

## Item No. 9

<b>APPLICATION NUMBER</b>	<b>CB/13/04055/REG3</b>
<b>LOCATION</b>	<b>Russell Lower School, Queens Road, Ampthill, Bedford, MK45 2TD</b>
<b>PROPOSAL</b>	<b>Extensions and alterations to existing school building/site to provide 6no. additional class bases. Also to include the removal of an existing temporary classroom, the creation of additional car parking spaces, revised playground arrangements, a new pedestrian access and works to the fabric of the existing school.</b>
<b>PARISH</b>	<b>Ampthill</b>
<b>WARD</b>	<b>Ampthill</b>
<b>WARD COUNCILLORS</b>	<b>Clrs Duckett, Blair &amp; Smith</b>
<b>CASE OFFICER</b>	<b>Annabel Gammell</b>
<b>DATE REGISTERED</b>	<b>10 December 2013</b>
<b>EXPIRY DATE</b>	<b>04 February 2014</b>
<b>APPLICANT</b>	<b>Children's Services, Central Bedfordshire Council</b>
<b>AGENT</b>	<b>David Turnock Architects</b>
<b>REASON FOR COMMITTEE TO DETERMINE</b>	<b>The application is on a school site, and an objection has been received.</b>
<b>RECOMMENDED DECISION</b>	<b>Regulation 3 - Granted</b>

### **Reason for Committee to Determine:**

The application is on a school site, and an objection has been received.

### **Summary of recommendation:**

The application is recommended for approval, the extensions and alterations to the school site, would be appropriate for the location, and would not significantly impact upon the residential amenity of the adjacent properties. The development is considered acceptable subject to conditions in highway terms. The extensions are required for the capacity requirements of the school site, to ensure the satisfactory running of the education provision in Ampthill and this is considered a sustainable form of development in accordance with the National Planning Policy Framework, and Central Bedfordshire Core Strategy.

### **Site Location:**

The site lies on the south side of Saunders Piece at its junction with Queens Road in the built up area of Ampthill. The site is roughly rectangular in shape and supports a Pre School porta cabin building, to the south of the site is Russell Lower School and its large playing field. The school is utilitarian in appearance, has been extended, and is a mixture of single storey and two storey brick built building, with accents of purple.

The site lies within a residential area and is largely surrounded by residential properties.

### **The Application:**

This application seeks permission under Regulation 3 for extensions and alterations to existing school building to provide 6 no. additional classrooms. Also to include the removal of an existing temporary classroom, the creation of additional car parking spaces, revised playground arrangements, a new pedestrian access and works to the fabric of the existing school.

There would be two main extensions:

One forming 2 classrooms some 10 metres by 20 metres off the north eastern elevation.

One forming a hall extension, 3 classrooms, and offices some 25 metres by 20 metres.

There are also alterations to the main school building to create an additional classroom, additional hall space, Library and ancillary facilities. The project includes alterations to the appearance of the school building, by cladding. There is a new pedestrian access proposed on the southern side of the school playing field.

### **RELEVANT POLICIES:**

#### **National Guidance**

National Planning Policy Framework (March 2012)  
Circular 11/95 - The use of Conditions in Planning Permissions

#### **Core Strategy and Development Management Policies (November 2009)**

CS14	High Quality Development
DM3	High Quality Development
DM4	Development Within and Beyond Settlement Envelopes

#### **Planning History**

<b>Application:</b>	Planning	<b>Number:</b>	CB/13/00718/FULL
<b>Validated:</b>	27/02/2013	<b>Type:</b>	Full Application
<b>Status:</b>	Decided	<b>Date:</b>	10/04/2013
<b>Summary:</b>		<b>Decision:</b>	Full Application - Granted
<b>Description:</b>	Retention of one single temporary unit.		

<b>Application:</b>	Planning	<b>Number:</b>	CB/12/04091/REG3
<b>Validated:</b>	26/11/2012	<b>Type:</b>	Regulation 3
<b>Status:</b>	Decided	<b>Date:</b>	16/01/2013
<b>Summary:</b>		<b>Decision:</b>	Full Application - Granted
<b>Description:</b>	Installation of extract and ventilation system to the existing school.		

