Applications: Refs. 2/17/9006 & 2/17/9007

Applicant: Bolton Low Houses C of E Primary School

Location: Bolton Low Houses Pre-school, Toddlers and Holiday Play Facility at Bolton Low Houses C of E Primary School, Bolton Low Houses, Wigton, CA7 8PA

Ref.2/17/9006: Removal of Condition 1 of Planning Permission 2/12/9009 to allow permanent retention of the portacabin structure housing the pre-school, toddlers and holiday play facility.

Ref.2/17/9007: Extension to, and recladding of, existing portacabin structure.
1.0 RECOMMENDATION

1.1 That:

a) Planning permission for the removal of Condition 1 of planning permission 2/12/9009 to allow permanent retention of the portacabin structure housing the pre-school, toddlers and holiday play facility be Granted subject to the conditions set out in Appendix 1 to this report (Ref. 2/17/9006); and

b) Planning permission for the extension to, and recladding of, the existing portacabin structure the subject of planning application 2/12/9009 be Granted subject to the conditions set out in Appendix 2 to this report (Ref. 2/17/9007).

2.0 THE PROPOSALS

2.1 Planning permission is sought to permanently retain the existing temporary building housing the pre-school, toddlers and holiday play facility located within the grounds of Boltons C of E Primary School (Ref. 2/17/9006); and to make a number of extensions to this building and re-clad it (Ref. 2/17/9007).

2.2 It is proposed to re-clad the existing building with vertically oriented timber boarding (a treated pine) and for this to be left to ‘silver’ down so as to result in a grey colour finish over time. The proposed board would be tongue and groove and would have a flat finish.

2.3 An extension measuring 5.9m x 3.8m is proposed to the south facing elevation of the existing building to provide a new office and a cloakroom. The extension would measure 2.85m in height to the eaves and 3.8m to ridgeline with a shallow pitched roof. It is proposed to clad the extension in vertically oriented timber boarding and to provide grey coloured upvc framed windows and a doorset with vision panels. The roof would be finished with smooth grey metal sheeting with welted upstanding joints. Black UPVC rainwater goods are proposed.

2.4 It is also proposed to provide a 1.5m wide flat-roofed canopy between the entrance door to the extension and the existing building corner-edge. A further canopy is proposed to be erected along a 5m length of the eastern (rear) side of the existing building with a level timber platform below. A 1.5m wide timber deck-board 1 in 20 gradient ramp with walk-sure coating and timber balustrade is proposed to be provided to the western side of the existing building. Both canopies are proposed to be open sided with timber supports and to be flat-roofed with light grey profiled metal sheeting. A 1.2m wide path would be provided around the extension surfaced with permeable block paving.

3.0 SITE LOCATION & DESCRIPTION

3.1 Bolton Low Houses Pre-school, Toddlers and Holiday Play Facility (the unit) is located within the southern end of the grounds of Bolton Low Houses C of E Primary School. The Primary School is located at the southern edge of the small village of Bolton Low Houses on the U2137. The school is approximately 1km from the A595 and lies approximately 2.5miles from Wigton.

3.2 The existing unit is a single storey freestanding structure white in colour that has now been in place for approximately 13 years. It measures approximately 13.5m x 8.5m in footprint and 3m in height to the eaves. It originally had a flat roof but now has a low-pitched roof clad in mid-grey-blue corrugated metal sheeting. The
A small watercourse within a ditch runs along the southern boundary 11m from and fenced-off from the unit. Trees and mature hedgerow are present along the southern bank of the watercourse. The unit is bounded by playing-field to the east and the hard surfaced playground area of the primary school to the north.

Due to the thickness and height of the planting to the western and southern sides of the unit there are minimal views of the building from the highway. However glimpses are available from a number of points and the brilliant white colour of the cladding does not assist the unit in blending into its locale.

