



17 April 2013

Agenda Item: 6

**REPORT OF CORPORATE DIRECTOR POLICY, PLANNING AND
CORPORATE SERVICES**

RUSHCLIFFE BOROUGH REF. NO. 8/13/00337/CTY

**PROPOSAL: ERECTION OF A 2 CLASSROOM STAND ALONE BUILDING AND
RETENTION OF THE ADJACENT FENCED BALL COURT HARD PLAY
AREA**

LOCATION: CARNARVON PRIMARY SCHOOL, NURSERY ROAD, BINGHAM

APPLICANT: NCC CHILDREN, FAMILIES AND CULTURAL SERVICES

Purpose of Report

1. To consider a planning application for the erection of a two classroom free-standing building and retention of the adjoining fenced ball court hard play area at Carnarvon Primary School, Bingham. The key issues relate to the siting of the proposed building on playing field, the increase in the number of school places, and the potential resulting impact on the highway network and the amenity of neighbouring residents. The recommendation is to grant planning permission, subject to the conditions set out in Appendix 2.

The Site and Surroundings

2. Carnarvon Primary School, on a site of 2.8ha, is located in a residential area approximately 1km to the east of Bingham town centre. Residential estate development lies to the north and south of the school. An area of open space on the site of Bingham medieval settlement, a Scheduled Ancient Monument (SAM), lies to the west of the school. The western third of the school grounds set as grass playing field lies within the designated boundary of the SAM. Uncultivated land outside of the village envelope lies to the east of the school. Public Footpath No.11 Bingham crosses the SAM, from west to east before turning south immediately within the school boundary, running along the southern school boundary, turning north along the eastern boundary (both within the boundary of the school) before turning east across the adjoining field (Plan 1).
3. A series of culs-de-sac to the north of the school are accessed from either Abbey Road or Nursery Road. The principal access to the school is from a cul-

de-sac 30m on length on Nursery Road which also serves four residential properties. Pedestrian access in the south-west corner of the school site is gained across the public field from Oak Avenue. The path immediately on entering the school site follows the alignment of Public Footpath No.11 Bingham. (Plan 1)

4. Accommodation at Carnarvon Primary School is provided in two single-storey CLASP buildings, faced principally with hanging tiles, with a later brick faced addition to the eastern-most building. The school is contemporary with housing to the north and south. Residential properties to the north generally all have off-street parking, as do the residential properties to the south with the exception of Oak Avenue where there is a mixture of off-street parking and garage courts serving flats.
5. A hard play ball court, approximately 17m x 7.4m and enclosed by 3.0m high fencing, is provided to the east of an informal hard play area, and adjacent to the eastern school boundary. Land immediately to the south of ball court is in poor condition, and slopes to the south by 0.4m over a distance of 17m. Specimen trees are established along the eastern boundary of the site.
6. The site is bounded by stock fencing and hedges to the field boundaries to the east and west, and timber fencing and/or planting to the boundary with residential properties to the north or south.
7. Carnarvon Primary School operates a school day beginning at 08:50 hours and ending at 15:30 hours. A Breakfast Club operates from 07:30 hours with an After School Club operating until 18:00 hours during the school term. Community groups use rooms within the school until 21:15 hours.
8. There are currently 411 children on the school roll (March 2013). 41 full-time and 14 part-time staff, which equates to 48 Full-Time Equivalent (FTE) are employed. 29 car parking spaces, including one disability parking space, are provided either side of the vehicular access drive and from a turning head accessed between the two school buildings.

Proposed Development

Background

9. The 2011/12 school year saw a rapid increase in the number of four year old children requiring school places. As part of a wider review of school capacity, there is a projected shortfall of 32 places in 2013/14, with a peak of 48 places the following year, falling back to 36 places 2016/17. The applicant advises that school Net Capacity and Published Admission Number (PAN) needs to be, wherever possible, a combination that allows appropriate year groupings throughout the school. Net Capacity refers to the number of pupil places that can be accommodated, calculated on a DfE formula and based on the area of teaching space within the school. Applying the formula, the school presently has a Net Capacity of 459 pupil places.

10. The building work planned at Carnarvon Primary School would have the effect of increasing the Net Capacity of the school to 499. Although the proposed classrooms would be for Key Stage (KS) 2 children, they would give the school the ability to admit additional pupils to Reception year groups from September 2013. By raising the intake admission number to 70 from 2013-14 Carnarvon Primary School would be able to accommodate demand for pupil places in Bingham. If future need for places increases, the Authority may raise the school admission number above 70 in order to accommodate any Reception child living within a 2 miles radius in need of a school place.
11. The proposed extension would give the Authority the ability to potentially accommodate seven year groups of 70 pupils (490 places in total) should demand increase to that point.