<b>Application:</b>	Planning	<b>Number:</b>	CB/12/01957/FULL
<b>Validated:</b>	15/06/2012	<b>Type:</b>	Full Application

<b>Status:</b>	Decided	<b>Date:</b>	24/07/2012
<b>Summary:</b>		<b>Decision:</b>	Full Application - Granted
<b>Description:</b>	Erection of timber play hut		
<b>Application:</b>	Planning	<b>Number:</b>	CB/10/02409/FULL
<b>Validated:</b>	08/07/2010	<b>Type:</b>	Full Application
<b>Status:</b>	Decided	<b>Date:</b>	16/09/2010
<b>Summary:</b>		<b>Decision:</b>	Full Application - Granted
<b>Description:</b>	Full: Erection of Children's Centre in existing school playing field. 2 no. canopies for buggy store and outdoor play. New access road to be created from the main road (Queens Road) in which 2 parking bays will be provided and turning circle.		
<b>Application:</b>	Planning	<b>Number:</b>	CB/09/06367/FULL
<b>Validated:</b>	13/11/2009	<b>Type:</b>	Full Application
<b>Status:</b>	Decided	<b>Date:</b>	05/01/2010
<b>Summary:</b>		<b>Decision:</b>	Full Application - Granted
<b>Description:</b>	Full: Retention of Temporary classroom building.		
<b>Application:</b>	Planning	<b>Number:</b>	MB/06/01942/CC
<b>Validated:</b>	20/11/2006	<b>Type:</b>	Regulation 3
<b>Status:</b>		<b>Date:</b>	07/12/2006
<b>Summary:</b>		<b>Decision:</b>	No objection
<b>Description:</b>	County Council: Retention of single temporary class room unit.		
<b>Application:</b>	Planning	<b>Number:</b>	MB/05/01747/CC
<b>Validated:</b>	19/10/2005	<b>Type:</b>	DO NOT USE - County Council Application
<b>Status:</b>		<b>Date:</b>	06/03/2006
<b>Summary:</b>		<b>Decision:</b>	No objection
<b>Description:</b>	County Council: Erection of new fence with gate and repositioning of existing fence.		
<b>Application:</b>	Planning	<b>Number:</b>	MB/05/00396/FULL
<b>Validated:</b>	17/03/2005	<b>Type:</b>	Full Application
<b>Status:</b>	Decided	<b>Date:</b>	13/05/2005
<b>Summary:</b>		<b>Decision:</b>	Full Conditional Approval
<b>Description:</b>	Full: Erection of portacabin for use by Ladybird Pre-school Playgroup		
<b>Application:</b>	Planning	<b>Number:</b>	MB/03/00449/CC
<b>Validated:</b>	11/03/2003	<b>Type:</b>	DO NOT USE - County Council Application
<b>Status:</b>	Decided	<b>Date:</b>	01/05/2003
<b>Summary:</b>		<b>Decision:</b>	No Objection to County Matter
<b>Description:</b>	County Council: Single storey extension to provide two new classrooms.		
<b>Application:</b>	Planning	<b>Number:</b>	MB/99/01107/CC
<b>Validated:</b>	30/07/1999	<b>Type:</b>	DO NOT USE - County Council Application
<b>Status:</b>		<b>Date:</b>	06/09/1999
<b>Summary:</b>		<b>Decision:</b>	No objection
<b>Description:</b>	COUNTY COUNCIL: EXTENSION TO FORM ADDITIONAL CLASSROOM, CLOAKROOM AND W.C.		
<b>Application:</b>	Planning	<b>Number:</b>	MB/96/00544/CC
<b>Validated:</b>	02/05/1996	<b>Type:</b>	Regulation 3
<b>Status:</b>	Decided	<b>Date:</b>	24/05/1996
<b>Summary:</b>	No objection	<b>Decision:</b>	No objection
<b>Description:</b>	COUNTY COUNCIL - REG 3: SITING OF SINGLE TEMPORARY CLASSROOM.		
<b>Application:</b>	Planning	<b>Number:</b>	MB/94/00901/CC

**Validated:** 06/07/1994 **Type:** DO NOT USE - County Council Application  
**Status:** Decided **Date:** 10/08/1994  
**Summary:** No objection **Decision:** No objection  
**Description:** COUNTY COUNCIL: WIDEN VEHICULAR ACCESS AND SEGREGATE VEHICULAR AND PEDESTRIAN ACCESS

