

## **Item No. 16**

<b>APPLICATION NUMBER</b>	<b>CB/12/04305/FULL</b>
<b>LOCATION</b>	<b>Hadrian Lower School, Hadrian Avenue, Dunstable, LU5 4SR</b>
<b>PROPOSAL</b>	<b>Construction of a two classroom modular unit.</b>
<b>PARISH</b>	<b>Dunstable</b>
<b>WARD</b>	<b>Dunstable Icknield</b>
<b>WARD COUNCILLORS</b>	<b>Cllrs McVicar &amp; Young</b>
<b>CASE OFFICER</b>	<b>Nicola Darcy</b>
<b>DATE REGISTERED</b>	<b>11 December 2012</b>
<b>EXPIRY DATE</b>	<b>05 February 2013</b>
<b>APPLICANT</b>	<b>Hadrian Academy</b>
<b>AGENT</b>	<b>PCMS Ltd</b>
<b>REASON FOR COMMITTEE TO DETERMINE</b>	<b>CBC land plus objections from local residents regarding the potential increase of indiscriminate on-street parking</b>
<b>RECOMMENDED DECISION</b>	<b>Full Application - Granted</b>

### **Site Location:**

Hadrian Academy is situated at the end of Hadrian Avenue in the east of Dunstable. The site is approximately 1.6 hectares.

The original school building was constructed in 1965 and has at least three additions since to provide additional space. The current building is a mixture of single and two storey blocks. In addition, the site benefits from a grass sports field and a large playground. There is a nursery on site situated to the north of the school buildings which is a purpose built, free standing building.

### **The Application:**

Permission is sought for two 56 square metre classrooms with associated ancillary facilities i.e. WCs, a cloakroom area and storage area. Each classroom will be large enough for 30 pupils. The classrooms would be located alongside the grass playing field at the southern end of the site.

### **RELEVANT POLICIES:**

#### **National Planning Policy Framework (2012)**

Section 1: Achieving Sustainable Development

Section 7: Requiring Good Design

Section 8: Promoting Healthy Communities

#### **South Bedfordshire Local Plan Review Policies**

BE8 Design Considerations

T10 Car Parking

*(Having regard to the National Planning Policy Framework, the age of the plan and the general consistency with the NPPF, policies BE8 & T10 are given significant weight).*

### **Development Strategy for Central Bedfordshire**

Policy 1: Presumption in Favour of Sustainable Development

Policy 27: Car Parking

Policy 43: High Quality Development

*(Having regard to the National Planning Policy Framework, significant weight is given to the policies contained within the emerging Development Strategy for Central Bedfordshire, which is consistent with the NPPF. The draft Development Strategy is due to be submitted to the Secretary of State in May 2013.*

### **Supplementary Planning Guidance**

Local Transport Plan: Appendix F - Parking Standards

### **Planning History**

<b>Application:</b>	Planning	<b>Number:</b>	CB/12/04305/FULL
<b>Validated:</b>	11/12/2012	<b>Type:</b>	Full Application
<b>Status:</b>	Registered	<b>Date:</b>	
<b>Summary:</b>		<b>Decision:</b>	
<b>Description:</b>	Construction of a two classroom modular unit		
<b>Application:</b>	Planning	<b>Number:</b>	CB/10/03151/REG3
<b>Validated:</b>	24/09/2010	<b>Type:</b>	Regulation 3
<b>Status:</b>	Decided	<b>Date:</b>	12/11/2010
<b>Summary:</b>		<b>Decision:</b>	Regulation 3 - Granted
<b>Description:</b>	Erection of canopy to provide sheltered play area		
<b>Application:</b>	Planning	<b>Number:</b>	CB/09/05647/FULL
<b>Validated:</b>	26/08/2009	<b>Type:</b>	Full Application
<b>Status:</b>	Decided	<b>Date:</b>	21/10/2009
<b>Summary:</b>		<b>Decision:</b>	Grant Planning Permission
<b>Description:</b>	Erection of single storey extension with canopy to increase size of existing classrooms and provision of landscaping to play area.		
<b>Application:</b>	Planning	<b>Number:</b>	SB/07/00198
<b>Validated:</b>	20/02/2007	<b>Type:</b>	DO NOT USE - County Council Application
<b>Status:</b>		<b>Date:</b>	23/02/2007
<b>Summary:</b>		<b>Decision:</b>	Planning Permission - Beds CC Reg 3/4
<b>Description:</b>	DISABLED PARKING SPACE (BC/CC/2007/8) (REGULATION 3 REFERS)		
<b>Application:</b>	Planning	<b>Number:</b>	SB/06/01444
<b>Validated:</b>	09/01/2007	<b>Type:</b>	Full Application
<b>Status:</b>	Decided	<b>Date:</b>	26/02/2007
<b>Summary:</b>		<b>Decision:</b>	Grant Planning Permission
<b>Description:</b>	ERECTION OF REAR CONSERVATORY ATTACHED TO EXISTING LIBRARY		
<b>Application:</b>	Planning	<b>Number:</b>	SB/04/00067
<b>Validated:</b>	20/01/2004	<b>Type:</b>	Full Application
<b>Status:</b>	Decided	<b>Date:</b>	01/03/2004
<b>Summary:</b>		<b>Decision:</b>	Grant Planning Permission
<b>Description:</b>	REPLACEMENT BOUNDARY FENCE WITH 1.8M PALISADE FENCE.		

