

## **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>

### **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))

## NOTES

- (1) In advance of the consideration of the application the Committee were advised of clarification that 8 parking spaces were to remain unallocated and were intended for use by staff and visitors and not for the collection and drop off of children by parents.
- (2) In advance of the consideration of the application the Committee received representations made under the Public Participation Scheme.