

Item No. 7

APPLICATION NUMBER	CB/15/00470/REG3
LOCATION	Clipstone Brook Lower School, Brooklands Drive, Leighton Buzzard, LU7 3PG
PROPOSAL	Single storey flat roof extension for 5 classrooms, cloakrooms corridors, toilets and library. Single storey flat roof extension for new staffroom. Infill of courtyard and corridor to form Drama Room, Revised access drive and parking. Playground extensions and boundary fence. Above works to include drainage.
PARISH	Leighton-Linslade
WARD	Leighton Buzzard South
WARD COUNCILLORS	Cllrs Berry, Bowater & Dodwell
CASE OFFICER	Donna Lavender
DATE REGISTERED	09 February 2015
EXPIRY DATE	06 April 2015
APPLICANT	Central Bedfordshire Council
AGENT	CBC Assets Team
REASON FOR COMMITTEE TO DETERMINE RECOMMENDED DECISION	CBC Applicant - Objections raised that could not be overcome. Full Application – Recommended for Approval

Recommendation

That Planning Permission be GRANTED subject to the following:

RECOMMENDED CONDITIONS

- 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 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.

(Policies BE8 S.B.L.P.R and 43, D.S.C.B)

- 3 The agreed measures approved within the Travel Plan dated May 2015, shall be implemented prior to the occupation of the new classroom extension. Monitoring reports and participation in Central Bedfordshire

Council's Annual school travel survey shall be submitted annually to and approved by the Local Planning Authority.

Reason: In the interests of highway safety, to reduce congestion and to promote the use of sustainable modes of transport.
(Policy 26 D.S.C.B)

- 4 Works shall not commence on the construction of the rear extension until a scheme to level for level flood plain compensation has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be in accordance with the Flood Risk Assessment dated April 2015, and shall include a detailed design and associated management and maintenance plan of surface water drainage for the site, based on sustainable drainage principles and an assessment of the hydrological and hydrogeological context of the development. On approval of the scheme, it shall be fully implemented in accordance with the timing arrangements embodied within the scheme and maintained in accordance with an agreed management and maintenance plan.

Reason: To ensure the approved system will function to a satisfactory minimum standard of operation and maintenance such that the development would not increase the risk of flooding offsite.
(Policy 49 D.S.C.B)

- 5 The development shall not be occupied or brought into use until the parking scheme shown on Drawing No. 3009 Rev A has been completed. The scheme shall thereafter be retained for this purpose.

Reason: To ensure provision for car parking clear of the highway.
(Policies T10 S.B.L.P.R and 27, D.S.C.B)

- 6 The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, 3001, 3003, 3005, 3006, 3007, 3009 Rev A, B00951-200 Rev T03, B00951-201 Rev T03, B00951/204 Rev T02, B00951/1001 Rev P04, Justification dated 29/04/15, Travel Plan dated 05/05/15, Flood Risk Assessment dated April 2015, Ecology Survey dated 29/04/15 and Wildlife Statement dated 20/04/15 and Transport Statement dated 29/04/15.

Reason: To identify the approved plans and to avoid doubt.

Notes to Applicant

1. 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 South Bedfordshire Local Plan Review (SBLPR) and the emerging Development Strategy for Central Bedfordshire (DSCB).
2. 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.

3. The applicant is advised that the proposed new classroom block has a south facing pitched roof ideal for installation of photovoltaic panels. PV panels are a popular choice of renewable energy for schools as they generate electricity during school opening hours and provide savings on electricity bills and additional payments through Feed-in Tariff. The Councils Sustainability Officer has recommended ensuring that the roof is PV ready: structurally strong enough to take additional load and with necessary connections for PV panels to be installed at a later date.
4. It is advised that the applicant uses 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.
5. 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.
6. The applicant is advised that the wildflower seed should be checked to ensure that they have not been treated with pesticides as can happen and this will harm bee and preferably is as local and native as possible to fit in with the work of the town on bees.

It is recommended that the applicant leave an area completely uncut otherwise there is no space for butterflies and bees to hibernate over the winter. It is also important to do the summer cut late in September in order to support butterflies. The Suffolk wildlife trusts do a fantastic document on grassland management.

<http://www.suffolkwildlifetrust.org/grassland-for-butterflies>

7. 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)

Statement required by the Town and Country Planning (Development Management Procedure) (England) Order 2015 - Article 35

Planning permission has been granted for this proposal. The Council acted pro-actively through positive engagement with the applicant at the pre-application stage and 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) Order 2015.

[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 an additional comment of support which was contained in the Late Sheet.]