

Item No. 9

APPLICATION NUMBER	CB/13/01235/FULL
LOCATION	Roecroft Lower School, Church Road, Stotfold, SG5 4NE
PROPOSAL	Move modular buildings to different location, extend existing building, internal & external refurbishment & alterations.
PARISH	Stotfold
WARD	Stotfold & Langford
WARD COUNCILLORS	Cllrs Clarke, Saunders & Saunders
CASE OFFICER	Lauren Westley
DATE REGISTERED	24 April 2013
EXPIRY DATE	19 June 2013
APPLICANT	Willmott Dixon Construction
AGENT	Swanke Hayden Connell Architects
REASON FOR COMMITTEE TO DETERMINE	Council owned site and objections have been received.
RECOMMENDED DECISION	Full Application - Approval

Recommended Reasons for Granting

The proposal would not have a negative impact on the character of the area or an adverse impact on the residential amenity of neighbouring properties and is acceptable in terms of highway safety therefore by reason of its size, design and location, is in accordance with the aims of the National Planning Policy Framework (2012), policies CS3, CS14 and DM3 of the Core Strategy and Development Management Policies (2009).

Recommendation

That Planning Permission be GRANTED subject to the following:

RECOMMENDED CONDITIONS / REASONS

- 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 development shall take place until a written scheme of archaeological investigation , that includes post excavation analysis and publication, has been submitted to and approved in writing by the Local Planning Authority. The said development shall only be implemented in full accordance with the approved archaeological scheme.**

Reason: To record and advance understanding of the heritage assets with archaeological interest which will be unavoidably affected as a consequence of the development.

- 3 **No development shall take place until details of the ground levels, floor levels and roof levels of the north east extension hereby permitted, are submitted to and approved in writing by the Local Planning Authority. The development shall only be implemented in full accordance with the approved levels.**

Reason: To produce a satisfactory relationship between the various elements of the scheme and adjacent properties, in accordance with policy DM3 of the Core Strategy and Development Management Policies (2009).

- 4 **Prior to the commencement of the use, details of the external lighting to be on the site, shall be submitted to and approved in writing by the Local Planning Authority. The lighting shall then be installed in accordance with the approved details and thereafter maintained for the duration of the development.**

Reason: In the interests of protecting the visual amenity of the area and the amenities of the surrounding residential occupiers, in accordance with DM3 of the Core Strategy and Development Management Policies (2009).

- 5 **Prior to the commencement of the use, details of the fencing to be used around and within the site, shall be submitted to and approved in writing by the Local Planning Authority. The fencing shall then be installed in accordance with the approved details and thereafter maintained for the duration of the development.**

Reason: In the interests of protecting the visual amenity of the area and the amenities of the surrounding residential occupiers, in accordance with DM3 of the Core Strategy and Development Management Policies (2009).

- 6 **Prior to the installation of any air handling equipment, air extraction systems, compressors, generators, or plant or equipment of like kind, details, including acoustic specifications, shall be submitted to and approved in writing by the Local Planning Authority. Any approved plant shall be installed thereafter in accordance with the approved details.**

Reason: To protect the amenities of surrounding residents, in accordance with policy DM3 of the Core Strategy and Development Management Policies (2009).

- 7 **The MUGA hereby permitted shall only be used between 0900 hours and 1530 hours, Monday to Friday and at no time on Saturdays, Sundays, Bank or Public Holidays.**

Reason: To protect the amenity of neighbouring residents, in accordance with policy DM3 of the Core Strategy and Development Management Policies (2009).

8

Prior to the re-opening of the school and attendance of pupils, a school travel plan shall be submitted to 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
- transport policy(s) of the school
- measures to mitigate any adverse impacts of non-sustainable travel to, from and between the school
- an action plan detailing targets and a timetable for implementing appropriate measures and plans for annual monitoring and review

All measures agreed therein shall be undertaken in accordance with the approved plan unless otherwise agreed 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

9

The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers P-ST-A0011 Rev B, P-ST-A0500 Rev B, P-ST-A2100 Rev A, P-ST-A0800, P-ST-A0010, P-ST-A2101 Rev A and SK015.

Reason: For the avoidance of doubt.

Notes to Applicant

1. **Any conditions in bold must be discharged before the development commences. Failure to comply with this requirement could invalidate this permission and/or result in enforcement action.**

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

The Council acted pro-actively through positive engagement with the applicant during the determination process 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 proposal would not have a negative impact on the character of the area or an adverse impact on the residential amenity of neighbouring properties and is acceptable in terms of highway safety therefore by reason of its size, design and location, is in accordance with the aims of the National Planning Policy Framework (2012), policies CS3, CS14 and DM3 of the Core Strategy and Development Management Policies (2009).

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