Planning History

12. Application reference 8/99/00982/CTY (January 2000) - Construction of classroom and link extension to existing school.
13. Application reference 8/01/01456/CTY (April 2002) - Construction of three classrooms and toilets, hall and staff room extension.
14. Application reference 8/03/01002/CTY (September 2003) – Extension of hard play area (to the east of the school).
15. Application reference 8/08/00820/CTY (July 2008) - Extension to form administration and foundation class with additional toilets and kitchen facilities.
16. Approximately four years ago, a ball court hard court play area enclosed by 3.0m high fencing was constructed to the east of the hard play area subject of application reference 8/03/01002/CTY. The project was funded by the PTA and was carried out without the benefit of planning permission (Plan 2).
17. Application reference 8/13/00514/CTY for alterations to the car park, provision of hard play area, and the erection of a new entrance gate, has been received and is currently being considered.

Proposed Development

18. Planning permission is sought for the erection of a free-standing single storey new two-classroom block, each classroom designed to accommodate 30 children, sited on the eastern side of the school site, adjacent to an existing hard play area.
19. The new classroom block would be from the CONNECT standard classroom range. The classroom block would incorporate two 56m² classrooms, two toilets and washing facilities accessed from each classroom, an access toilet, plant room and cleaner's store (Plan 3). Each classroom would have its own external door. The main entrance doors would give access to a circulation area incorporating a cloakroom area. An external canopy would cover the main door.

20. The CONNECT block system is a traditional on-site construction that would be faced with Ibstock Hadrian Buff bricks above a blue-brick plinth (Plan 4). Above 2700mm the external wall would be finished in Eternit Natura rain screen cladding. The roof would be of a shallow 2⁰ mono pitch construction finished with a grey coloured felt incorporating two roof lights to each classroom, providing natural light and cross flow ventilation. 15m² of Photo Voltaic panels would be mounted on the roof at a pitch of 30⁰, facing south-east.
21. Windows would be constructed of powder coated aluminium with solar glazing and an insulated panel would be installed in the plant room external door. Under floor heating would be provided throughout the building with an air source heat pump located in the plant room powering the heating system.
22. A tarmac path would be constructed around the perimeter of the building.
23. Planning permission is also sought to retain the fenced ball court to the north of the proposed classroom building.
24. Three additional staff, two teachers and one teaching assistant, would be employed.

Consultations

25. **Rushcliffe Borough Council** – No objection subject to conditions requiring replacement tree planting, the provision of bat boxes and the classroom not being brought into use until proposed car parking is brought into use.
26. **Bingham Town Council** - No objection but request that robust plans are put in place to minimise additional traffic congestion caused by the extension.
27. **NCC Highways Development Control** – No objection subject to conditions. *Further to the previous comments, the proposal is now for a 2 classroom extension, with associated staff/pupil increases, but now with no alterations proposed to be carried out to the parking/manoeuvring areas.*
28. *The applicant has indicated that three additional members of staff would be employed. The car park serving the site is relatively large, and from visiting the site it has been noted that there has been spare capacity within the car park. Also, it would appear that on-street parking by staff does not occur in any significant numbers. In view of this, the Highway Authority considers that the additional staff numbers associated with the site are likely to be able to be accommodated by the existing off-street parking provision, but if any additional on-street parking by staff were to occur, then this would be minimal.*
29. *In terms of the proposed additional classrooms, the primary concern of the Highway Authority is the resultant on-street parking that the proposal would be likely to generate during peak drop-off and pick-up hours. Submitted information indicates that there will be a significant increase in pupil numbers attending the site compared to existing. As the proposal is likely to result in additional vehicles, and short stay parking in association with the school, this could have a detrimental impact on the highway network in the vicinity of the site. From the information provided, the Highway Authority is satisfied that the school is looking*

at highway related implications associated with the school. Notwithstanding this, the Highway Authority recommends a condition requiring further assessment to be made regarding the highway related implications, so that if necessary, mitigation measures can be implemented. For example, this could be in the form of parking restrictions/Traffic Regulation Orders (TRO) in appropriate locations in the vicinity of the site at school dropping-off/picking-up times. This requirement can be a condition if planning permission is granted. It should be noted that any proposed TRO will be subject to a separate public consultation exercise before final implementation.

