

Item No. 9

APPLICATION NUMBER	CB/13/03092/FULL
LOCATION	New Lower School Site, Marston Park Great Linns, Marston Moretaine MK43 0DD
PROPOSAL	Provision of a second Primary School campus forming the expansion of Church End Foundation Lower School. The second campus is to be developed on land east of Bedford Road, Marston Moretaine, within the Marston Park Development.
PARISH	Marston Moretaine
WARD	Cranfield & Marston Moretaine
WARD COUNCILLORS	Cllrs Bastable, Matthews & Mrs Clark
CASE OFFICER	Annabel Gammell
DATE REGISTERED	13 September 2013
EXPIRY DATE	13 December 2013
APPLICANT	Willmott Dixon Construction Ltd
AGENT	Hunters Architects South Ltd
REASON FOR COMMITTEE TO DETERMINE	Application made on behalf of the Education Department and objections have been received.
RECOMMENDED DECISION	Full Application - Granted

Summary of Recommendation

The principle of having a Lower School in this location has been previously established. It is considered that the design and the detailed access is in accordance with National and Local planning policy.

Site Location:

The site forms part of the Marston Park, a mixed use development to the east of the village of Marston Moretaine. Along its western boundaries it adjoins existing residential areas off Bedford Road and Station Road.

It adjoins the Marston Vale Millennium Country Park and Forest Centre to the east/southeast. To the northeast is Anglian Water sewage treatment works. The site area totals some 31 hectares and is currently under construction. The site is partly occupied, with phase 1 largely completed.

The site lies within the Settlement Envelope of Marston Moretaine and is allocated for residential development through the saved policy contained within the Mid Bedfordshire Local Plan First Review.

The site also lies within the Marston Vale Strategy Area and the Marston Vale Community Forest. It is also within the Flood Plain.

This portion of the site is some 1.17 ha in the northern area of the main site. The whole site is covered by an outline planning consent for a mixed use development

comprising approximately 480 dwellings, 3 hectares of B1 employment use, primary school, local centre, community sports hall and other engineering operations (all matters reserved except means of access).

The Application:

Full Planning permission is sought for a new campus for the existing Lower School in Marston, known as Church End Foundation Lower School.

The site would have the capacity for a single form entry Lower School, it is noted that although the application states it is for a 2nd campus to an existing school, the facilities would be tantamount to a new Lower School in this location.

Relevant Policies:

National Policy

National Planning Policy Framework (2012)

Local Policy

Central Bedfordshire Core Strategy and Development Management Policies (2009)

CS2	Developer Contributions
CS3	Healthy and Sustainable Communities
CS4	Linking Communities – Accessibility and Transport
CS5	Providing Homes
CS7	Affordable Housing
CS9	Providing Jobs
CS13	Climate Change
CS14	High Quality Development
CS17	Green Infrastructure
DM1	Renewable Energy
DM2	Sustainable Construction of New Buildings
DM3	High Quality Development
DM4	Development Within and Beyond Settlement Envelopes
DM9	Providing a Range of Transport
DM10	Housing Mix
DM14	Landscape and Woodland
DM15	Biodiversity
DM17	Accessible Green spaces

Marston Park Design Code (2010)

Design in Central Bedfordshire (a guide for development) (2010)

Appendix F (Parking Strategy) Central Bedfordshire Transport Plan (2012)

Relevant Planning History:

Application:	Planning	Number:	CB/13/03447/RM
Validated:	17/09/2013	Type:	Reserved Matters

Status:	Registered	Date:	
Summary:		Decision:	
Description:	Reserved Matters: Infrastructure landscaping, linear park 1 and commercial access details. (Following outline application MB/06/0593/OUT Mixed use development comprising approximately 480 dwellings, 3 hectares of B1 employment use, primary school, local centre, community sports hall and other engineering operations (all matters reserved except means of access)).		
Application:	Planning	Number:	CB/13/01941/RM
Validated:	17/06/2013	Type:	Reserved Matters
Status:	Withdrawn	Date:	13/09/2013
Summary:		Decision:	Application Withdrawn
Description:	Reserved Matters: Infrastructure landscaping, linear park 1 and commercial access details. (Following outline application MB/06/0593/OUT Mixed use development comprising approximately 480 dwellings, 3 hectares of B1 employment use, primary school, local centre, community sports hall and other engineering operations (all matters reserved except means of access)).		
Application:	Planning	Number:	CB/13/00146/NMA
Validated:	05/02/2013	Type:	Non-material Change to Permission
Status:	Decided	Date:	01/03/2013
Summary:		Decision:	Non-Material Amendment - Granted
Description:	Non-Material Amendment: Revised plans Bungalow alterations Alterations to house types		
Application:	Planning	Number:	CB/12/00263/RM
Validated:	23/01/2012	Type:	Reserved Matters
Status:	Decided	Date:	20/03/2012
Summary:		Decision:	Reserved Matters- Granted
Description:	Reserved Matters: Application MB/06/00593/OUT dated 07/10/08. Mixed use Development comprising approximately 480 dwellings, 3 hectares of B1 Employment Use, Primary School, Local Centre, Community Sports Hall and other Engineering Operations. House type substitutions to Plots 117,118,150-154.		
Application:	Planning	Number:	CB/12/00108/NMA
Validated:	11/01/2012	Type:	Non-material Change to Permission
Status:	Decided	Date:	03/02/2012
Summary:		Decision:	Non-Material Amendment - Granted
Description:	Non-material amendment: to planning permission CB/10/04231/RM alteration to Aylsham house type from		

