site in accordance with details to be submitted to and approved in writing, by the Local Planning Authority. Thereafter the development shall be carried out in accordance with the approved details.

Reason: To avoid the carriage of mud or other extraneous material or surface water from the site so as to safeguard the interest of highway safety and reduce the risk of flooding and to minimise inconvenience to users of the premises and ensure satisfactory parking of vehicles outside highway limits

10. Notwithstanding the plans hereby approved no development shall commence until such time as a parking/turning space for a service/delivery vehicle has agreed in writing by the local planning authority. Thereafter the development shall be constructed in accordance with the approved details.

Reason: To enable vehicles to draw off, park and turn thereby avoiding the reversing of vehicles on to the highway.

11. Before the development hereby permitted is commenced details of the following matters shall be submitted to and approved in writing by the local planning authority:
  - i) contractors access arrangements for vehicles, plant, personnel and deliveries; and
  - ii) the arrangements for parking of contractors vehicles and contractors personnel vehicles.

Thereafter the development shall be undertaken in accordance with the approved details.

Reason: In the interests of highway safety and to protect the amenity of neighbouring properties.

***Item 10 (Page 41 – 46) – CB/12/02192/FULL – 1 Carlisle Close,  
Dunstable LU6 3PH***  
**Additional Consultation/Publicity Responses**

None

**Additional Comments**

None

**Additional/Amended Conditions**

None

***Item 11 (Page 47 – 54) – CB/12/02254/FULL – 4 New Road, Clifton,  
Shefford, SG17 5JH***

**Additional Consultation/Publicity Responses**

None

**Additional Comments**

None

**Additional/Amended Conditions**

None