4.0 SITE PLANNING HISTORY

4.1 Planning permission was first granted for the siting of a portakabin in the south-western corner of the grounds of Boltons C of E School for a limited five year period in September 2004 (Ref. 2/04/9037). There have subsequently been a number of time extension applications and permissions for the retention of the unit. Planning permission to retain the unit for a further 2 years was granted by the Committee in February 2010 (Ref. 2/09/9026). The committee report on this application stated that the additional time was: “...in order for the pre-school to either make alternative arrangements for the permanent relocation of this thriving facility or for measures to be put in place to make continued use of the existing location acceptable. This could include providing a permanent building and development of on – site parking at the school”.

4.2 A further time extension application (Ref. 2/12/9002) was submitted on 18 January 2012 but withdrawn on the 2 February 2012; and a replacement application (Ref. 2/12/9005) was submitted but refused on the 19 June 2012 due to predominantly highways issues (lack of a safe and suitable access and failure to mitigate impacts of road traffic or maintain a high quality environment).
further application was submitted on 1 August 2012 (Ref. 2/12/9009). This application sought a five year time extension and made provision for the construction of a new car park containing 15 parking spaces, altered access arrangements, a vehicle waiting area on the verges, screen planting to the site boundary and a schedule for maintenance and repair of the existing portacabin building. The proposals also include a travel plan with a “one way” vehicular route, staggered drop-off schedules and monitoring plan with targets. The Committee resolved to grant planning permission on 29 August 2012. This permission was conditional upon the implementation of all of the proposed measures referred to above. All of the required works were completed. The planning permission expires on 31 July 2017.

4.3 Prior to September 2004 the unit operated out of Bolton Low Houses Village Hall. However the then hall was condemned as being unfit for purpose that year and was closed prior to redevelopment. At the time of the 2004 planning application it was thought that the Unit would return to village hall once it was redeveloped.

4.4 The re-developed village hall did not provide sufficient facilities required to meet Ofsted regulations for such units. The applicant was unable to find any other suitable sites in the locality to relocate to between 2004 and 2009. Arrangements were put in place to raise funding to erect a permanent building within the grounds of the school. In 2012 funding for a new purpose built facility at the rear of Bolton Low Houses School was still being sought.

4.5 In 2015 a bid to the National Lottery for a replacement building was unsuccessful. Bids to a further 65 grant giving organisations yielded some promises of support but the funding required (estimated to be £240,000) to replace the existing building could not be met leading to the current proposals.

5.0 NATURE OF THE OPERATION

5.1 Although the unit can only house 24 children at one time, it has 150 children on its register and provides pre-school, playgroup and holiday play schemes for children for 51 weeks of the year. The facility has unrestricted access and currently serves a catchment area of 25 miles. The unit supports the existence of the primary school as it helps attract children to the school and also provides child care for staff at the primary school.

5.2 The applicant reports that demand for places in their unit remains high and that they have been fully subscribed for the past three years.

6.0 PLANNING POLICY

6.1 Section 38(6) of the Planning & Compulsory Purchase Act 2004 provides that planning applications must be determined in accordance with the development plan unless material considerations indicate otherwise. Government policy is a material consideration that must be given appropriate weight in the decision making process.


- Policy S1 - Presumption in Favour of Sustainable Development
- Policy S2 - Sustainable Development Principles
- Policy S3 - Spatial Strategy and Growth (N.B. This designates Bolton Low Houses as a Limited Growth Village)

Allerdale Borough Council Local Plan (Part 2): Site Allocations Development Plan Document is currently being produced. A consultation on the Preferred Options version of this document took place between 27 January and 24 March 2017. This document shows the school as being outside Bolton Low Houses existing and proposed settlement limit. Therefore there are no proposed land allocations within this relevant to this proposal.

The National Planning Policy Framework [NPPF], which was published on 27 March 2012, and the national online Planning Practice Guidance (PPG) suite, which was launched in March 2014, are material considerations in the determination of planning applications. The following sections and paragraphs of the NPPF are considered to be relevant to the determination of this application:

- Paragraphs 6-10 - Achieving sustainable development
- Paragraphs 11-14 - The presumption in favour of sustainable development
- Delivering Sustainable Development
  - Section 3. Supporting a prosperous rural economy
  - Section 4. Promoting sustainable transport
  - Section 7. Requiring good design
  - Section 8. Promoting healthy communities
  - Section 11 - Conserving and enhancing the natural environment.
- Paragraphs 186-187 - Decision Taking

CONSULTATIONS AND REPRESENTATIONS

Allerdale Borough Council Planning Department: No objection to either application. Consider there is adequate room to accommodate the extension and that the proposed design and timber cladding is acceptable and appropriate to its location.

