

Item No. 13

APPLICATION NUMBER	CB/17/4050/FULL
LOCATION	Holywell Middle School, Red Lion Close, Bedford, MK43 0JA
PROPOSAL	Extension to reception area, new 7 classroom teaching block, new 3 court sports hall and teaching area.
PARISH	Cranfield
WARD	Cranfield and Marston Moretaine
WARD COUNCILLORS	Cllrs Morris, Matthews and Clark
CASE OFFICER	Matthew Heron
DATE REGISTERED	22 August 2017
EXPIRY DATE	28 November 2017
APPLICANT	Ellis Williams Architects
AGENT	EWA
REASON FOR COMMITTEE TO DETERMINE	Objection from Cranfield Parish Council to a major development
RECOMMENDED DECISION	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 The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans; AE(0-01 & AE(0)20 & AE(01)01 & AG(0-)05 & AG(0-)10 & AG(04)01 & AG(04)02 & AG(04)03 & AG(04)04 & AG(04)05 & AG(05)01 & AG(05)02 & AG(05)03 & AG(06)01 & AG(07)01 & AG(9-)01.

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

- 3 The indoor sports hall hereby approved shall not be constructed other than in accordance with specifications entitled 'Court Information' received on 4th January 2018.

Reason: To ensure that the approved development complies with Sport England guidelines.

- 4 Prior to first occupation of the buildings hereby approved full details on a suitably scaled plan of both hard and soft landscape works must be submitted to and approved in writing by the Local Planning Authority. Subsequently, these works shall be in addition to those shown on the approved plans and shall be carried out and retained as approved. The landscaping details to be submitted shall include:-

- a) means of enclosure;
- b) existing and proposed finished levels and finished floor levels.
- c) planting plans, including specifications of species, sizes, planting centres, planting method and number and percentage mix;
- d) details for all external hard surface within the site, including roads, drainage detail and car parking areas.

Reason: The landscaping of this site is required in order to protect and enhance the existing visual character of the area and to reduce the visual and environmental impacts of the development hereby permitted in accordance with Policy DM14 of the Core Strategy and Development Management Policies 2009.

- 5 All planting, seeding or turfing and soil preparation comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following first occupation of the building; and any trees or plants which within a period of five years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species. All landscape works shall be carried out in accordance with the guidance contained in British Standards.

Reason: The landscaping of this site is required in order to protect and enhance the existing visual character of the area and to reduce the visual and environmental impacts of the development hereby permitted in accordance with Policy DM14 of the Core Strategy and Development Management Policies 2009.

- 6 Prior to the construction of the buildings hereby permitted full specifications of the materials to be used for their external surfaces must be submitted to and approved in writing by the Local Planning Authority. Subsequently, the development shall be carried out and retained in accordance with approved details.

Reason: To ensure a satisfactory appearance to the development in accordance with Policies CS14, DM3 and DM14 of the Core Strategy and Development Management Policies 2009.

- 7 No occupation shall commence of the sports hall hereby permitted until a community use agreement prepared in consultation with Sport England has

been submitted to and approved in writing by the Local Planning Authority, and a copy of the completed approved agreement has been provided to the Local Planning Authority. The agreement shall apply to the sports hall, playing fields and games courts and include details of pricing policy, hours of use, access by non-educational establishment users, management responsibilities and a mechanism for review, and anything else which the Local Planning Authority in consultation with Sport England considers necessary in order to secure the effective community use of the facilities. The development shall not be used at any time other than in strict compliance with the approved agreement.

Reason: To secure well managed safe community access to the sports facility/facilities, to ensure sufficient benefit to the development of sport and to accord with the provisions of the Framework.

- 8 Prior to the first operation of the development hereby approved details for ecological enhancements at the site shall be submitted to and approved in writing by the Local Planning Authority. Subsequently, the development shall be carried out and retained in accordance with these details.