**Application:** Planning **Number:** MB/84/00235/FA  
**Validated:** 09/03/1984 **Type:** DO NOT USE - Full Application  
**Status:** Decided **Date:** 04/05/1984  
**Summary:** Full Conditional Approval **Decision:** Full Conditional  
**Description:** FULL: ERECTION OF TIMBER SHED FOR STORAGE OF PLAYGROUP EQUIPMENT

**Application:** Planning **Number:** MB/76/00019/FA  
**Validated:** 15/01/1976 **Type:** DO NOT USE - Full Application  
**Status:** Decided **Date:** 11/03/1976  
**Summary:** Full Conditional Approval **Decision:** Full Conditional  
**Description:** FULL: CHANGING FACILITIES FOR CHILDREN

### **Representations: (Parish & Neighbours)**

Amphill Town Council

That the above application be supported. Suggested that the road networks in the surrounding area should be enhanced.

Neighbours

One letter of objection received and one letter of comment.

#### **47 Queens Road:**

Object to this expansion on the grounds of the already congested road network around the school at drop off and pick up times, I feel that the report showing a 50% return on the traffic survey carried out nearly 3 years ago not representative of the congestion currently suffered by the residents of Queens Rd, The pictures of the parking on the grass are also not representative of the true level of traffic using the verge as a car park, and this is miss-leading of the amount of traffic and problems that already exist, especially on wet days.

Moving the entrance to the other end of the school playing field is not the answer either, as this will increase the danger of an accident with cars entering Queens rd from Dukes rd, the vehicles already park opposite the junction and make vehicles cross to the other side of the road and close to any vehicles coming out of the junction.

I will object to parking restrictions outside of my property as we (as most households) have 2 cars and cannot get them both on my driveway.

One answer could be a restriction to residents only

having vehicle access along Queens rd Monday to Friday.

**Additional Comments no address given, it was provided via the Town Council:**

I understand that the expansion of Russell School is going ahead which is great news for the community of Ampthill. However, as residents living opposite the school gates we see on a daily basis the chaos that occurs with parents parking everywhere (even across our drive) making it a very dangerous place for children to cross and cars to drive past. Adding an extra 150 children to the mix is going to cause even more traffic and inappropriate unsafe parking. We try to avoid using our drive at certain times of the school day so as not to add to the traffic congestion but feel that this problem has not been addressed by the Council with regards to children's safety.

Please could you advise if there are any plans in place to alleviate this issue and concern.

**Publicity**

Site notice 18.12.13 - No comments received

**Consultations/Publicity responses**

Trees and Landscape

Proposed work is to construct additional classrooms, parking spaces, playground and football pitch. The additional classrooms are all located to the south side of the existing building and are effectively on either existing play areas, field or on the footprint of the temporary classroom. The effect on the majority of the trees of importance should be minimal provided all detail and procedure regarding the appropriate tree protection fencing, ground protection and no dig construction all of which is detailed within Plans 2382.TPP, 2382.AIA and the supplied Tree Survey, Arboricultural Implications Assessment Report and Arboricultural Method Statement is followed accurately.

A number of trees are identified for removal including small or poor form Fruit trees and various shrubs that are located on the land that is earmarked for the siting of additional car parking to the west of the site. A medium size poor form Norway Maple close to the new build and a stretch of mixed hedge approximately 15 metres in length to allow a new access path from Queens Road to the school. There would be no objection to the removal of these trees.

However I **do** object to the removal of the two mature Lime trees 2126 and 2125 both categorised as B2 in the tree survey and located at the entrance to the school from Saunders Piece and just outside the Ampthill Conservation Area.

Saunders Piece is characterised by a number of mature Lime trees both in the street and private properties and these two Limes are part of that character. The tree report comments on having to remove basal growth as regular maintenance but this is really minimal work and cost and would generally be carried out once maybe twice a year. These trees have had recent canopy work to reduce and remove any dead wood and no comments have been made regarding any issues of safety of these trees apart from the proximity to the entrance. Driving out from the school entrance does not really highlight any visibility problems. I feel the removal of these trees is detrimental and unnecessary.

