

Item No. 9

APPLICATION NUMBER	CB/12/01861/FULL
LOCATION	Fairfield Park Lower School, Dickens Boulevard, Stotfold, Hitchin, SG5 4FD
PROPOSAL	Extensions and alterations to the existing accommodation to cater for fluctuations and future increases in pupil intake.
PARISH	Stotfold
WARD	Stotfold & Langford
WARD COUNCILLORS	Cllrs Saunders & Saunders
CASE OFFICER	Amy Lack
DATE REGISTERED	30 May 2012
EXPIRY DATE	25 July 2012
APPLICANT	Central Bedfordshire Council
AGENT	QMP
REASON FOR COMMITTEE TO DETERMINE RECOMMENDED DECISION	Central Bedfordshire Council application with a third party representation received in objection to the proposal.
	Full Application - Granted

Recommendation

That Planning Permission be APPROVED subject to the following:

- 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 **No development shall commence until such time as the scheme of archaeological investigation, as outlined in the 'Written Scheme of Investigation and Heritage Asset Assessment' (Albion Archaeology, project FPS1938, document 2012/74, version 1.1) submitted to the Local Planning Authority with planning application reference CB/12/01861/FULL has been fully implemented on site to the satisfaction of the Local Planning Authority.**

Reason: To record and advance understanding of the significance of the heritage assets with archaeological interest before they are lost and to conserve, enhance, protect and enhance the enjoyment of the historic environment.

- 4 Before the building is first brought into use, the Fairfield Lower School Travel Plan shall be reviewed and updated and then submitted, and approved in writing by the Local Planning Authority. The plan shall contain details of:
- measures to encourage sustainable travel choices for journeys to the school;
 - pupil travel patterns and barriers to sustainable travel;
 - measures to reduce car use; and
 - 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 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 in writing by the Local Planning Authority.

Reason: In the interests of highway safety, to reduce congestion and to promote the use of sustainable modes of travel

- 5 **No development shall commence until such time as a landscaping scheme to include any hard surfaces and earth mounding has been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented by the end of the full planting season immediately following the completion and/or first use of any separate part of the development (a full planting season means the period from October to March). The trees, shrubs and grass shall subsequently be maintained for a period of five years from the date of planting and any which die or are destroyed during this period shall be replaced during the next planting season and maintained until satisfactorily established.**

Reason: To ensure a satisfactory standard of landscaping.

- 6 **Notwithstanding the plans hereby approved, prior to the commencement of development a scheme for the parking of cycles on the site shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall be fully implemented before the development is first occupied or brought into use and thereafter retained for this purpose.**

Reason: To ensure the provision of adequate cycle parking to meet the needs of occupiers of the proposed development in the interests of encouraging the use of sustainable modes of transport.

- 7 **Prior to the first occupation or use of the extension hereby permitted to the north west of the existing school, windows of the extension facing the common boundary with the footpath adjacent to No.35 Nickleby Way shall be glazed with obscure glass to a height of at least 1.7 above finished floor level, the details of which shall be submitted to and agreed in writing by the Local Planning Authority prior to development commencing. Thereafter the development shall be carried out in accordance with the agreed details.**

Reason: To ensure the protection of privacy for neighbouring occupiers in the interests of residential amenity.

- 8 **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 cartilage 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.

- 9 **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.

- 10 **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.

- 11 **The development hereby permitted shall not be carried out except in**

complete accordance with the details shown on the submitted plans, numbers [M5313/A/201.0; M5313/A/203.0; M5313/A/204.0; M5313/A/205.0; M5313/A/206.0; M5313/A/207.0; M5313/A/208.0; M5313/A/210.0].

Reason: For the avoidance of doubt.

Reasons for Granting

The proposed development at Fairfield Lower School is appropriate in its design, scale, siting and use of materials, in keeping with the existing school building and site and the character of the surrounding area, and will not have a significant adverse impact upon the amenities currently enjoyed by of adjoining residents. The proposal therefore accords with policies CS3, CS14, CS15, DM3, DM4 and DM13 of the Core Strategy and Development Management Policies (2009) and Central Government Guidance contained within the National Planning Policy Framework (2012).

[Notes:

1. The Officers were asked to check the calculations to ensure that sufficient hardstanding was available for the increased number of students.
2. The Officers were requested to amend the condition re cycle parking to include scooter pods.]