Allerdale Borough Council Environmental Health Department: No response received.

Boltons Parish Council: Support the applications. Recommend that the existing grasscrete is extended from the entrance gates up to the top of the road and that there is confirmation that the additional structural surveys have been carried out.

CCC Active Travel: Satisfied with the content and coverage of the submitted School Travel Plan.
7.5 CCC Children’s Services – Early Years Team: Support the applications. State that the provider contributes significantly to the Council’s statutory duty to ensure sufficient childcare provision in relation to Childcare Act 2006.

7.6 CCC Highway Authority: No objection to both applications. Recommend that further formalised spaces are provisioned along the highway verge to prevent damage to this.

7.7 CCC Lead Local Flood Authority: No comment.

7.8 Cumbria Constabulary’s Crime Prevention Design Advisor: Provides advice in respect of measures to reduce the opportunities for crime.

7.9 British Telecom: No response received.

7.10 Electricity North West: Highlight that there is an underground electricity service cable running to the building that is proposed to be altered and that a safe working distance must be maintained from this at all times and safe digging techniques practised. If necessary, the developer can apply to have this moved or decommissioned prior to any building works.

7.11 Northern Gas Networks: No objection to either application.

7.12 United Utilities: No response received.

7.13 The application has been advertised by site notice. The neighbouring properties and the local county councillor were also notified.

7.14 Nine representations have been received. Eight representations support the retention of the unit and the service it provides maintaining that its loss would have an unsettling affect upon children currently in attendance and upon their families, and that the unit is part of the community. One representation has been received objecting to the proposal for the following summarised reasons:

- The submitted Travel Plan does not fully represent the current situation with regard to the parking and traffic issues in the immediate vicinity;
- That the mitigation measures contained in the Travel Plan do not appear to be being put in place;
- The application ought to contain measures to mitigate the ongoing damage to the highway verges;
- There is no detailed evidence included in the application that supports the claim that the building is structurally sound and will be adequate for at least 20 years;
- It is no longer a temporary structure as it was always intended to be;
- The building has not been exposed for detailed inspection at the time the report was written;
- The building has already been in place for 12 years and it was not a new building when it was first erected in the school grounds;
- ‘Portakabin’ (who may or may not have provided the original unit) only give a structural warranty of 30 years for portable buildings;
- The safety of the structure is questionable.
- No detail has been provided to accompany the application in relation to the construction phase in respect of construction access to the site, working hours, traffic and/or noise control, reinstatement of any damage to verges etc. that might result from the works;
The timber clad building would be more likely to be aesthetically acceptable, but it is disappointing that no photomontages or examples of other buildings clad with the proposed material are included with the application;

If the proposal is approved the hours of work should be restricted by condition so that they do not start any earlier than 08.30 and continue no later than 18.00.

8.0 PLANNING ASSESSMENT

8.1 Planning permission is sought to retain the unit on a permanent basis and to undertake refurbishment and extensions to the unit.

8.2 The County Council has a statutory duty under the Childcare Act 2006 to provide sufficient childcare to meet the needs of parents and carers to work or access training. Paragraph 72 of the NPPF attaches great importance to ensuring that a sufficient choice of school places is available and instructs Local Planning Authorities (LPAs) to take a proactive, positive and collaborative approach to meeting this requirement and to development that will widen choice in education. It also directs that great weight should be given to the need to create, expand or alter schools. It also sets out that LPAs should work with schools promoters to identify and resolve key planning issues before applications are submitted. It is considered these provisions also apply to pre-school or after-school provision.

