

## **Item No. 15**

<b>APPLICATION NUMBER</b>	<b>CB/12/04248/FULL</b>
<b>LOCATION</b>	<b>Oak Tree Farm, Potton Road, Biggleswade, SG18 0EP</b>
<b>PROPOSAL</b>	<b>Change of use of site and buildings from Light industrial / retail / store / showroom / workshop / restaurant to school. External alterations including revised parking layout / landscaping / play areas and new fencing. Subdivision of land to separate existing house. New windows and Doors.</b>
<b>PARISH</b>	<b>Sutton</b>
<b>WARD</b>	<b>Potton</b>
<b>WARD COUNCILLORS</b>	<b>Cllrs Mrs Gurney &amp; Zerny</b>
<b>CASE OFFICER</b>	<b>Mark Spragg</b>
<b>DATE REGISTERED</b>	<b>03 December 2012</b>
<b>EXPIRY DATE</b>	<b>28 January 2013</b>
<b>APPLICANT</b>	<b>Ermine Education Trust</b>
<b>AGENT</b>	<b>Blueprint Architectural Design</b>
<b>REASON FOR COMMITTEE TO DETERMINE</b>	<b>Call in by Cllr Gurney due to concerns as to whether this is an appropriate location for a school use.</b>
<b>RECOMMENDED DECISION</b>	<b>Full Application - Granted</b>

That Planning Permission be delegated to the Head of Development Management to refuse the application for the following reason:-

The site is located within the countryside, and the proposed school with associated vehicular traffic generated would result in an unsustainable use of the buildings and land. As such the proposal is contrary to the National Planning Policy Framework, policies CS4, CS11, DM3 and DM9 of the adopted Central Bedfordshire Core Strategy and Development Management Policies (November 2009), policies 9 and 10 of the emerging Development

[Notes:

1. In advance of consideration of the application the Committee received representations made under the Public Participation Scheme.
2. In advance of consideration of the application the Committee were informed of updates contained within the late sheet which included:-
  - Reference in the report to the catchment area should include Hertford and not Hereford.
  - Access and Parking – should read parking for 12 minibuses, as referred to in other parts of the report.

- The applicant has provided additional information as follows:-
  - The existing retail premises ceased trading on 28 April 2012 and has been on the market since March 2012
  - Whilst some teachers will move from the existing schools there will be a need to recruit new staff from the area to work at the school
  - At the existing Dunstable Campus (formerly known as Sceptre School) all the professional teaching staff are from outside the brethren community.]