

Item No. 8

APPLICATION NUMBER	CB/13/01759/FULL
LOCATION	Thomas Whitehead Lower School, Angels Lane, Houghton Regis, Dunstable, LU5 5HH
PROPOSAL	Construction of three classrooms and associated works
PARISH	Houghton Regis
WARD	Houghton Hall
WARD COUNCILLORS	Cllrs Mrs Goodchild & Jones
CASE OFFICER	Debbie Willcox
DATE REGISTERED	30 May 2013
EXPIRY DATE	25 July 2013
APPLICANT	The Governors
AGENT	Aedifice Partnership Ltd
REASON FOR COMMITTEE TO DETERMINE RECOMMENDED DECISION	Called in by Councillor Jones as he believes that the harm to the neighbouring Listed Building is outweighed by the public benefits of the scheme. Full Application – Approval

Recommendation

That Planning Permission be GRANTED for the following:

Recommended Conditions:

- 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 The external finish of the walls and roofing materials to be used for the extension shall match that of the existing building as closely as possible.

Reason: To ensure that the development is in keeping with the existing building. (Policies BE8 & H8 SBLPR and Policy 43, DSCB).

- 3 **No development shall take place until a written scheme of archaeological investigation; that includes the provision of outreach activities and 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. (Policy BE8, SBLPR and Policy 45, DSCB)

- 4 Prior to development, the implementation of tree works stipulated in the Appendix B – “Tree Schedule 230808-PD-10” of the report prepared by Tim Moya Associates (dated August 2013) shall be undertaken by a qualified arboriculturist, who is competent in working to British Standard BS 3998 : 2010. “Tree work – Recommendations”.

Reason: To ensure a satisfactory standard of arboricultural maintenance work in order to avoid harmful tree surgery practices, and to avoid any further unnecessary tree work that may compromise the screening value that the trees presently contribute to the development site, and their visual amenity. (Policy BE8, SBLPR and Policies 43 and 59, DSCB)

- 5 Before development begins, all tree protection measures stipulated in Drawing No. 230808-P-12 “Tree Protection Plan” at Appendix A of the report prepared by Tim Moya Associates (Ref 230808-PD-11), dated August 2013, shall be fully implemented prior to all construction activity, and shall remain securely in place until the development has been completed.

Reason: To ensure the successful protection those trees marked for retention to ensure their continued good health and stability, thereby maintaining their screening value and amenity contribution. (Policy BE8, SBLPR and Policies 43 and 59, DSCB)

- 6 During the first planting season following completion of the development, all planting and future planting management, shall be undertaken in strict accordance with that stipulated on the drawing “Proposed Landscape Plans” prepared by Tim Moya Associates (Drawing No. 12.475 P31). All planting shall be maintained until satisfactorily established, with any losses incurred following the initial planting being replaced in accordance with the approved planting scheme. The planting shall be maintained and managed in perpetuity.

Reason: To ensure a satisfactory standard of landscape provision and establishment, in order to secure strategically important landscape planting, being provided in the interests of screening provision and their future positive contribution to visual amenity. (Policy BE, SBLPR, and Policies 43, 35 and 59, DSCB)

- 7 Prior to the opening of the additional classrooms hereby approved, a School Travel Plan shall be prepared and submitted to and approved by the Planning Authority prior to occupancy. The plan shall contain details of:

- Plans for the establishment of a working group involving the School, parents and representatives of the local community;
- Pupil travel patterns and barriers to sustainable travel;
- Measures to reduce car use;
- 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 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. (Policy 26, DSCB)

- 8 The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers P10, P11, P20, P21, P22, P23, P30 and P31.

Reason: For the avoidance of doubt.

Recommended Informatives

1. In accordance with Article 31 of the Town and Country Planning (Development Management Procedure)(England) Order 2010, the reason for any condition above relates to the Policies as referred to in the South Bedfordshire Local Plan Review (SBLPR) and the emerging Development Strategy for Central Bedfordshire (DSCB).

This permission relates only to that required under the Town and 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)

Central Bedfordshire Access Group (www.centralbedsaccessgroup.co.uk)

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 positive engagement with the applicant during the determination process which lead 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 harm that the proposed extension would cause to the Grade I Listed All Saints Church would be less than substantial and would be outweighed by the public benefits of the scheme. The proposed development would not detrimentally impact upon the character and appearance of the streetscene nor would there be any adverse impact on the amenities of neighbouring residents. The surrounding trees would be retained or replaced and new landscaping would enhance the visual amenity of the area. The proposal would not result in any highway, parking or other issues. The scheme, by reason of its siting, scale, design and proposed landscaping is in conformity with the National Planning Policy Framework, Policies SD1, BE8 and T10 of the South Bedfordshire Local Plan Review and policies 1, 21, 27, 43, 45 and 59 of the emerging Development Strategy for Central Bedfordshire. It is further in conformity with the Central Bedfordshire Supplementary Technical Guidance "Design in Central Bedfordshire, A Guide for 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 advised of representations contained within the Late Sheet:
 - a. That following further information the recommendation for the application has been changed to APPROVAL as detailed in the Late Sheet.
 - b. The conditions 1 – 8 and the recommended informative have been added above following the change of recommendation.]