8.3 Policy S2 of the ALP Part 1 supports the delivery of school facilities and life-long learning through providing opportunities and the provision of up to date facilities. Policy S15 of the ALP Part 1 seeks to proactively plan for the provision of schools in the right location and of sufficient size for future population requirements. Paragraph 263 of the ALP Part 1 recognises that community facilities such as schools are at the heart of a thriving, sustainable and inclusive society and that this is particularly relevant in rural areas where these facilities not only provide for peoples day to day needs, but also provide a source of social and cultural interaction. Paragraph 264 continues that “the (district) Council will protect these valuable services, encourage the creation of new facilities and support improvements and enhancements to those existing. Facilities should be of a scale appropriate to the size of the settlement in accordance with the spatial strategy.” Paragraph 265 states that the (district) Council encourages the sharing of facilities. The unit has developed a close operational relationship with the primary school whereby each benefits the other. It is considered the retention and improvement of the unit accords with the local plan policies which support life-long learning, rural community facilities and improvements to existing educational facilities.

8.4 The majority of the issues with this facility have been resolved over the course of the past planning applications for its temporary retention. The site now benefits from much improved visual screening and the highways impact of the unit has been vastly reduced by the provision of off-highway parking, the grass-crete layby for pupil pick-up and drop-off and continued implementation of the pro-active management measures in the annually updated School Travel Plan. Consequently it is considered the main outstanding issues are the structural integrity of this existing temporary building and the impact of its incongruent visual appearance if it were to be retained on a permanent basis.

Structural Integrity of the Existing Building

8.5 The unit was inspected by structural engineers in November 2016. Unlike most
portacabin structures the unit has a light weight steel frame. The inspection concluded the building to be in good structural condition. Subject to exposure of the structure to fully verify the condition of the full steel during the re-cladding process and a suitable maintenance regime, the inspection concludes that the building could remain structurally adequate for at least a further 20 years. On this basis the applicant seeks to remove the time limit for the use of the building and retain it on a permanent basis. However the caveats of the letter are duly noted, as is the fact that a new permanent building would be expected to have at least a minimum of a 50-60 year life-span. Given this, it is considered that planning permission for retention of this unit should remain time-limited, but that it is appropriate to extend the duration to reflect the likely minimum 20 year remaining life of the existing steel frame structure rather than granting planning permission on a permanent basis. This time period would allow greater certainty for the unit to invest in its existing premises and would also allow for the condition of this unit to be re-assessed (and if necessary, addressed) at that future point in time or for proposals for a new build permanent built building to be brought forward. Conditions are therefore proposed to limit the use of the portacabin building, and its proposed extensions which are the subject of planning application ref 2/17/9007, until 31 July 2037 and require the building to be removed in the event it is no longer structurally sound or required.

8.6 The submitted structural survey is considered to provide sufficient detail to demonstrate the future structural longevity of the portacabin’s steel frame. Structural stability of buildings is a matter controlled under other legislation / regulatory regimes such as Building Control and Buildings Insurance. Structural stability is not a material planning consideration. In the event the structure is deemed unfit for purpose at any point prior to 2037 it would be the responsibility of the owner to repair or remove the unit. Should a replacement unit be required it would require planning permission.

Design / Visual Impact

8.7 Policies DM14 and DM15 of the ALP Part 1 require a high standard of design for buildings and their extensions. Policy DM14 requires development to “respect and respond positively to the distinctive qualities of the location and integrate with the characteristics of the site, ensuring that all external materials and boundary treatments are appropriate to the design and distinctiveness of the development, site and location.” It is considered that the application of timber cladding to the existing unit and the proposed extension would vastly improve the external appearance of this facility; especially when it has naturalised to a silvery grey as a result of exposure to UV light; helping it better blend into its rural locale and ensure the screen planting to the site works effectively. As such it is considered that the re-cladding of the unit would make its visual appearance more acceptable in this location. Because the cladding of the building and extension would be important to ensure the visual improvement and acceptability of the retention of the unit, a condition is proposed to require the cladding to be undertaken promptly and in any event within 18 months from the date of any planning permission.

