

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 All external works hereby permitted shall be carried out in materials to match as closely as possible in colour, type and texture, those of the existing building.

Reason: To safeguard the appearance of the completed development by ensuring that the development hereby permitted is finished externally with materials to match the existing building in the interests of the visual amenities of the locality. (Policy 43, DSCB)

- 3 The planting and hard and soft landscaping scheme shown on approved Drawing No. 001 dated 10/12/2014 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 shall mean the period from October to March). The trees, shrubs and grass shall subsequently be maintained for a period of five years from the date of planting and any which die or are destroyed during this period shall be replaced during the next planting season with others of a similar size and species.

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 Notwithstanding the details in the application hereby approved, prior to the building hereby approved being brought into use, a new School Travel Plan shall be prepared and submitted to and approved by the Local Planning Authority. 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 the Development Management Committee
- pupil travel patterns and barriers to sustainable travel
- measures to encourage and promote sustainable travel and transport for journeys to and from school
- 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 and there shall be an annual review of the Travel Plan to monitor progress in meeting the targets for reducing car journeys generated by the proposal.

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

- 6 **No occupation of the building shall take place until details have been submitted to and approved in writing by the Local Planning Authority of the proposed additional lighting to be installed at the site. Details shall include the location and nature of lighting and luminance levels along with details of how the impact of luminance shall be minimised when viewed from neighbouring residential properties. The works shall be carried out in accordance with the approved details and shall thereafter be retained.**

Reason: To ensure the provision of additional lighting is done so without causing harm to neighbouring residential amenity.

- 7 No development shall take place 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 highway;
- Timing of construction activities to avoid school pick up/drop off times;
- Post construction restoration/reinstatement of the working areas and any temporary access to Buttercup Road.

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

- 8 The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers AL0101_P01, 001, AK0001_P05, AK0002_P09, AK0003_P09, AK0005_P06, AK0008_P03, 14613cv-02, 14613cv-03 and 9637/E/116 Rev P1.

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. It is advised that the applicant uses of the 'iOn Travel' website (www.iontravel.co.uk/centralbedfordshire) to manage their travel plan and implement the actions contained within it. It also benefits applicants by helping them to fulfil their planning conditions through the use of the reporting part of the tool.
3. The applicant is advised that further information regarding the updating of the School Travel Plan is available from the Sustainable Transport Team, Central Bedfordshire Council, Priory House, Monks Walk, Chicksands, Shefford, Bedfordshire, SG17 5TQ.

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

This application has been recommended for approval. Discussion with the applicant to seek an acceptable solution regarding a travel plan and an agreement to require details to be approved by condition was reached. 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 additional consultation / publicity responses, as detailed in the Late Sheet appended to these minutes, included:
 - a. The Highways Officer provided his view
 - b. A copy of a letter sent by a neighbouring resident to Alistair Burt MP
 - c. Condition 4 has been amended as above and a new condition 7 has been added above.
3. That a recommendation be sent to the Strategic Planners requesting a review of the Guide in relation to parking at schools for staff and visitors.
4. Condition 5 be amended to include the Chairman of Development Management Committee and Condition 6 be amended to include the missing wording regarding the luminance levels.]