

**Item No. 17****SCHEDULE C**

<b>APPLICATION NUMBER</b>	<b>MB/09/00288/FULL</b>
<b>LOCATION</b>	<b>POTTON LOWER SCHOOL, EVERTON ROAD, POTTON, SANDY, SG19 2PB</b>
<b>PROPOSAL</b>	<b>FULL: CONSTRUCTION OF SINGLE STOREY BUILDING FOR USE AS PRE-SCHOOL AND AFTERSCHOOL CLUB; AND THE PROVISION OF 14 ADDITIONAL CAR PARKING SPACES</b>
<b>PARISH</b>	Potton
<b>CASE OFFICER</b>	Kate Phillips
<b>DATE REGISTERED</b>	18 February 2009
<b>EXPIRY DATE</b>	15 April 2009
<b>APPLICANT</b>	The Board of Governors Potton Lower School
<b>REASON FOR COMMITTEE TO DETERMINE</b>	<b>The land is owned by Central Bedfordshire Council</b>
<b>RECOMMENDED DECISION</b>	<b>FULL CONDITIONAL APPROVAL</b>

APPROVE Planning Permission for the application set out above subject to the following condition(s):

- 1            DG01    The development hereby approved shall be commenced within three years of the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990 which is designed to ensure that a planning permission does not continue in existence indefinitely if the development to which it relates is not carried out.

- 2            U            **Development shall not commence until a scheme detailing provision for on site parking for construction workers for the duration of the construction period has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented throughout the construction period.**

Reason: To ensure adequate off street parking during construction in the interests of road safety.

- 3            U            **Development shall not commence until a scheme detailing access provision to and from the site for construction traffic, including a turning area, which details shall show what arrangements will be made for restricting such vehicles to approved points of access and egress has been submitted to**

**and approved in writing by the Local Planning Authority. The scheme shall be operated throughout the period of construction work.**

**Reason: To ensure the safe operation of the surrounding road network in the interests of road safety.**

- 4 U Parking bays 20, 21 and 22 as indicated on the submitted plan A207 Revision A shall measure a minimum of 2.4m wide by 6.0m long each.

Reason: To provide adequate sized parking bays.

- 5 U Before the premises are occupied parking bays 8 to 22 shall be surfaced in a manner to the Local Planning Authority's approval so as to ensure satisfactory parking of vehicles outside highway limits. Arrangements shall be made for surface water from the site to be intercepted and disposed of separately so that it does not discharge into the highway.

Reason: In order to minimise danger, obstruction, and inconvenience to users of the highway and of the premises.

- 6 U The development shall not be brought into use until a turning space suitable for a coach or fire appliance has been constructed within the curtilage of the site in a manner to be approved in writing by the Local Planning Authority.

Reason: To enable vehicles to draw off, park and turn outside of the highway limits thereby avoiding the reversing of vehicles on to the highway.

- 7 DG17 The permission shall extend only to the application as amended by plans A200 Revision - A; A202 Revision - A; A207 Revision - A; A208 Revision - A received 19.3.09.

Reason: For the avoidance of doubt and to ensure that the development is implemented in accordance with the plans formally approved by the Local Planning Authority.

#### Notes to Applicant

- 1 The applicant is advised that all cycle and scooter parking, existing and proposed, should be covered and secure.

- 2 The applicant is advised that the requirements of the New Roads and Street Works Act 1991 will apply to any works undertaken within the limits of the existing public highway. Further details can be obtained from the Bedfordshire Highways, PO Box 1395, Bedford MK42 5AN

- 3 The applicant is advised that photographs of the existing highway that is to be used for access and delivery of materials will be required by the Local Highway Authority. Any subsequent damage to the public highway resulting from the works as shown by the photographs, including damage caused by delivery vehicles to the works, will be made good to the satisfaction of the Local Highway Authority and at the expense of the applicant. Attention is drawn to Section 59 of the Highways Act 1980 in this respect.

[Note: In advance of the consideration of the application the committee received representations made under the public participation scheme.]