The tree survey identifies 1743 a mature Lime tree as having low vigour and minor deadwood in the canopy and being designated category C2. I would suggest that based on a cursory inspection, the comments regarding this tree on the survey and its prominence in the landscape it is not right to be categorised as a C2. BS5837 2012 Trees in relation to Design Demolition and Construction describes Category C2 trees as "Trees present in groups or woodlands but without conferring on them significantly greater landscape value, and/or trees offering low or only temporary/transient landscape benefits". Clearly it is not C2. I would suggest that it is a Category B1 tree. I can see no obvious signs of low vigour and photos of the tree taken in leaf would appear to show a full canopy.

The new access path will pass directly through the root protection area RPA of this tree and it is imperative that the form of path and the procedure that has been detailed in the Tree Survey under Section 9.3.7 is followed accurately and in full detail.

A number of trees are to be removed for the development and it would be beneficial both for this area of Ampthill and also for the school to incorporate some new planting as part of the refurbishment and new development to enhance this site. I would suggest that some form of planting at the new access from Queens Road in the form of shrub planting and a line of four or five native trees alongside this new

path.

Public Protection

Details of new landscaping including species, sizes and densities of planting would be required.

I do not have objections to the proposed development, however I would ask that if during any site investigation, excavation, engineering or construction works evidence of land contamination is identified, the applicant shall notify the Local Planning Authority without delay. Any land contamination identified, shall be remediated to the satisfaction of the Local Planning Authority to ensure that the site is made suitable for its end use.

Highways

I confirm that there is no fundamental highway reason why this proposal should not be considered for planning approval.

The scheme provides for an appropriate level of car-parking for staff and visitors whilst not making any provision for parent parking at drop off or pick up times. The plans for access, parking and turning within the school premises demonstrate an acceptable arrangement and will be managed by the school to ensure the safety of the children is not compromised.

I am aware of and witnessed that parent parking habits at the school gate and whilst I am not condoning the actions and indiscriminate parking of the few which undoubtedly causes stress and anguish to the local residents this is not unlike the situation at every other school gate during pick up and drop off times. I note the school has a robust Travel Plan and is proposing changes to take into account the potential increase in traffic movements and am aware that the Sustainable Transport Team has been consulted. Whilst their comments are awaited I have included a condition relating to the provision of a Travel Plan should the submission not meet all expectations of the Sustainable Transport Team at this stage.

I am aware that there is some debate about the retention of the two lime trees either side of the access onto Saunders Piece. Whilst I appreciate that the trees have been there for some time I have to say that if they were removed visibility for and of vehicles emerging from the access would be increased and hence highway safety improved. Had this proposal been for a new school with an access in this location we would not allow new trees to be planted in this sort of location. I strongly recommend that the trees be removed.

In these circumstances I am content that there is no justifiable highway safety or capacity reason the grant of planning permission should not be considered subject to conditions and advice notes.

Sustainable Transport

No comments received - will be expressed on late sheet.

## **Determining Issues**

The main considerations of the application are;

1. Character, context and design of external spaces
2. Residential Amenity
3. Highways Safety
4. Other Considerations

## **Considerations**

### **1. Character, context and design of external spaces**

The proposed extensions and alteration of the school building is considered to be an enhancement in the design of the school building, even though the overall design is not necessarily in keeping with the character of the area, which is predominantly residential. It is judged that having regard to the use of the building, it is appropriate for it to be individually designed. The proposal would include panels in a variety of pink/purple shades.

Currently the school is of relative utilitarian design, it is considered that this would result in a more inspirational learning environment, more appropriate for its use as a Lower School, whilst not harming that character or appearance of the area, it is therefore judged that the design complies with policy DM3 of the Core Strategy and Development Management Policies (2009). It is considered that the development on the school would not be prominent from the Amptill Conservation Area, and would preserve the character.

### **2. Residential Amenity**

The school is within a residential area, it is bounded by Saunders Piece, and Queens Road, the main pedestrian access is from Queens Road, and the vehicular access is from Saunders Piece.

It is considered due to the distance from any residential property the single storey nature of the extensions, and the distance to the boundaries of the school site, it is unlikely that significant harm would be caused by the development in terms of light, outlook, privacy or the causing of an overbearing impact.