30. *The existing Travel Plan needs to be updated to take the proposed changes at the school into account, and should promote sustainable transport throughout the lifetime of the development.*
31. **NCC Road Safety Team** - No response received.
32. **NCC Countryside Access Team** – No objection.
33. **The Ramblers Association** – Concern that the public footpath runs around the interior perimeter of the school boundary. The definitive route is blocked by a fence with a gate which is locked during school hours. A specific statement is requested to confirm that definitive and non-definitive routes are protected as part of the development
34. **Sport England** – No objection. *Initial concerns were raised in relation to the proposed classroom being partly located on the existing play area, partly on a raised section of grass and partly on the secondary playing field. (The secondary playing field area lies to the south of the school buildings whilst the primary area of playing field is located to the west of the school.) The fenced hard court sport area has been constructed on an area of playing field which is unable to be used as a pitch or part of a pitch, the hard court area also has the potential to benefit the development of sport and therefore Sport England supports the retention of the fenced court area. Sport England conclude that whilst the proposed classroom block results in the loss of a section of the secondary playing field area, the loss is relatively small in scale, is an area which because of its location has a limited use for sport and in addition is in part compensated by the additional sports facilities provided by the fenced hard court area. In addition the useable area of the secondary sports field is limited by the route of a drain that bisects the playing field and has created a drop in land levels causing a depression cutting across the playing field. Sport England suggest that top soil, made available during construction, be used to fill the depression and therefore increase the extent and usability of the secondary playing field.*
35. **NCC Archaeology Team** – No response received.
36. **Police Force Architectural Liaison Officer** – No response received.
37. **NCC Project Engineer (Noise)** - No objection. *The proposed classrooms are positioned adjacent to the eastern boundary of the site away from residential properties. It is noted that the additional classroom building would increase the capacity of the school by around 60 pupils. This increase in pupil numbers would*

have a negligible increase on noise levels. It is not anticipated that the proposals would create any adverse reaction due to noise. The existing ball court was constructed several years ago and there have been no noise complaints during this time. It is anticipated that no adverse reaction to its future use is likely to be forthcoming. There is potential for short term noise disturbance due to construction activities relating to deliveries arriving early in the morning, which could give rise to adverse reaction given the residential nature of the access roads leading to the site entrance. It is recommended that the arrival of deliveries to the site be controlled by condition to minimise the risk of noise impact and to protect residential amenity.

38. **Severn Trent Water Limited** – No objection.
39. **Western Power Distribution** – No objection.
40. **National Grid (Gas)** - No objection. Attention is drawn to National Grid apparatus in the vicinity of the application site.

Publicity

41. The application has been publicised by means of press notice, site notices and neighbour notification letters sent to the nearest occupiers in accordance with the County Council's adopted Statement of Community Involvement.
42. Representations have been received from nine households and relate primarily to issues of traffic, access and parking:
 - a) Residents' driveways are often blocked (7), not just during normal school drop off hours but also during lunch times, evenings and weekends (2). Dangerous and illegal parking.
 - b) Parked cars restrict or impede access for emergency vehicles (5).
 - c) Car parking on the pavement raises an issue of safety for pedestrians (2) and mobility scooter users are often forced to use the road.
 - d) Willow Road is on the main Bingham to Nottingham bus route and parked cars often make it difficult for buses to pass and stop and pick and passengers.
 - e) A number of minor accidents and near misses between cars, and cars and pedestrians, have been observed by residents.
 - f) Excessive speed along Abbey Road. It is suggested that a 20mph speed limit is introduced.
 - g) Concern that an increase in pupil numbers will intensify the number of cars. Signage and bollards are suggested to help alleviate this issue.
 - h) A dedicated 'drop off and pick up' point within the school, with parking fees, should be considered to improve safety.

- i) Alternative access to the school site should be formed directly from Grantham Road.
- 43. In addition two of the residents draw attention to a public meeting that was held on 26 March 2013 by the Head Teacher of Carnarvon Primary School that was advertised in the Newark Advertiser. The residents were not informed of this meeting by post and were therefore unable to attend.
- 44. Councillor Martin Suthers OBE has been notified of the application.
- 45. The issues raised are considered in the Observations Section of this report.

