

Item No. 7

APPLICATION NUMBER	CB/12/02220/FULL
LOCATION	Greenfield Lower School, Pulloxhill Road, Greenfield, Bedford, MK45 5ES
PROPOSAL	Demolition of temporary classrooms. Erection of new single storey building for classrooms and hall.
PARISH	Flitton/Greenfield
WARD	Westoning, Flitton & Greenfield
WARD COUNCILLORS	Cllr Jamieson
CASE OFFICER	Annabel Gammell
DATE REGISTERED	15 June 2012
EXPIRY DATE	10 August 2012
APPLICANT	Greenfield & Pulloxhill Academy
AGENT	Wastell & Porter Architects
REASON FOR COMMITTEE TO DETERMINE	The site is on land owned by Central Bedfordshire Council and objections have been received.
RECOMMENDED DECISION	Full Application - Granted

Recommendation

To authorise the Head of Development Management or Planning Manager to issue the grant of PERMISSION subject to no further consultation responses being received that raise new issues and subject to the following conditions:

- 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 **No works shall be started on site until a scheme is 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 The rear (north east) facing windows in phase 1 of the development shown on plans as the hall for the school, hereby permitted shall be fitted with fixed type glass, and be completely non opening. No further windows or other openings shall be formed in the rear elevation of the hall section of the building, unless permitted in writing by the Local Planning Authority.

Reason: To safeguard the amenities of occupiers of adjoining properties.

- 4 The existing hedgerow and any adjacent trees shall be retained and protected during construction. A heras or similar style fence of 1.8 metre in height shall be erected 1 metre from the mature hedge on the north eastern boundary of the site, and remain in place during the all construction work of both phases of the building.

Reason: To comply with Section 197 of the Town and Country Planning Act 1990 and to safeguard existing hedge on site.

- 5 A fencing scheme shall be submitted to the Local Planning Authority for its approval in writing and the approved scheme shall be implemented before the building is first brought into use.

Reason: To protect the residential amenity of adjacent properties in accordance with DM3 of the Core Strategy and Development Management Policies.

- 6 The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers PL01D rev roof, PL02A.

Reason: For the avoidance of doubt.

- 7 Prioity 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 date 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.

Reasons for granting planning permission

The removal of the temporary classroom units and the erection of a single storey two phase building would not significantly impact upon the character or appearance of the area, it would not seriously harm the residential amenity of neighbouring properties, and would be acceptable in terms of highway safety, it is therefore considered that the proposal is in conformity with the National Planning Policy Framework (2012), Policy DM3 of the Core Strategy and Development Management Policies (2009), saved Policy DPS15 of the Mid Bedfordshire Local Plan (2004) and the Central Bedfordshire Design Guide (2010).

Notes to the Applicant

1. advising that construction works should be carried out during normal working hours and not at the weekend.
2. that consideration be given for providing air conditioning in the school hall.

[Note:

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