one bedroom house to two bedroom house.

Application: Planning
Validated: 10/01/2012
Status: Decided
Summary:
Number: CB/12/00061/NMA
Type: Non-material Change to Permission
Date: 13/01/2012
Decision: Non-Material Amendment - Granted
Description: Non Material Amendment: Amendment to layout of Plots 96, 98 and 100, elevational changes to Plots 81, 83, 91, 92 & 114 following outline application 06/00593/OUT for the erection of 191 dwellings in sub area 1 (details of layout, scale, appearance and landscaping)

Application: Planning
Validated: 31/10/2011
Status: Decided
Summary:
Number: CB/11/03929/FULL
Type: Full Application
Date: 28/12/2011
Decision: Full Application - Granted
Description: First floor extension over existing carport to form new bedroom with en-suite.

Application: Planning
Validated: 08/08/2011
Status: Decided
Summary:
Number: CB/11/02716/ADV
Type: Advertisement
Date: 26/09/2011
Decision: Advertisement - Granted
Description: Erection of advertisement flag poles and board signs for sales office

Application: Planning
Validated: 03/08/2011
Status: Decided
Summary:
Number: CB/11/02758/NMA
Type: Non-material Change to Permission
Date: 31/10/2011
Decision: Non-Material Amendment - Refused
Description: No-material amendment: to plots 96, 98, 100, 101-104 alterations to parking arrangements and garages. Gardens reduced to plots 105 and 106 for parking amendments. Elevation amendments to plots 81, 83, 91, 92 and 114

Application: Planning
Validated: 27/06/2011
Status: Decided
Summary:
Number: CB/11/02280/NMA
Type: Non-material Change to Permission
Date: 21/07/2011
Decision: Non-Material Amendment - Granted
Description: Non-material amendment: to planning permission CB/10/04231/RM plot substitution of plots 59 to 63 (5 units) to replace market sale units with shared ownership and rented properties.

Application: Planning
Validated: 16/05/2011
Status: Decided
Summary:

Number: CB/11/01708/REN
Type: Replacement PP sub to new time limit
Date: 11/10/2011
Decision: Rep PP - New Time Limit - Granted

Description: Renewal of Planning Permission: Application MB/06/00593/OUT dated 07/10/2008. Mixed use development comprising approximately 480 dwelling, 3 hectares of B1 employment use, primary school, local centre, community sports hall and other engineering operations.

Application: Planning
Validated:
Status: Decided
Summary:

Number: MB/06/0593/OUT
Type: Outline
Date: 07.19.08
Decision: Granted

Description: Mixed use development comprising approximately 480 dwellings, 3 hectares of B1 employment use, primary school, local centre, community sports hall and other engineering operations (all matters reserved except means of access).

Application: Planning
Validated: 19/11/2010
Status: Decided
Summary:

Number: CB/10/04231/RM
Type: Reserved Matters
Date: 24/02/2011
Decision: Reserved Matters- Granted

Application: Planning
Validated: 29/07/1997
Status: Decided
Summary: Refused

Number: MB/97/01086/OA
Type: Outline Application
Date: 25/11/1997
Decision: Refuse

Description: OUTLINE: RESIDENTIAL DEVELOPMENT (480 DWELLINGS), EMPLOYMENT USES (B1, B2, B8), SURGERY, SHOP, ACCESS ROADS AND OPEN SPACE. (ALL MATTERS RESERVED EXCEPT MEANS OF ACCESS).