Observations

Policy and Strategic Education Provision

- 46. Great importance is attached to ensuring that a sufficient choice of school places is available to meet the needs of new and existing communities in National Planning Policy Framework (NPPF) 'Promoting healthy communities' (Paragraph 72). Great weight should be given to the need to create, expand or alter schools. In a letter to Chief Planning Officers the Secretary of State for Communities and Local Government has stated that there should be a presumption in favour of the development of state-funded schools and the delivery of development that has a positive impact on the community (Appendix 1). In determining this application, consideration needs to be given to whether the proposed development would give rise to significant harm that could not be mitigated through the imposition of planning conditions.
- 47. The local authority has a statutory duty to provide school places for all pupils in Nottinghamshire who require them. The school year 2011/12 saw a rapid increase in the number of 4 year olds within Nottinghamshire requiring school places. Individual projection figures for Carvarvon Primary School indicate an additional demand for 48 places over the next 5 years. Although the building work would increase the net capacity of the school to 499 places (Paragraph 9-10) there is only a forecast demand for 48 additional places in 2015/16 before falling back to 36 places the following year. The addition of two classrooms would enable the school to operate flexibly and adjust its admission upwards to satisfy demand for first admissions for the school year 2013-14.
- 48. If the need for places increases, there would be additional capacity at the school to accommodate any child of appropriate age living within a two miles radius in need of a school place.

Siting of the Proposed Building on a Playing Field

- 49. The NPPF Section 8 'Promoting Healthy Communities' (Paragraph 74) seeks to ensure that open space, sports and recreational buildings and land, including playing fields are not built on, unless an assessment shows there is a surplus, the equivalent loss would be suitably provided elsewhere or the development would be for alternative sports and recreational provision and the need clearly out weighs the loss. The school playing field is subject to Rushcliffe Non-

statutory Replacement Local Plan (2006) (RNSRLP) Policy COM4 *Protection of Open Space*, which seeks to ensure playing fields are not lost unless there is a demonstrated need or alternative, suitable provision can be made.

50. The development would result in partial loss of an existing play area and a small area of a grass playing field. Attention is drawn to the consultation response received from Sport England following the submission of additional information relating to the retention of a fenced ball court hard play area. The loss is relatively small in scale, is in an area which because of its location has a limited use for sport and in addition is in part compensated by the additional sports facilities provided by the fenced hard court area and is considered to be acceptable.
51. Approval for the development under Section 77 of the School Standards Framework Act 1998, assessing the suitability of the proposal for the purpose of education, has been given by the Education Funding Agency.

Highway Impact

52. The existing staff car park has capacity to accommodate the additional staff that would be employed and it is considered that the operational requirements of the enlarged school would not impact on the adjoining highway network. However, traffic issues arising from parent pick-up and drop-off are acknowledged.
53. An increase in school places would be likely to attract additional cars to an area where on-street parking for parent drop-off and pick-up can become congested and cause inconvenience to local residents. However, with on-street parking already at capacity, congestion and parking issues on the highways immediately adjacent to the school are unlikely to worsen, but may extend further on the highway network. Whilst parent parking at schools can cause inconvenience to nearby residents the duration of parent parking at the beginning and end of the school day is relatively short lived.
54. NPPF *Promoting Sustainable Transport* Paragraph 32 advises that development should only be prevented or refused on transport grounds where the residual cumulative impacts of development are severe. NCC Highways Development Control has drawn attention to the need to assess the impact of the proposal on the surrounding public highway network. Traffic surveys will better inform existing parking behaviour at Carnarvon Primary. It is the applicant's intention that the proposed classroom would be completed in order to accommodate children in September 2013. It is considered that an appropriate traffic survey could be undertaken in either the 2013 Spring or Summer school terms to provide a suitable baseline against which to assess an increase in traffic and related parking issues once the proposed building is brought into use, with a subsequent survey undertaken to assess the highway impact of the development in use.
55. Depending on the outcome of the surveys a Traffic Regulation Order may be required. Appropriate conditions are recommended (Conditions 8 and 11). The applicant has confirmed that Children Families and Cultural Services would fund

the required traffic surveys and, if required, the making of a Traffic Regulation Order.

56. The school is aware of parking issues and the School Travel Plan has identified the need to increase walking, cycling and car sharing by both staff and pupils, and to ease congestion and improve traffic safety outside the school. Suggested actions are a positive attempt by the school to address identified issues and a formal Travel Plan review is the subject of recommended conditions (Conditions 12, 13 and 14).
57. The school safety zone should be reviewed and is the subject of recommended Condition 10.

