

## **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>CIlrs 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.

### **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 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.

**NOTES**

- (1) In advance of the consideration of the application the Committee were advised of detailed consultation from the Sustainable transport Team as set out in the Late Sheet attached to these Minutes.
- (2) In advance of the consideration of the application the Committee received representations made under the Public Participation Scheme.