Application: Planning
Validated: 29/07/1997
Status: Decided
Summary: Refused

Number: MB/97/01087/OA
Type: Outline Application
Date: 26/11/1997
Decision: Refuse

Description: OUTLINE: RESIDENTIAL DEVELOPMENT (480 DWELLINGS), EMPLOYMENT USES (B1, B2, B8), SURGERY, SHOP, ACCESS ROADS AND OPEN SPACE. (ALL MATTERS RESERVED EXCEPT MEANS OF ACCESS).

Consultation responses:

Neighbours were written to and press and site notices were published. The responses are summarised below:

Marston P C	No objection
Neighbours	2 letters of objection have been received, commenting as follows:

- I would like to object due to additional traffic entering the nice quiet marston park estate and surrounding area. Increased noise during the day. Privacy issues may occur due to parents parking outside our house or indeed in the marston park estates and walking their children to the school.
- I think much more consideration should be given to car parking and drop off points and there are a number of roads in Marston Park that are tight and already congested with cars due to poor planning. From my experience if parents want to drive they will drive regardless of the impact it has on the local streets which is going to be a nightmare for residents.

Consultee responses:

Sustainable Transport	No objections, recommends a condition relating to the Travel Plan.
Sport England	No comment to make
Minerals and Waste	No objections
Highways	<p>Given the history of this site in relation to the surrounding development I can confirm that the proposal as submitted is acceptable in a highway context. I acknowledge that the principle means of vehicle access to the site has been revised from that originally envisaged and is now proposed from the driveway serving the community building. This arrangement is entirely appropriate as access to the staff parking and servicing areas.</p> <p>I am pleased to note that the submission includes a School Travel Plan and assume that the finer details will be agreed with colleagues in the sustainable transport team.</p> <p>With regard to on-site highway related issues I can confirm that the proposed level of parking for staff and</p>

visitors is Appendix F compliant as is the provision of operational space for service vehicles.

I note that the submission also includes details of the on-site facilities during the construction period.

In these circumstances I confirm that there is no highway reason why planning approval should not be granted.

Environment Agency	No comment received
Public Protection	No comment received
Trees and landscaping	No objection, recommends landscape condition
Ecology	No objection

Determining Issues:

The considerations in the determination of this application are:

1. The principle of the development
2. Layout and appearance
3. Impact upon existing neighbours and future living conditions
4. Traffic and parking
5. Other considerations
6. Conclusions

Considerations:

1. Principle of the development and background

This is part of a larger site known as Marston Park, it was always envisioned that there would be the requirement for additional educational provision on this site. Land for a Lower School was secured within the legal agreement with the original planning permission MB/06/00593/OUT. In addition to the land being secured within the legal agreement outline planning permission has been granted for a school on this site. It is identified within the Design Code for Marston Park, and shown on the Master Plan in this location.

This application is for full planning permission, this is because although the general location and use of the site is in accordance with the outline planning permission, condition 6 of the outline consent requires all reserved matters applications to be subjected to this condition:

“No development shall take place in a sub area other than in accordance with the approved Detailed Design Guide and Code, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that the development achieves the objectives set out in the Development Brief and Strategies.”

There is a section within the Design Code which describes the school, this

places certain design and access requirements upon the school, it is considered that the design as proposed does not fully accord with the details previously set out. This is why the application has been submitted in full opposed to as a reserved matter application. However it is considered that the principle of a school in this location has been established.

2. Layout and appearance

The layout is in general similar to that which has been previously approved. The access for staff parking will now be taken off the same access as the community building, as opposed to through the commercial land. It is considered an acceptable change and more practical in terms of the timing and delivery of the site. The school will have links with the use of the community building, and it is considered that the access arrangements would be practical.

The Design Code envisioned a significantly larger school than that proposed by this application. To create a sense of enclosure the frontage of the school was meant to be 2.5-3 storeys in height. Although the proposal is for a single storey school, to make the frontage appear more prominent within the streetscene, a canopy is proposed. This is to achieve distance views of the community facilities down Gold Furlong.

The proposed design is judged to be acceptable within this context. It would be practical in nature, it is proposed to be single storey, this is both due to the requirement for number of classrooms, and also to ensure it is fully accessible. The appearance would not be as prominent as it was originally considered would be appropriate, however the overall design, is considered good for the site. A large proportion of the building would be rendered, which is locally appropriate, and there is a large amount of glazing proposed, which is also typical of the wider housing site. Overall it is considered that the building and design would be practical and suited to the function and purpose of the site.