Design and Impact on Amenity

58. The proposed new classroom block has been designed to ensure that its scale, density, height, massing, layout and materials are appropriate to the character and appearance of the existing development. The proposed building incorporates a number of renewable energy technologies, including photo voltaic panels. The siting of the additional school building would not have a detrimental effect on residential amenity of nearby residents, and would comply with RNSRLP Policy GP2 *Design and Amenity Criteria* which will allow development that does not give rise to significant adverse affect on amenity, and where the scale, height, massing, design, layout and materials are sympathetic to the character and appearance of the surrounding area, amongst other criteria. In addition it is considered that the retention of the ball court would not give rise to any detrimental impact upon residential amenity.

Noise

59. It should be noted that no objections have been received from any properties directly adjacent to the site in terms of potential noise impacts. The ball court has been in use for approximately four years without complaint. The potential increase in pupil numbers should give rise to a maximum increase in noise level of less than 3dB on the ball court. A change of noise level of 3dB is widely accepted as being the minimum perceptible change in noise level by humans with average hearing. Any potential increase in noise arising from intensified use of the ball court from the increase in pupil numbers proposed in the application is considered to be acceptable.

Rights of Way

60. The proposed classroom has been re-sited further from the eastern site boundary in order to avoid potential impact on trees and the alignment of the public footpath. Public Footpath No.11 Bingham would not be affected by the proposed siting of the proposed classroom or the adjoining landscape works. Protective fencing would be erected to safeguard trees on the eastern boundary and satisfactorily segregate pedestrians walking the footpath route from the area of construction works.

61. Concern raised by The Ramblers that the route of the public footpath is obstructed by a gate being locked during school hours is not material to the determination of this application. However, an Informative bringing this matter to the attention of the applicant is recommended.

Construction

62. The school vehicular access would be used by construction traffic. Given the scale and nature of the proposed development it is considered that construction activities are unlikely to give rise to loss of amenity to nearby residents. The safety of children attending the school would be safeguarded by details to be submitted in compliance with recommended Condition 6. Early morning deliveries have the potential to cause disturbance to residents and restricted delivery hours are the subject of recommended Condition 4.
63. Conditions are recommended to require the undertaking of a baseline pitch assessment and the reinstatement of the pitch to a standard equivalent to that prior to the commencement of development (Conditions 5 and 15).

Other Issues

64. Rushcliffe Borough Council, in their consultation response do not object subject to conditions requiring replacement tree planting, the provision of bat boxes and the classroom not being brought into use until proposed car parking is brought use. Rushcliffe Borough Council has made a similar consultation response recommending replacement tree planting and provision of bat boxes in respect of planning application reference 8/13/00514/CTY (Paragraph 17) which proposes the felling of trees in order to provided additional on-site car parking. However, no trees would need to be removed to build the proposed classroom development while no additional car parking spaces are proposed, or need to be provided. The issues raised in Rushcliffe Borough Council's response will be relevant in the determination of planning application reference 8/13/00514/CTY, but do not reasonably relate to the application presented for determination.
65. With reference to the representation reported at Paragraph 43, the public meeting was not organised as part of the planning consultation process and consequently the County Planning Authority did not send out invitations to attend, and was not involved in the meeting.

Other Options Considered

66. The report relates to the determination of a planning application. The County Council is under a duty to consider the planning application as submitted. Accordingly no other options have been considered.

Statutory and Policy Implications

67. This report has been compiled after consideration of implications in respect of finance, the public sector equality duty, human resources, crime and disorder, human rights, the safeguarding of children, sustainability and the environment, and those using the service and where such implications are material they are

described below. Appropriate consultation has been undertaken and advice sought on these issues as required.

Financial Implications

68. Recommended conditions, should planning permission be granted require the applicant to undertake traffic surveys which in turn may require the making of a Traffic Regulation Order. The applicant has confirmed that the costs associated with such an order would be met by the applicant department.

Crime and Disorder Implications

69. The development would be sited within an existing school site and would benefit from existing school security measures.

Human Rights Implications

70. The relevant issues arising out of consideration of the Human Rights Act have been assessed in accordance with the Council's adopted protocol. Rights under Article 8 and Article 1 of the First Protocol may be affected. The proposal has the potential to introduce disturbance from increased traffic movements from comings and goings associated with increased activity at the school which has the potential to impact on the amenity of neighbouring residents. However, these considerations need to be balanced against the wider benefits the proposal would provide in meeting strategic needs for additional school places in Bingham, and the importance given by the Government to ensuring that a sufficient choice of school places is available to meet the needs of new and existing communities. Members will need to consider whether these benefits would outweigh the potential impacts.