8.8 Policy DM15 states that applications for extensions to existing buildings will be permitted where:

a) The scale, design and materials of the development would not adversely alter the appearance of the existing building;
b) The development achieves a satisfactory visual and architectural relationship with adjoining development and/or the character of the area;

c) The extension would not become the dominant feature of the building;

d) The extension will not result in overdevelopment of the curtilage of the property;

e) The extension would not materially harm the amenity of the occupants of neighbouring or adjacent properties;

f) The operational car parking needs of the property would continue to be met.

The use of timber cladding to the extension would be in-keeping with the existing building as proposed to be re-clad. The extension is of a smaller scale to the existing building and replicates its form. Given this, it is considered to be visually and architecturally in-keeping with the existing building and acceptable. The large grounds of the primary school mean this small extension would not constitute over-development within its curtilage. The proposed extension would be located centrally to the southern side of existing building. As such it would not bring the existing building closer to any existing residential dwellings and not result in any overlooking or any other harm to the amenity of nearby dwellings. Nor would it result in the loss of any car parking spaces. The proposed canopies would be located to the rear/back sides of the building and as such would have negligible visual impact. The proposals are therefore considered to comply with Policy DM15 of the ALP Part1.

Other Planning Considerations

8.9 Other key planning issues are considered to be Highways related matters (Road/Pedestrian safety, Traffic and Parking); Drainage/Flood Risk, Crime Prevention, and matters associated with the operation of the unit and the construction phase.

8.10 **Highway Safety, Traffic and Parking:** The proposals would not increase staff or pupil numbers beyond those as existing and would not affect the existing parking provision. As such they would not result in any additional impacts on the highway beyond that existing.

8.11 The applicant has submitted yearly updates of the School Travel Plan in accordance with Condition 6 of planning permission 2/12/9009. From these, the updated School Travel Plan submitted with the application, and discussions with the applicant, it is evident that the applicant has gone to some lengths to manage the drop-off and collection of pupils so as to minimise the impact of traffic on the local highway network. The Travel Plan includes an advisory one way system for parents, regular communication to parents about safe parking, car sharing, staggering of drop off and pick up times, and proactive management and monitoring of traffic unit related traffic including use of staff as banks-persons to minimise congestion. A condition is proposed to require the continued annual update and review of the Travel Plan to ensure the traffic impact of the unit is minimised as far as is practicable.

8.12 Despite these efforts, areas of verge north and south of the site access and existing grasscrete verge are heavily eroded as a result of cars using the areas for dropping off and picking up children. The grasscrete area looks neat and tidy. However, the adverse visual impact of the rutted highway verge either side of the grasscrete area is considerable. Whilst the verges to the north are likely to be partially related to the primary school use, and there is some evidence of wear and tear by other users (residents and agricultural) to both sides, it is considered
that the damage to the length of verge south of the grasscrete is more likely to have resulted from vehicles associated directly with the unit. It is therefore proposed to extend the reinforced surfacing southward along the verge from the existing grasscrete area so as to run parallel to the full frontage of the childcare unit’s grounds. A condition is also proposed to require this to be implemented within two years from the commencement of the use hereby permitted so as to ensure the area is not damaged during the construction phase and so as to allow a reasonable amount of time for the work to be undertaken.

8.13 **Drainage/Flood Risk:** The proposed extension would be set-back from the watercourse by at least 8m. Given its minimal footprint it is considered that it would have negligible impact in terms of surface water discharge. Therefore it is considered that the proposed retention of the existing unit and its’ extension would not have any adverse impact on the water environment and complies with policy S29 of the ALP Part 1.

8.14 **Crime Prevention:** The site makes clear distinctions between public and private spaces and provides opportunities for natural surveillance at the sites access point. The proposed extension would allow better vision, scrutiny and control over visitors and the exterior doors and windows to this would be compliant with PAS 24:2016 (Enhanced security performance requirements for doorsets and windows in the UK). As such the proposed extension would provide for a safer environment which maximises personal safety and minimises opportunities for crime and antisocial behaviour. The proposed retention of the existing unit and its extension are therefore considered to comply with Policies S4 and DM14 of the ALP Part 1.