**Application:** Planning  
**Validated:** 04/12/2001  
**Status:** Decided  
**Summary:**  
**Description:** ERECTION OF TWO STOREY CLASSROOM EXTENSION AND RE-SITING OF TEMPORARY CLASSROOM (BC/CC/01/47 REFERS)

**Number:** SB/01/00012  
**Type:** DO NOT USE - County Council Application  
**Date:** 28/03/2002  
**Decision:** Planning Permission - Regulation 3

**Application:** Planning  
**Validated:** 05/03/2001  
**Status:** Decided  
**Summary:**  
**Description:** ERECTION OF REPLACEMENT FENCING 1.8 M HIGH (REG 3) (BC/CC/01/0014 REFERS)

**Number:** SB/01/00005  
**Type:** DO NOT USE - County Council Application  
**Date:** 12/04/2001  
**Decision:** Planning Permission - Beds CC Reg 3/4

**Application:** Planning  
**Validated:** 29/05/1991  
**Status:** Decided  
**Summary:**  
**Description:** ERECTION OF SINGLE STOREY BUILDING FOR SCOUTS, INCORPORATING CHANGING ROOM

**Number:** SB/91/00442  
**Type:** Full Application  
**Date:** 31/07/1991  
**Decision:** Grant Planning Permission

**Application:** Planning  
**Validated:** 08/08/1986  
**Status:** Decided  
**Summary:**  
**Description:** ERECTION OF PORTABLE BUILDING FOR USE AS TEMPORARY CHANGING ROOM

**Number:** SB/86/00992  
**Type:**  
**Date:** 08/10/1986  
**Decision:** Grant Planning Permission

**Representations:  
(Parish & Neighbours)**

Town Council (16/01/13) No objection

Neighbours 64, 88 96, 99, 104, 106 Hadrian Ave:

Object on the grounds of increased parking pressures and increased detriment to privacy and amenity.

**Consultations/Publicity responses**

Highways Officer The application is for two new classrooms in a temporary building. There is provision of 3 more parking spaces in the already cramped parking area. This provision facilitates the increase in pupil numbers by 60.

Hadrian Avenue clearly suffers from indiscriminate parking which is assumed to be associated with the school. This is exacerbated by the fact that Hadrian Avenue does not have a suitable turning facility.

Considering the application in association with the Central Bedfordshire Council Local Transport Plan: Appendix F (Parking Strategy); there should be the

following:- 4 parking spaces for staff, at least 3 parking spaces for parents and 1 visitor space. This totals to be 8 spaces. While in all probability this would not solve the issue of indiscriminate parking it is never the less a failing of the proposal.

In a highway context I recommend that planning permission be refused for the following reasons:-

The proposed development would make inadequate provision for the parking of cars and would lead to an increase in on-street parking thereby resulting in unacceptable traffic congestion and additional hazards for highway users and the local Residents.

The application fails to provide parking to the level required in the Central Bedfordshire Council Local Transport Plan: Appendix F (Parking Strategy) and therefore does not comply with policy.

**Following the Highways Officer's initial comments and recommendations, the requisite number of on-site parking spaces (8) have been provided.**

Sustainable Transport      Recommends Travel Plan condition and the relocation of cycle storage to increase natural surveillance.

## **Determining Issues**

The main considerations of the application are;

1. Background
2. Design and Impact Upon Neighbouring Occupiers
3. Highways
4. Other Matters

## **Considerations**

### **1. Background**

The NPPF states that the Government attaches great importance to ensuring that a sufficient choice of school places is available to meet the needs of existing and new communities and that Local Planning Authorities should take a proactive, positive and collaborative approach to meeting this requirement and to development that will widen choice in education. They should:

- give great weight to the need to create, expand or alter schools; and
- work with school promoters to identify and resolve key planning issues before applications are submitted.

The school converted to an Academy in January 2012, the current capacity is 300 pupils aged between 4 and 9 with an intake of 60 pupils annually on a two-form entry. Following a recent successful application to extend the age range of

the Academy to a single phase primary school, the pupil intake from the academic year 2013/14 will increase for an interim period, meaning that additional classroom space will be required. Thereafter, the intake will be reduced to 45 pupils a year.

The current intake, as a lower school, is 60 pupils per annum, which gives a maximum capacity now of 300 (years 1-4 plus reception).

As a primary school, they will have an intake of 45 pupils per annum, which gives a maximum capacity of 315 (years 1-6 plus reception).

During the transition, the school numbers will increase as some current pupils stay on to do years 5 and 6 and the reduced intake works its way through the school from reception class in the first year, reception and year 1 in the second year and so on, the requirement is for up to 4 classrooms to provide teaching space for the period when the Academy will have two form entry which is due to start from September 2013, when either one or two classes of year 5 pupils will be introduced to the School.

