

Item No. 10

APPLICATION NUMBER	CB/14/01817/FULL
LOCATION	Redborne Upper School, Flitwick Road, Ampthill, Bedford, MK45 2NU
PROPOSAL	Erection of a new building to provide assembly hall, classrooms, staff offices, sanitary accommodation and external works.
PARISH	Ampthill
WARD	Ampthill
WARD COUNCILLORS	Cllrs Duckett, Blair & Smith
CASE OFFICER	Annabel Gammell
DATE REGISTERED	16 May 2014
EXPIRY DATE	15 August 2014
APPLICANT	Redborne Upper School and Community College
AGENT	Stephen George & Partners
REASON FOR COMMITTEE TO DETERMINE	This development is categorised as a major due to the amount of floor space, the site is within the Green Belt.
RECOMMENDED DECISION	Full Application - Granted

Summary of Recommendation

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 significantly harm the amenities of neighbours and there is no unacceptable impact upon the character and appearance of the street scene or general locality. The site is located within the South Bedfordshire Green Belt, however due to the Very Special Circumstances of Redborne Upper School creating a learning environment which is required for the proper functioning of the school, and there being no location outside the Green Belt, where this facility could be located on the site. It is also in accordance with The National Planning Policy Framework, and 'Design in Central Bedfordshire', Adopted 2010.

Recommendation

To authorise the Interim Assistant Director Planning to issue the grant of PERMISSION, following the expiry of the press notice and nothing further to be reported, subject to planning conditions outlined as follows:

RECOMMENDED CONDITIONS / REASONS

- 1 The development hereby permitted 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 development shall be carried out in accordance with the materials schedule as shown on plan number 11-212-001 P07, unless otherwise agreed in writing by the Local Planning Authority.

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

- 3 The building shall not be occupied until details of replacement tree planting 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.

- 4 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.

- 5 Prior to the occupation of phase 1 of the building, the hard standing area as shown on plan number 11-212-001-P02 shall be constructed in accordance with approved plans, this shall remain in perpetuity.

Reason: In the interest to getting emergency vehicles within a reasonable distance of the building.

- 6 All plant, machinery and equipment installed or operated in connection with this permission shall be so enclosed, operated and/or attenuated that noise arising from such plant shall not exceed a level of 5dB below the existing background level (or 10dB below if there is a tonal quality) when measured

or calculated according to BS4142:1997, at the boundary of any neighbouring residential dwelling.

Reason: In the interest of protecting residential amenity.

- 7 The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers 11-212-001-P01, 11-212-001-P10-rA, 11-212-001 P04, 11-212-001 P07, 11-212-001 P06, 11-212-001 SK07, 46888/1, 3953-504, 11-212-001-P02, 5078-51, 11-212-001 P05, 11-212-001 P03.

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

3. The applicant is advised that photographs of the existing highway that is to be used for access and delivery of materials may be required by the Local Highway Authority. Any subsequent damage to the public highway resulting from the works as shown by the photographs, including damage caused by delivery vehicles to the works, will be made good to the satisfaction of the Local Highway Authority and at the expense of the applicant. Attention is drawn to Section 59 of the Highways Act 1980 in this respect. Best practical means shall be applied to reduce the carriage of mud and dust onto the public highway.

Statement required by the Town and Country Planning (Development Management Procedure) (England) (Amendment No. 2) Order 2012 - Article 31

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.

[Note:

1. It was noted that Sport England did not object to this development.]