8.15 **Operational Matters:** The existing facility operates from 8.00am to 5.30pm Mondays to Fridays and employs 5 full-time and 7 part-time staff. The facility is closed at weekends and on Bank Holidays. The proposed retention of the building and extension would not alter these operational hours or result in any increase in staff numbers.

8.16 **Construction Phase:** It is intended that the unit would temporarily utilise the Primary School premises over the holiday period whilst the re-cladding of the existing building takes place. Conditions are proposed limiting the hours of working for the re-cladding and the construction of the extension in order to protect the amenity of nearby properties. Concerns have been expressed by a nearby resident that the application lacks detail in respect of the means by which cladding and construction of the proposed extension would be carried out. Whilst issues arising from the construction phase of building works can be controlled via planning conditions, they are not material considerations relevant to the determination of planning applications in themselves.

8.17 **Human Rights:** Given the location, nature and purpose of the proposed retention of the unit and extension thereto, no convention rights as set out in the Human Rights Act 1998 would be affected.

9.0 **CONCLUSION**

9.1 On the basis that the building and proposed extension are not permanent forms of development and therefore their permanent retention cannot be supported, it is considered acceptable to extend retention of the unit for a further twenty year period in light of the structural information submitted to date and the proposed re-cladding of the building which would improve its visual appearance and further
9.2 The proposed small extension to the unit would provide additional and improved space. The proposed design is acceptable and it would not impact upon local amenity and would not result in any increase in staff or pupil numbers.

9.3 It is therefore considered that the proposed retention of the unit for a further extended temporary period and the proposed extension are acceptable and in accordance with the policies of the development plan, there are no material considerations that indicate the decisions should be made otherwise and with the planning conditions proposed, any potential harm associated with visual appearance of the unit and extended grasscrete on the highway would reasonably by mitigated. It is therefore recommended that planning permission be granted for the retention of the portacabin building for a further limited period and the extension to the building subject to the conditions set out in appendix 1 and 2 respectively.

Dominic Donnini
Corporate Director Economy and Highways

Contact: Mr Edward Page, Tel: 01539 713 424

Background Papers: Application File Reference Nos. 2/17/9006 and 2/17/9007

Electoral Division Identification: Aspatria ED - Mr J Lister
PROPOSED PLANNING CONDITIONS - REF NO. 2/17/9006

Time Limit

1. The use of the portakabin structure hereby permitted shall be for a temporary period only expiring on 31 July 2037. The permitted portacabin structure, and all hardstandings, shall be removed from the site and the site restored to school recreation use by 1 September 2037.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990.

Re-Cladding

2. The portacabin structure hereby permitted shall be re-clad in accordance with the details specified within the approved scheme by 31 August 2018.

Reason: In the interests of good design and visual amenity and in order to make the appearance of the building acceptable to the extent that it may be retained for a longer period of time.

Notifications

3. Written notification shall be provided to the County Planning Authority of the date of each of the following within one week of their commencement:
   a. The commencement of re-cladding of the existing building;
   b. The commencement of the works to extend the reinforced highway verge area;

Reason: To enable the County Planning Authority to monitor the development to ensure compliance with this permission.

Approved Scheme

4. The unit shall be clad and maintained in accordance with the following approved documents:
   a. The submitted Planning Application Form - dated 26 July 2012;
   b. Planning Statement - dated March 2017;
   c. Letter dated 24 November 2016 re Structural Inspection;
   d. Planting Details (Revised)- dated August 2012 – submitted with letter dated 23 August 2012;
   e. Drawing No. DWG BLHP 02 B (a)- Proposed Block Plan and Highway Details;
   f. Drawing Ref. BLH/SLP/2012/01 – Site Location Plan – dated February 2012;
   g. Revised Travel Plan Statement – dated September 2016;
   h. Email dated 13 April 2017 in respect of cladding details;
   i. Drawing No. BLHP 02 B – Highways Details Relating to Extended Parking Area – submitted 4 June 2017

Reason: To ensure the development is carried out to an approved appropriate standard and to avoid confusion as to what comprises the approved
Hours of Work for Re-Cladding

5. No materials shall be delivered to or removed from the site and no works to re-clad the unit shall not take place outside the hours of 08.00 to 18.00 on Mondays to Fridays and 08:00 to 13:00 on Saturdays. No materials shall be delivered to or removed from the site and no works shall take place on Sundays, Bank or Public Holidays.