One letter of objection was received from a neighbouring resident, objecting to the intensification of the school use, resulting in increased pressure on the road. In addition to the objection and additional letter was received supporting the development, but highlighting the highway safety concern.



The principle concern with respect to the residential amenity of nearby occupiers is the potential for an increase in parking/highway safety, there is a separate section within this report to assess the development in terms of impact upon the public highway.

It is considered compliant with policy DM3 of the Core Strategy and Development Management Policies (2009) and Central Government guidance contained within the National Planning Policy Framework (2012) with respect to neighbouring amenity.

### **3. Highway Safety**

There are no objections received from the Highways officer to the expansion of this school. It will result in an increase in pupils using the school site. It is understandable that residents have concerns regarding pick up and drop off time, however the school is within a sustainable location, which should reduce the dependency on car use, and an updated travel plan would be required to encourage non vehicular modes of transport to the site. It is considered that the access and parking area is suitable for the levels of staff proposed at the school, and that the access off Saunders Piece is not to be used for parent parking/turning.

### **4. Other Consideration**

#### Human Rights issues

There are no known Human Rights issues.

#### Equality Act 2010

There are no known issues under the Equality Act.

#### Trees and Landscaping:

An objection was raised from the Tree Officer to the removal of the trees on the frontage (existing vehicular access). It is considered on balance that although it is unfortunate that the trees are to be removed, these are not protected by a Tree Preservation Order and not within the Conservation Area. If the school wish to remove them, then no express consent to do so would be required. It is considered that it would be appropriate to have replacement planting elsewhere on the site. It is considered that a tree planting condition would be appropriate, detailing the species, size of specimens and locations of the proposed trees.

#### Impact on playing field:

The location of the proposed extension is on an area currently adjacent to the playing field of the school site, there is an existing temporary unit, and the grassed area is for amenity rather than formal play purposes. Plan number AP0202 shows the pitch laid out for formal sports purposes, it is considered that the proposals would not harm playing field provision.

## Recommendation

That Planning Permission granted for the following reasons:

### 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 samples of the materials to be used in the construction of the external surfaces of the development hereby permitted 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 **No development shall take place until a landscaping scheme to include all hard and soft landscaping and a scheme for landscape maintenance for a period of five years following the implementation of the landscaping scheme have 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). The trees, shrubs and grass shall subsequently be maintained in accordance with the approved landscape maintenance scheme and any which die or are destroyed during this period shall be replaced during the next planting season.**

**Reason: To ensure an acceptable standard of landscaping. (Policies 43 and 58, DSCB)**

- 4 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.

5 **No works to begin on site 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.**
- **Post construction reinstatement of any footway following removal of the trees at the Saunders Piece access.**

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

6 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.

7 Prior to the 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.

8 Prior to the new premises or pedestrian access onto Queens Road being brought into use details of new road markings and associated Traffic regulation Orders together with guard railing as necessary, shall be submitted to and approved by the local Planning Authority.

Reason: To ensure the provision of appropriate facilities to safeguard against parking in the proximity of the new school gate is provided in the

interests of highway safety.

- 9 The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers AK0036, 2382.TPP, 2382.AIA, AP0201, AL0101, AK0033\_P01, AS0201, AS0202, AP202,AK0035\_P01, AK0034\_P01, AS0003\_P01, AS0032\_P01.

Reason: For the avoidance of doubt.

### 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))

3. Highway Notes

Advice Note1/. The applicant is advised that in order to comply with this permission it will be necessary for the developer of the site to enter into an agreement with Central Bedfordshire Council as Highway Authority under Section 278 of the Highways Act 1980 to ensure the satisfactory completion

of the access and associated road improvements. Further details can be obtained from the Development Control Group, Development Management Division, Central Bedfordshire Council, Priory House, Monks Walk, Chicksands, Shefford SG17 5TQ

AN2/. The applicant is advised that the requirements of the New Roads and Street Works Act 1991 will apply to any works undertaken within the limits of the existing public highway. Further details can be obtained from the Traffic Management Group Highways and Transport Division, Central Bedfordshire Council

AN3/. 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 highway 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.

AN4/. The applicant is advised that all cycle and scooter 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 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.

**DECISION**

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