This application is for the construction of a double classroom modular unit within the grounds to enable the school to provide for the short-term increased intake of pupils.

The school undertook a detailed pre-application enquiry in order to establish the most appropriate location for the classrooms and to identify any other planning issues which may arise during the consultation process.

The principle of the school expansion is considered to be in line with National Planning Policy and is essential in order for the school to be in the same situation as the other Academies in Dunstable.

## **2. Design and Impact Upon Neighbouring Occupiers**

The proposed building is a rectangular modular unit, made more attractive with the addition of a low pitched roof and external timber cladding. There is a small entrance porch with a pitched roof to provide weather protection whilst entering the building which will also be timber clad.

There is an existing timber structure in the vicinity of the proposed new building location and the timber cladding will reflect this structure to give a unified appearance when viewed from across the playing fields.

The building would be situated furthest away from neighbouring residents and as such, potential noise emanating from the classrooms would not have any additional detrimental impact upon nearby occupiers.

## **3. Highways**

Hadrian Avenue is heavily used by school traffic and associated on-street parking at school drop-off and collection times. This sort of indiscriminate parking is common around schools, the lack of turning area exacerbates the issues in Hadrian Avenue. However, the congestion associated with the school occurs mainly at drop-off and collection times for relatively short periods of time.

In his initial response, the Highways Officer recommended refusal as the school

was not providing adequate on-site parking in line with the parking standards, since those initial comments, the layout has been revised to include the requisite number of spaces.

The Sustainable Transport Officer has recommended that the school update their Green Travel Plan by way of condition and has also raised concerns regarding the secluded position of the cycle parking and has suggested that it be relocated to a location with natural surveillance, this can also be secured by condition.

Hadrian Academy are committed to reducing the indiscriminate on-street parking associated with the school by way of promoting more sustainable modes of Transport via a Green Travel Plan and providing more staff parking spaces within the school grounds.

#### **4. Other Issues**

##### **Equality Act 2010**

The Design and Access statement acknowledges that access for all has informed the design, the approach will be level, through the main entry door into the cloakroom, with access to the classrooms. A DDA compliant WC is accessed directly from each classroom. The building is on a single level, has a straight forward layout and will be painted, lit and sign-posted. An informative has also been added to the proposed notice, bringing the attention of the applicant to the Act.

##### **Human Rights issues**

The proposal would raise no Human Rights issues.

#### **Recommendation**

That Planning Permission be GRANTED 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 Before the building is first brought into use, the Hadrian Academy Travel Plan shall be prepared and submitted to and approved by the Local Planning Authority. All measures agreed therein shall be undertaken in accordance with the approved plan.

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

- 3 Notwithstanding the details submitted with the application and before

development begins, 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.

- 4 The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers 281-001 B, 281-003 D & 281-004 B.

Reason: For the avoidance of doubt.

### **Statement required by the Town and Country Planning (Development Management Procedure) (England) (Amendment No. 2) Order 2012 - Article 31**

Planning permission has been granted for this proposal. The Council acted pro-actively through early engagement with the applicant at the pre-application stage which led to improvements to the scheme. The Council has therefore acted pro-actively to secure a sustainable form of development in line with the requirements of the Framework (paragraphs 186 and 187) and in accordance with the Town and Country Planning (Development Management Procedure) (England) (Amendment No. 2) Order 2012.

### **Reasons for Granting**

The proposed classrooms would not have a detrimental impact upon the residential amenity of nearby occupiers and with the addition of eight additional staff parking spaces, would be in accordance with the Local Transport Plan Parking Standards. The proposal would further be in accordance with Policies BE8 & T10 of the South Bedfordshire Local Plan Review 2004, Policies 1, 27 & 43 of the emerging Development Strategy for Central Bedfordshire and having regard to the National Planning Policy Framework (2012).

### **Notes to Applicant**

1. This permission relates only to that required under the Town & Country Planning Acts and does not include any consent or approval under any other enactment or under the Building Regulations. Any other consent or approval which is necessary must be obtained from the appropriate authority.
2. The applicants attention is drawn to their responsibility under The Equality Act 2010 and with particular regard to access arrangements for the disabled.

The Equality Act 2010 requires that service providers must think ahead and make reasonable adjustments to address barriers that impede disabled people.

These requirements are as follows:

- Where a provision, criterion or practice puts disabled people at a substantial disadvantage to take reasonable steps to avoid that disadvantage;
- Where a physical feature puts disabled people at a substantial disadvantage to avoid that disadvantage or adopt a reasonable alternative method of providing the service or exercising the function;
- Where not providing an auxiliary aid puts disabled people at a substantial disadvantage to provide that auxiliary aid.

In doing this, it is a good idea to consider the range of disabilities that your actual or potential service users might have. You should not wait until a disabled person experiences difficulties using a service, as this may make it too late to make the necessary adjustment.

For further information on disability access contact:

The Centre for Accessible Environments ([www.cae.org.uk](http://www.cae.org.uk))  
Central Bedfordshire Access Group ([www.centralbedsaccessgroup.co.uk](http://www.centralbedsaccessgroup.co.uk))

**DECISION**

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