Reason: To protect the amenity of nearby properties.

Landscaping Rentention and Maintenance

6. The western boundary hedgerow planting shall be retained throughout the life of the use of the building hereby permitted and shall be maintained at a height of no less than 3m to screen the building from view from outside the site.

Reason: In the interests of visual and local residential amenity.

Access and Parking Maintenance

7. The access drive and parking area shall be maintained free of potholes throughout the life of the use hereby permitted.

Reason: In the interests of highway safety.

Annual Review of Travel Plan

8. Annual Monitoring Reports of the Travel Plan shall be undertaken on or before the 30 September of each year for the life of the portacabin building and made available for inspection within 7 days of a written request by the County Planning Authority for such.

Reason: In the interests of highway safety.

Extension of Vehicle Pull-in area along the Highway Verge

9. The reinforced verge to the highway located to the south of the highway access to the childcare unit shall be extended southwards to the boundary of the childcare unit’s grounds as shown and specified on Drawing No. BLHP 02 B – Highways Details Relating to Extended Parking Area – submitted 4 June 2017 by no later than 18 July 2020.

Reason: To reduce the operational impact of the unit on the highway and its’ verge.
PROPOSED PLANNING CONDITIONS - REF NO. 2/17/9007

Time Limit for Implementation of Permission

1. The development hereby permitted shall be begun before the expiration of 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.

Time Limit

2. The extension hereby permitted shall be used for a temporary period only expiring on 31 July 2037. The extensions, and all hardstandings, shall be removed from the site and the site restored to school recreation provision by 1 September 2037.

Reason: To comply with Section 72 of the Town and Country Planning Act 1990.

Notifications

3. Written notification shall be provided to the County Planning Authority of the date of each of the following within one week of their commencement:

   a. The commencement of construction of the extension;
   b. The commencement of the use of the extension hereby permitted;
   c. The commencement of the works to extend the reinforced highway verge area;

Reason: To enable the County Planning Authority to monitor the development to ensure compliance with this permission.

Approved Scheme

4. The development shall be carried out in accordance with the following approved documents:

   a. The submitted Planning Application Form - dated 31 March 2017;
   b. Planning Statement - dated March 2017;
   c. Site Location Plan;
   d. Drawing No. DDM02bPL – Proposed Elevations and Floor Plan;
   e. Drawing No. DDM03PL – Existing and Proposed Site Plan;
   f. Revised Travel Plan Statement – dated September 2016;
   g. Email dated 13 April 2017 in respect of materials details;
   h. Drawing No. BLHP 02 B – Highways Details Relating to Extended Parking Area – submitted 4 June 2017.

Reason: To ensure the development is carried out to an approved appropriate standard and to avoid confusion as to what comprises the approved scheme.

Restriction on Use
5. The built extension hereby permitted shall not be used as classroom space.

Reason: To ensure no intensification in pupil numbers and thereby increase in traffic to the site.

Construction Phase: Hours of Work

6. No construction work, delivery or removal of materials shall take place on the site outside the hours of: 08.00 to 18.00 on Mondays to Fridays and 08:00 to 14:00 on Saturdays. No construction work, delivery or removal of materials shall take place on Sundays; Bank Holidays and/or other Public Holidays.

Reason: To protect the amenity of nearby properties.

Extension of Vehicle Pull-in area along the Highway Verge

7. No later than two years from the commencement of the use of the extension hereby permitted the reinforced verge to the highway located to the south of the highway access to the childcare unit shall be extended southwards to the boundary of the childcare unit’s grounds as shown and specified on Drawing No. BLHP 02 B – Highways Details Relating to Extended Parking Area – submitted 4 June 2017.

Reason: To reduce the operational impact of the unit on the highway and its’ verge.