Reason: In the interests of biodiversity, in accordance with Policy CS18 of the Core Strategy and Development Management Policies 2009.

- 9 No development shall commence until a detailed surface water drainage scheme and a foul water strategy for the site, and an assessment of the hydrological and hydrogeological context of the development, have been submitted to and approved in writing by the Local Planning Authority. The schemes shall also include details of how the systems will be constructed, including any phasing, and they will be managed and maintained after completion. The schemes shall be implemented in accordance with the approved final details before the development is completed, and shall be managed and maintained thereafter in accordance with the agreed management and maintenance plan.

Reason: To ensure the approved system will function to a satisfactory minimum standard of operation and maintenance and prevent the increased risk of flooding both on and off site, in accordance with para 103 NPPF.

- 10 No building shall be occupied until the developer has formally submitted in writing to the Local Planning Authority a finalised 'Maintenance and Management Plan' for the entire surface water drainage system, inclusive of any adoption arrangements and/or private ownership or responsibilities, and that the approved surface water drainage scheme has been correctly and fully installed as per the final approved details.

Reason: To ensure that the implementation and long term operation of a sustainable drainage system (SuDS) is in line with what has been approved, in accordance with Written Statement HCWS161.

- 11 Prior to the first occupation of the buildings hereby permitted the additional on site car parking and access thereto, shall be constructed in accordance with the approved drawing no. AG(9-)01A.

Reason: For the avoidance of doubt and to provide adequate on site vehicle and cycle parking provision.

- 12 Prior to the first occupation of the development hereby approved, details of a waiting/parking area for at least 2 buses shall be submitted to and approved in writing by the local planning authority and the development shall not be brought into use until the buses waiting/parking area has been constructed in accordance with the approved details

Reason: To provide bus parking/waiting area clear of parked and manoeuvring vehicles within the site and to avoid vehicle/pedestrian conflict.

- 13 Before the development is brought into use all on site vehicular areas shall be surfaced in a stable and durable materials in accordance with details to be approved in writing by the Local Planning Authority. Arrangements shall be made for surface water drainage from the site to soak away within the site so that it does not discharge into the highway or into the main drainage system.

Reason: To avoid the carriage of mud or other extraneous material or surface water from the site so as to safeguard the interest of highway safety and reduce the risk of flooding and to minimise inconvenience to users of the premises and ensure satisfactory parking of vehicles outside highway limits

- 14 Prior to the first occupation of the development hereby approved details of the additional secure and covered parking of cycles on the site (including the internal dimensions of the cycle parking area, stands/brackets to be used), shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall be fully implemented before the development is first occupied or brought into use and thereafter retained for this purpose.

Reason: To ensure the provision of adequate cycle parking to meet the needs of occupiers of the proposed development in the interests of encouraging the use of sustainable modes of transport.

- 15 No development shall commence until details of measures to improve safety in the vicinity of the school and a schedule for their implementation have been submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the agreed details and schedule of implementation.

Reason: To avoid obstruction to traffic using the public highway, the site and residential properties

- 16 No development shall take place, including any works of demolition, until a Construction Management Plan, associated with the development of the site, has been submitted and approved in writing by the Local Planning Authority which will include information on:

- (A) The parking of vehicles.
- (B) Loading and unloading of plant and materials used in the development.
- (C) Storage of plant and materials used in the development.
- (D) The erection and maintenance of security hoarding / scaffolding affecting

the highway if required.

(E) Footpath/footway/cycleway or road closures needed during the development period.

(F) Traffic management needed during the development period.

(G) Times and means of access and egress for construction traffic and delivery vehicles (including the import of materials and the removal of waste from the site) during the development of the site.

The approved Construction Management Plan associated with the development of the site shall be adhered to throughout the development process.

Reason: In the interests of highway safety.

Statement required by the Town and Country Planning (Development Management Procedure) (England) Order 2015 - Part 6, Article 35

Discussion with the applicant to seek an acceptable solution was not necessary in this instance. 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.