3. Impact upon existing neighbours and future living conditions

The site has outline consent in this location for a school of up to three storeys, the closest residential property will be on the opposite side of the road, some 20 metres away. It is considered that in terms of impact upon light, privacy, outlook or the causing of an overbearing impact the school would not significantly impact upon the residential amenity of adjacent properties.

Two letters were received, which both highlighted the impact on the neighbouring properties in terms of impact upon parking, and the highway, this will be considered in Section 4 of the report.

4. Traffic and parking

It is accepted that with this type of new development there is likely to be an impact upon the public highway. It is however considered that this highway network was designed with a school in this location known. It is judged that it is an accessible appropriate location for a school of this scale. It is appropriately located with other community facilities, and near the access of the housing, which means that parents/guardians would not need to travel though the housing site to access the school.

A School Travel Plan has been submitted as part of the application, where sustainable methods of transport are encouraged. It is considered that the access and parking arrangements accord with Central Bedfordshire policies and are therefore acceptable.

5. Other considerations

Human Rights Issues

The proposal would raise no known Human Rights Issues.

Equality Act 2010

The proposal would raise no known issues under the Equality Act.

6. Conclusions

The principle of a Lower School on this site has been established by the previously granted outline consent, and within the Marston Park Design Code. The design and layout at the site would be acceptable, and would provide a suitable learning environment. No significant harm would be caused to living conditions of adjacent neighbouring properties. The parking and access would be provided in accordance with the Council's standards.

Recommendation:

That Planning Permission is granted subject to the following 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 **No development shall take place, notwithstanding the details submitted with the application, until details of the materials to be used for the external walls and roofs of the proposed building have been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved details.**

**Reason: To control the appearance of the building in the interests of the visual amenities of the locality.
(Policy 43, DSCB)**

- 3 Before the building is first brought into use, a School Travel Plan shall be prepared, submitted to and approved in writing by the Local Planning Authority. The plan shall contain details of:

- a. plans for the establishment of a working group involving the School, parents and representatives of the local community
- b. pupil travel patterns and barriers to sustainable travel
- c. measures to encourage and promote sustainable travel and transport for journeys to and from school
- d. 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.

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

- 4 **No works shall begin on site until the vehicular access from the site onto Great Linns has been constructed in accordance with the approved details.**

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

- 5 Before the premises are occupied all on site vehicular areas shall be surfaced in a stable and durable manner in accordance with details to be approved in writing by the Local Planning Authority. Arrangements shall be made for surface water drainage from the site to soak away within the site so that it does not discharge into the highway or into the main drainage system.

Reason: To avoid the carriage of mud or other extraneous material or surface water from the site so as to safeguard the interest of highway safety and reduce the risk of flooding and to minimise inconvenience to users of the premises and ensure satisfactory parking of vehicles outside highway limits.

- 6 No development shall commence until a wheel cleaning facility has been provided at all site exits in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority. The wheel cleaner(s) shall be removed from the site once the roadworks necessary to provide adequate access from the public highway have been completed (apart from final surfacing) to the satisfaction of the Local Planning Authority.

Reason: In the interests of the amenity and to prevent the deposit of mud or other extraneous material on the highway during the construction period.

- 7 **No development shall commence until full details of both hard and soft landscaping have been submitted to and approved in writing by the Local Planning Authority. These details shall include:-**

- **proposed finished levels or contours;**
- **materials to be used for any hard surfacing;**
- **minor structures (e.g. furniture, play equipment, signs, etc);**
- **planting plans, including schedule of size, species, positions, density and times of planting;**
- **cultivation details including operations required to establish new planting;**

- details of existing trees and hedgerows on the site, indicating those to be retained and the method of their protection during development works.
- details of boundary treatment

The development shall be carried out in accordance with the approved details.

Reason: In order to ensure that the landscaping is carried out within a reasonable period in the interest of the visual amenities of the area.

- 8 All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development whichever is the sooner; and any trees or plants which within a period of 5 years of completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species unless the Local Planning Authority give written consent to any variation.

Reason: In the interests of the visual amenities of the site and the area generally.

- 9 **No development shall commence until details of the method of disposal of foul and surface water drainage have been submitted to and agreed in writing by the Local Planning Authority including any land drainage system. Thereafter no part of the development shall be brought into use until the approved drainage scheme has been implemented.**

Reason: To ensure that adequate foul and surface water drainage is provided and that existing and future land drainage needs are protected.

- 10 The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers PL10C, PL03 B, PL04A, PL11A, PL05A, PL07A, PL06A, PL08A, PL12 C, 101.

Reason: For the avoidance of doubt.

Notes to Applicant

1. 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 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.