

Item No. 12

APPLICATION NUMBER	CB/13/02192/FULL
LOCATION	Alameda Middle School, Station Road, Ampthill, Bedford, MK45 2QR
PROPOSAL	A two storey, ten classroom block to include office stores, WC facilities and three group rooms; A new hall for curriculum delivery and lunch time provision; Expansion of the playground area to provide a trim trail; Replacement and additional parking; Coach turning facility; New canopies over the existing quad areas; New gates and pupil entrance; Internal reconfiguration for improved facilities to support its SEN provision and improvements to the technology resource.
PARISH	Ampthill
WARD	Ampthill
WARD COUNCILLORS	Cllrs Duckett, Blair & Smith
CASE OFFICER	Annabel Gammell
DATE REGISTERED	24 June 2013
EXPIRY DATE	23 September 2013
APPLICANT	Alameda Middle School
AGENT	DLA Town Planning Ltd
REASON FOR COMMITTEE TO DETERMINE	The site is on land which CBC owns, this development is categorised as a major due to the amount of floorspace proposed and there has been an objection from the town council.
RECOMMENDED DECISION	Full Application - Granted

Recommendation

That the GRANT of planning permission be delegated to the Head of Development Management subject to no objections being received from the Environment Agency or if objections are received can be dealt with by the imposition of conditions.

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 A scheme shall be submitted for written approval by the Local Planning Authority setting out the details of the materials to be used for the external walls and roof. The development shall be carried out in accordance with the approved scheme.

Reason: To protect the visual amenities of the building and of the area generally.

- 3 The Arboricultural Method Statement supplied with the application should be adhered to in terms of root protection and management of trees on site during construction.

Reason: To ensure the health and longevity of trees both on and off site throughout development.

- 4 **No works shall commence on site until a landscaping scheme to include any hard surfaces, species, sizes and densities of planting and earth mounding has been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented by the end of the full planting season immediately following the completion and/or first use of any separate part of the development (a full planting season means the period from October to March).**

Reason: To ensure a satisfactory standard of landscaping.

- 5 **Before development begins, details of the levels of the existing ground and proposed ground levels shall be submitted to and approved in writing by the Local Planning Authority, and development shall thereafter be implemented accordingly.**

Reason: To produce a satisfactory relationship between the various elements of the scheme and adjacent properties, to protect the trees around the proposed car parking area.

- 6 The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers site plan, 13039 (D) 010 C, 13039 (D) 013, 13039 (D) 080, TPP/AMSSRAB/010A, 13039 (D) 005, 13039 (D) 012, 13039 (D) 051, 13039 (D) 050, 13039 (D) 052, 13039 (D) 053, 13039 (D) 081, 13039 (D) 110, P01, 13039 (D) 082.

Reason: For the avoidance of doubt.

- 7 The proposed development shall be carried out and completed in all respects in accordance with the on-site vehicular layout illustrated on the approved plan and defined by this permission and, notwithstanding the provision of the Town and Country Planning General Permitted Development Order 1995, (or any Order revoking or re-enacting that Order) there shall be no variation without the prior approval in writing of the Local Planning Authority.

Reason: To ensure that the development of the site is completed insofar as its various parts are interrelated and dependent one upon another and to provide adequate and appropriate access arrangements at all times.

8 Construction of the development hereby approved shall not commence until a Construction Management Plan has been submitted to and approved in writing by the Local Planning Authority in consultation with the Highway Authority. Thereafter the construction of the development shall only be carried out in accordance with the approved Plan. The Construction Traffic Management Plan shall include details of:

- Construction vehicle numbers, type, routing;
- Traffic management requirements;
- Construction and storage compounds (including areas designated for car parking);
- Siting and details of wheel washing facilities;
- Cleaning of site entrances, site tracks and the adjacent public highway;
- Timing of construction activities to avoid school pick up / drop off times;
- Post construction restoration / reinstatement of the working areas and temporary access to the public highway.

Reason: In order to protect highway safety and the amenity of other users of the public highway and rights of way.

9 Before the premises are occupied all on site vehicular areas shall be surfaced in a manner to the Local Planning Authority's approval so as to ensure satisfactory parking and manoeuvring of vehicles within the site.

Reason: In order to minimise danger, obstruction, and inconvenience to users of the highway and of the premises.

10 Prior to occupation of the proposed extension and alterations an updated Travel Plan for the school site will be required to reflect the proposed redevelopment, anticipated increase in numbers of staff and pupils. This should include:

- An action plan to mitigate the increased traffic flow
- Targets to reduce car use and increase walking and cycling;
- A timetable to monitor, implement any measures identified and review the travel plan.

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

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 applicant is advised that no highway surface water drainage system

designed as part of the new development, will be allowed to enter any existing surface water drainage system without the applicant providing evidence that the existing system has sufficient capacity to account for any highway run off generated by that development. Existing highway surface water drainage systems may be improved at the developer's expense to account for extra surface water generated. Any improvements must be approved by the Highways Development Control group, Development Management Division, Central Bedfordshire Council. Further details can be obtained from the Traffic Management group Highways and Transport Division, Central Bedfordshire Council, P.O. Box 1395 Bedford MK42 5AN.

3. The applicant is advised that all cycle parking to be provided within the site shall be designed in accordance with the Central Bedfordshire Council's "Cycle Parking Annexes – July 2010."

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 proactively through early engagement with the applicant at the pre-application stage which led to improvements to the scheme. The Council has therefore acted proactively 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 is in conformity with Policies DM3, CS14, CS15 of the Development Management Policies of the Core Strategy Adopted 2009, or Policies 1, 4, 21, 38, 43 and 45 of the Central Bedfordshire Development Strategy (draft), as it does not have an adverse impact upon the character or appearance of the surrounding area and does not seriously harm the amenities of neighbours and there is no unacceptable impact upon the character and appearance of the street scene or general locality. It is also in accordance with The National Planning Policy Framework, and 'Design in Central Bedfordshire', Adopted 2010.

[Note

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 and information contained within the Late Sheet:
 - a. Amended plan 13039(d)010 rev c was received on 13/08/13 which amended the rear staff car parking to within the existing fenceline. Revised condition 6 above.

- b. The Highways Officer replied on 12/08/13 that the application had been subject to pre-application discussions and there was no justifiable highway safety or capacity reason to refuse the application.
- c. Additional conditions 7 – 10 have been added above.
- d. There are two advisory notices for the applicant at 2 and 3 above.]