

Item No. 5

APPLICATION NUMBER	CB/18/04185/FULL
LOCATION	Etonbury Academy, Stotfold Road, Arlesey, SG15 6XS
PROPOSAL	Two storey detached school building with associated car/cycle parking, external works, landscaping and external play areas
PARISH	Arlesey
WARD	Arlesey
WARD COUNCILLORS	Cllrs Dalgarno, Shelvey & Wenham
CASE OFFICER	Benjamin Tracy
DATE REGISTERED	12 November 2018
EXPIRY DATE	07 January 2019
APPLICANT	Dr A Lee
AGENT	DT Architects
REASON FOR COMMITTEE TO DETERMINE	The Council own the freehold of the site, and objections have been received.
RECOMMENDED DECISION	Full Application - Approval

The Council as the Local Planning Authority hereby gives notice of its decision to **GRANT PERMISSION** for the development specified above and shown on the submitted plans, subject to the following 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 building hereby approved shall be externally finished in the materials described on drawing number AP0101 Revision P01, unless otherwise approved in writing by the Local Planning Authority.

Reason: To control the appearance of the building in the interests of the visual amenities of the locality.

- 3 No works above slab level relating to the construction of the building hereby approved shall take place until details of hard and soft landscaping (to include wild flower planting and cross sections of any bund) together with a timetable for its implementation have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out as approved and in accordance with the approved timetable.

Reason: To ensure a net gain for biodiversity, acceptable mitigation for landscape visual impacts of the development and to ensure that the appearance of the development would be of a high quality, safeguarding the character and appearance of the area, including the intrinsic character and beauty of the countryside, in accordance with Policies CS16, DM3, DM14 and DM15 of the Core Strategy and Development Management Policies 2009 and Policies HQ1, EE2, EE4 and EE5 of the Submission Central Bedfordshire Local Plan (2018) as well as the NPPF.

- 4 The building hereby permitted shall not be first brought into use until a Landscape Maintenance and Management Plan for all hard and soft landscaping has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of the persons or body that will be responsible for delivering the approved landscape maintenance and management plan. The landscaping shall be maintained and managed in accordance with the approved plan following its delivery.

Reason: To ensure a net gain for biodiversity, acceptable mitigation for landscape visual impacts of the development and to ensure that the appearance of the development would be of a high quality, safeguarding the character and appearance of the area, including the intrinsic character and beauty of the countryside, in accordance with Policies CS16, DM3, DM14 and DM15 of the Core Strategy and Development Management Policies 2009 and Policies HQ1, EE2, EE4 and EE5 of the Submission Central Bedfordshire Local Plan (2018) as well as the NPPF.

- 5 The development hereby approved (including the building and car parking areas) shall not be first brought into use until a detailed surface water drainage scheme, to manage surface water run off from the development for up to and including the 1 in 100 year event (+40%CC) for the scheme has been submitted to and approved in writing by the Local Planning Authority. The discharge rate from the development will be limited to the equivalent 1 in 1 year rate, or an appropriate rate as agreed by the Bedford Group of Internal Drainage Boards or sewage undertaker. The final detailed design shall be based on the agreed drainage Strategy (1.10 and 1.15 of the D&A statement issue P01 dated 08/11/18) and DEFRA's Non-statutory technical standards for sustainable drainage systems (March, 2018), and shall be implemented as approved. Any variation to the connections and controls indicated on the approved drawing which may be necessary at the time of construction would require the resubmission of those details to the Local Planning Authority for approval.

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 of the NPPF.

- 6 The building hereby approved shall not be first brought into use until a Maintenance and Management Plan for the entire surface water drainage system, inclusive of any adoption arrangements and/or private ownership or responsibilities, has been submitted and approved in writing by the Local Planning Authority. Details shall include written confirmation that the approved surface water drainage scheme has been correctly and fully installed as per the final approved details shall be provided. Thereafter the surface water drainage system shall be managed in accordance with the approved details for its lifetime, unless any other variation is agreed in writing.

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.

- 7 The development hereby approved shall only be implemented in full accordance with the archaeological scheme of works as described in Albion Archaeology document 2018/166, version 1.1, dated 12th December 2018.

Reason: In accordance with paragraph 199 of the NPPF to ensure that the developer records and advances the understanding of the significance of any heritage assets affected by development before they are lost (wholly or in part) and makes the results of the archaeological work (and any archive generated) publicly available.

- 8 In the event that contamination is found at any time when carrying out the approved development, it shall be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment shall then be undertaken by a competent person, in accordance with "Model Procedures for the Management of Land Contamination, CLR 11". A written report of the findings should be forwarded for approval to the Local Planning Authority. Following completion of remedial measures a verification report shall be prepared that demonstrates the effectiveness of the remediation carried out. No part of the development should be occupied until all remedial and validation works are approved in writing.

Reasons: To ensure that no future investigation is required under Part 2A of the Environmental Protection Act 1990.

- 9 The building hereby approved shall not be first brought into use until an updated School Travel Plan, has been submitted to and approved in writing by the local planning authority. All measures within the approved travel plan shall be undertaken in full accordance with the approved plan or any update to the plan which has been formally approved by the Highway Authority thereafter.

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

- 10 No development on the proposed new playing fields shall commence until the following documents have been submitted to and approved in writing by the Local Planning Authority after consultation with Sport England:
- (i) A detailed assessment of ground conditions (including drainage and topography) of the land proposed for the playing field which identifies constraints which could adversely affect playing field quality; and
 - (ii) where the results of the assessment to be carried out pursuant to (i) above identify constraints which could adversely affect playing field quality, a detailed scheme to address any such constraints. The scheme shall include a written specification of the proposed soils structure, proposed drainage, cultivation and other operations associated with grass and sports turf establishment and a programme of implementation.

Thereafter the approved scheme shall be carried out in full and in accordance with the approved programme of implementation [or other specified time frame - e.g. before first occupation of the educational establishment]. The land shall thereafter be maintained in accordance with the scheme and made available for playing field use in accordance with the scheme.

Reason: To ensure that the playing field is prepared to an adequate standard and is fit for purpose.

- 11 Any gates and gate posts at the access for the replacement parking shall be located so as not to cause obstruction when open, to vehicles entering/ existing the access.

Reason: For the avoidance of doubt and for a usable access.

- 12 The car parking approved as part of this development shall be completed and made available for use prior to the first use of the building hereby permitted.

Reason: To ensure the provision of off-street car parking and thereby minimise the potential for on-street parking which could adversely affect the convenience of road users.

- 13 The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers: AP0201 Rev P03; AP0202 Rev P03; and AP0101 Rev P01.

Reason: To identify the approved plan/s and to avoid doubt.

NOTES TO APPLICANT

Any conditions in bold must be discharged before the development commences. Failure to comply with this requirement could invalidate this permission and/or result in enforcement action.

The application form for approval of details reserved by a condition, guidance notes and fees (i.e. £34.00 for householder applications and £116.00 for all other applications, per submission) can be found on our website www.centralbedfordshire.gov.uk or alternatively call Customer Services on 0300 300 8307 for hard copy forms.

- 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