

APPENDIX 1

RECOMMENDED PLANNING CONDITIONS

1. This planning permission shall be read in conjunction with planning permission 7/2011/0268NCC as varied by planning permission 7/2018/1075NCC and this grant of planning permission.

Reason: For the avoidance of doubt as to the development that is permitted.

2. Unless where required pursuant to conditions of this permission, the development hereby permitted shall be carried out in accordance with the documents supporting the application as amended, including the recommendations of submitted reports.

Reason: For the avoidance of doubt as to the development that is permitted.

3. Notwithstanding the provisions of The Town and Country Planning (General Permitted Development) (England) Order 2015 in respect of Part 7 Class M and Part 12, no erection or extension of the school permitted by Part 7 Class M of the Order or any small ancillary building as permitted by Class A (a) of Part 12 of the Order shall be erected other than with the express consent of the CPA.

Reason: In order that the CPA may assess the planning impacts of further development at the site, and in particular, the impact on neighbouring residential property in compliance with Gedling Borough LPD Part 2 Local Plan 2018 Policy LPD 32 – Amenity.

4. Notwithstanding the provisions of The Town and Country Planning (General Permitted Development) (England) Order 2015 in respect of Part 7 Class M 'alteration of a school', the relevant windows shown on (plans approved under permission reference 7/2011/0268NCC):

(a) Proposed Elevations Sheet 1 (Drawing AL(0)106 Sheet1 Rev L) received by the CPA on 22 March 2011.

(b) Proposed Elevations Sheet 2 (Drawing AL(0)106 Sheet 2 Rev K) received by the CPA on 13 April 2011.

(c) Proposed Elevations Sheet 3 (Drawing AL(0)106 Sheet 3 Rev I) received by the CPA on 22 March 2011.

shall be retained obscure glazed throughout the life of the development.

Reason: To safeguard the privacy that occupiers of neighbouring residential properties could reasonably expect to enjoy.

5. The fence enclosure to the east and north-east of the climbing tower, slide and ramps shall be retained throughout the life of the development in accordance with details approved by the CPA on 31 August 2012 in compliance with Condition 5 of planning permission reference 7/2011/0268NCC.

Reason: To safeguard against loss of privacy that may arise from overlooking from the climbing tower platform in the interest of the amenity of adjacent occupiers in compliance with Gedling Borough LPD Part 2 Local Plan 2018 Policy LPD 32 – Amenity

6. Other than in compliance with Condition 7, not more than 90 children shall be registered on the school roll at any time.

Reason: In order that the CPA may control and assess the wider planning impacts of the future intensification of use of the site.

7. Notwithstanding Condition 6, this permission shall allow a maximum of 99 children to be enrolled at the school for a temporary period during one academic year where the applicant has first notified the CPA and demonstrated to the written satisfaction of the CPA:

- (a) an identified service need for more than the permitted 90 children, which cannot be reasonably accommodated elsewhere; and
- (b) parking and highway impacts of a temporary increase in the number of children through the submission of a traffic study tailored to the special educational needs of the children.

Any measures to mitigate the impact of a temporary increase in the school roll identified in the traffic study shall be implemented before the number of pupils on the school roll exceeds 90. Any temporary increase in the number of children on the school roll shall be exercised in accordance with specific conditions that may be imposed.

Reason: In order that the CPA may assess the parking and traffic implications of a temporary intensification of the use of the site.

8. Within 3 months of the date of this permission, a review of Westdale Infants School Travel Plan and Westdale Junior School Travel Plan in conjunction with the Carlton Digby School Travel Plan, aimed at:

- (a) reducing reliance on the use of private cars as a principal means of staff transport to and from the school;
- (b) reducing reliance on private cars to bring children to and from the school;
- (c) considering the traffic implications of staggering the start and finish times of the three schools; and

- (d) the safe movement of children across Digby Avenue to use the All-Weather Pitch approved by this permission

shall be submitted to and approved in writing by the CPA. Measures identified in the reviewed School Travel Plans shall be implemented in accordance with the approved details and timescales and shall be so retained unless otherwise approved in writing by the CPA.

Reason: In the interest of highway safety and to promote sustainable.

9. Unless otherwise agreed in writing by the CPA, the use of the all-weather pitch and school building (with the exception of externally accessible toilet facilities) shall be restricted to the following hours:

School Building

Mondays – Fridays 07:30 – 23:00 hrs

All-Weather Pitch

Monday – Saturday 09:00 – 21:00 hrs

Sunday 09:00 – 18:00 hrs

Public and Bank Holidays 10:00 – 18:00 hrs

Reason: To safeguard the amenity that nearby residents could reasonably expect to enjoy.

10. Any artificial lighting of the All-Weather Pitch shall be of no greater height and have no greater lighting (lux) impact than as set out in the documents supporting this application. The All-Weather Pitch shall not be lit other than within the operational hours of use permitted by Condition 9 of this permission except for a 10-minute grace period for switching off and dismantling of the lights after the end of the permitted hours of use.

Reason: For the avoidance of doubt as to the development permitted and to safeguard the amenity that occupiers of nearby residential properties could reasonably expect to enjoy in compliance with Gedling Borough LPD Part 2 Local Plan 2018 Policy LPD 32 - Amenity.

11. Within 3 months of the date of this permission a Community Use Agreement for use of the All-Weather Pitch shall be submitted to and approved in writing by the County Planning Authority. The Community Use Agreement shall include details of pricing policy, hours of use, access by non-school users/non-members, redress of noise-related complaints, availability of toilet facilities, management responsibilities and include a mechanism for review. The approved Community Use Agreement shall be implemented within four months of the date of this permission.

Reason: To secure well managed safe community access to the sports facility in order to ensure sufficient benefit to the development of sport in compliance with Gedling Borough LPD Part 2 Local Plan 2018 Policy LPD 20 – Protection of Open Space.

12. Operational noise levels generated by the development or activities on site shall not exceed 56.7dBLa_{eq}, 1 hour, between 08:00 – 18:00 hours measured within the curtilage of any adjoining residential property on College Road.

Reason: To safeguard the amenity that occupiers of nearby residential properties could reasonably expect to enjoy in compliance with Gedling Borough LPD Part 2 Local Plan 2018 Policy LPD 32 - Amenity.

13. An electrical generator shall not be used to re-charge power packs or be otherwise used to power the lighting of the MUGA.

Reason: To safeguard the amenity that occupiers of nearby residential properties could reasonably expect to enjoy in compliance with Gedling Borough LPD Part 2 Local Plan 2018 Policy LPD 32 - Amenity.

14. Noise levels from any machinery or activity taking place on the site between the hours of 23:00 – 07:00 shall not exceed the night - time background La₉₀ noise level (with the alleged source of noise nuisance not in operation or taking place), measured within the curtilage of any adjoining residential property.

Reason: To protect the amenities at present enjoyed by the occupiers of nearby residential properties in compliance with Gedling Borough LPD Part 2 Local Plan 2018 Policy LPD 32 - Amenity.

Informatives/notes to applicants

1. An application to vary Condition 13 would need to be accompanied by a noise assessment to demonstrate that noise generated by machinery would not have an unacceptable impact on the amenity of nearby residents.