

Item No. 6

APPLICATION NUMBER	CB/15/00256/FULL
LOCATION	Silsoe Church of England VC Lower School, Chestnut Avenue, Silsoe
PROPOSAL	Construction of new 2 form entry lower school, pre school facilities, play areas and car parking
PARISH	Silsoe
WARD	Silsoe & Shillington
WARD COUNCILLORS	Cllr Ms Graham
CASE OFFICER	Samantha Boyd
DATE REGISTERED	26 January 2015
EXPIRY DATE	27 April 2015
APPLICANT	Central Bedfordshire Council
AGENT	David Turnock Architects
REASON FOR COMMITTEE TO DETERMINE	CBC is applicant - objection to development from Parish Council
RECOMMENDED DECISION	Full Application - Recommended for Approval

Reason for Recommendation

The site of proposed new school building partly falls within site allocation MA9 of the Site Allocations Document for 380 dwellings, community facilities, school, B1 employment uses and a conference centre. The proposal is considered to provide an educational facility to meet the needs of residents and therefore is considered acceptable in principle.

Furthermore, the proposal, by virtue of its siting and scale is considered to be appropriate for this location and provides a level of parking to the Council's standards and therefore accords with Policy DM3 of the Core Strategy and Development Management Policies Document (adopted 2009) and the National Planning Policy Framework (2012).

Recommendation

That planning permission be granted subject to the following conditions:

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 Before the premises are occupied all on site vehicular areas shall be surfaced and drained 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.

- 3 Prior to the opening of the school hereby approved, a School Travel Plan shall be prepared and submitted to the Local Planning Authority for approval. The plan shall contain details of:
- the establishment of a working group involving the school, parents, representatives of the local community and the Chairman of Development Management Committee
 - pupil/staff travel patterns and barriers to the use of sustainable travel
 - measures to reduce car use
 - an action plan detailing targets and a timetable for implementing appropriate measures and plans for annual monitoring and review for 5 years.

There shall be an annual review of the Travel Plan (for a period of 5 years from the date of approval of the Plan) to monitor progress in meeting the targets for reducing car journeys generated by the proposal.

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

- 4 **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 development hereby approved 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.

- 5 **No development shall take place until a landscaping scheme to include all hard and soft landscaping, particularly along the northern and eastern boundaries of the site, 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.

- 6 The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers AK0101_P02, AK0601_P01, AK0401_P01, AK0802_P01, AK0202_P04, AK0201_P05, AK0801_P01, AP0211_A, AP0810_A, AP0811_A, AO0210_A, AP0102_A.

Reason: To identify the approved plan/s and to avoid 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 In accordance with Article 31 of the Town and Country Planning (Development Management Procedure) (England) Order 2010, the reason for any condition above relates to the Policies as referred to in the adopted Core Strategy and Development Management Policies Document (North) and the emerging Development Strategy for Central Bedfordshire.

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

Approval of planning permission is recommended for this proposal. The Council acted pro-actively through positive engagement with the applicant during the determination process 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 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 the following additional consultation response and additional information which is set out in the Late Sheet appended to these minutes:
 - a. Silsoe Parish Council responded to the application and a copy of the documentation was sent to all Committee Members in advance of the meeting
 - b. The Principal Highways Officer had submitted a list of measures to help mitigate the impact of traffic
 - c. The acronym BESD means Behavioural Emotional and Social Difficulties

d. The application was not in the conservation area boundary.]