Implications for Sustainability and the Environment

71. NPPF (paragraph 11 et seq) states a presumption in favour of sustainable development. For decision taking this means approving development that accords with the development plan without delay, and where policies are out of date, grant planning permission, unless adverse impacts would significantly and demonstrably outweigh the benefits when assessed against policies in the NPPF as a whole or policies indicate that development should be restricted.
72. The proposed development would not give rise to any ecological impacts. The design of the building would incorporate photovoltaic cells that would reduce the energy requirements of the development. In addition a number of energy efficient internal and external fittings, such as double glazing, would be designed into the building, thus contributing to its overall sustainable credentials.

Conclusions and Statement of Reasons for the Decision

73. The proposed development would meet an identified strategic demand for pupil places in Rushcliffe. Whilst the capacity of the school would increase, the number of children attending the school would rise incrementally by 10 pupils in successive school years.
74. In determining the application consideration has been given to the great importance attached by Government to ensure that a sufficient choice of school places is available to meet the needs of new and existing communities. A grant of planning permission is in accordance with Paragraph 74 of the NPPF and the letter from the Secretary of State for Communities and Local Government which sets out a presumption in favour of the development of state-funded schools.
75. The development would result in the loss of part of an existing play area and a small area of grass playing field. The loss is relatively small in scale, is in an area which because of its location has a limited use for sport and in addition is in part compensated by the additional sports facilities provided by the retention of the fenced hard court area. The proposed development would not detrimentally impact upon the provision of playing fields and sports provision at the school and the proposal is in accordance with national and local planning policies relating to open space provision.
76. Consideration has been given to the operational needs of the enlarged school. The existing staff car park has capacity to accommodate the additional staff that would be employed.
77. NPPF *Promoting Sustainable Transport* Paragraph 32 advises that development should only be prevented or refused on transport grounds where the residual cumulative impacts of development are severe. Traffic issues arising from parent pick-up and drop-off have been considered and are to be addressed through conditions requiring baseline traffic assessment and proposals to address highway issues that are identified. The school safety zone at the school is to be reviewed and annual reports are to be submitted by an appointed Travel Plan Co-ordinator.
78. Consideration has been given to the design and siting of the proposed two classroom block and it incorporates renewable energy technologies, the proposal is therefore in accordance with Policy GP2 *Design and Amenity Criteria* of the Rushcliffe Non-statutory Replacement Local Plan (2006) which will allow development that does not give rise to significant adverse effect on amenity, and where the scale, height, massing, design, layout and materials are sympathetic to the character and appearance of the surrounding area, amongst other criteria.
79. Noise impacts associated with the introduction of two additional classrooms and potential increased use of the ball court would not result in any adverse impacts on neighbouring properties.
80. The County Council is of the opinion that the proposed development is in accordance with the relevant Development Plan Policies and there are no material considerations that indicate that the decision should be made otherwise. The County Council considers that any potential harm as a result of the

proposed development would reasonable be mitigated by the imposition of the attached planning conditions.

Statement of Positive and Proactive Engagement

81. In determining this application the County Planning Authority has worked positively and proactively with the applicant by entering into pre-application discussion; assessing the proposals against relevant Development Plan policies; all material considerations; consultation responses and any valid representations that may have been received. Issues of concern have been raised with the applicant and addressed through negotiation and acceptable amendments to the proposals. This approach has been in accordance with the requirement set out in the National Planning Policy Framework.

RECOMMENDATIONS

82. It is RECOMMENDED that planning permission be granted for the purposes of Regulation 3 of the Town and Country Planning General Regulations 1992 subject to the conditions set out in Appendix 2. Members need to consider the issues, including the Human Rights Act issues, set out in the report and resolve accordingly.

JAYNE FRANCIS-WARD

Corporate Director for Policy Planning and Corporate Services

Constitutional Comments

Committee have power to decide the Recommendation.

[SHB.09.04.13]

Comments of the Service Director - Finance

The contents of the report are duly noted; there are no direct financial implications arising.

[DJK 06.04.2013]

Background Papers Available for Inspection

The application file available for public inspection by virtue of the Local Government (Access to Information) Act 1985.

Electoral Division(s) and Member(s) Affected

Bingham

Councillor Martin Suthers OBE

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PSP.JS/RH/ep5185 – COMMITTEE REPORT FOLDER REFERENCE

22 June 2009 – Date Report Completed by WP Operators

