



**Town and Country Planning Act 1990 (as amended)**

**DECISION NOTICE**

**CC Application No: 3/1452-06 (CC0435)      Other ref no: 1870**

**Description & location of development:  
PROPOSED CLASSROOM BLOCK, RELOCATION OF TWO MOBILE  
CLASSROOM UNITS, ADDITIONAL HARD PLAY AND PARKING SPACES  
AT BIRCHWOOD HIGH SCHOOL, PARSONAGE LANE, BISHOP'S  
STORTFORD, HERTS**

**To:    Director of Children, Schools and Families Service  
         Hertfordshire County Council  
         County Hall  
         Pegs Lane  
         Hertford  
         Herts**

**In pursuance of its powers under the above Act and the Orders and Regulations for the time being in force thereunder, the Council hereby PERMITS the development proposed by you in your application dated 7 July 2006 including the supporting statement which accompanied the application and the plans/drawings numbers 1503/010/A/DRW/A/00/01/P1, 1503/010/A/DRW/A/00/05/P1, 1503/010/A/DRW/A/00/06/P1, 1503/010/A/DRW/A/00/07/P1, 1503/010/A/DRW/A/00/10/P1, 1503/010/A/DRW/A/00/11/P1, 1503/010/A/DRW/A/00/12/P1, 1503/010/A/DRW/A/21/13/P1, 1503/010/A/DRW/A/21/14/P1, 1503/010/A/DRW/A/00/15/P2, 1503/010/A/DRW/A/00/16/P1, 1503/010/A/DRW/A/00/17/P1, 1503/010/A/DRW/A/21/18/P1, 1503/010/A/DRW/A/22/20/P1, 1503/010/A/DRW/A/00/200/P1, 1503/010/A/DRW/A/00/901/P1 subject to the 14 conditions detailed in the attached schedule with the reasons for their imposition.**

**Dated: ..... day of ..... 2006                      Signed: .....**

**DEVELOPMENT CONTROL MANAGER**

Schedule of 14 conditions to be attached to planning permission reference 3/1452-06 (CC0435)

**PROPOSED CLASSROOM BLOCK, RELOCATION OF TWO MOBILE CLASSROOM UNITS, ADDITIONAL HARD PLAY AND ADDITIONAL PARKING SPACES AT BIRCHWOOD HIGH SCHOOL, PARSONAGE LANE, BISHOP'S STORTFORD, HERTS**

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TIME LIMIT FOR COMMENCEMENT

1. **The development hereby permitted shall be begun before the expiration of three years from the date of the permission.**

Reason: To comply with the requirements of Section 91 of the Planning and Compulsory Purchase Act 2004.

LANDSCAPING

2. **Details of the landscaping scheme, based on the provisions indicated in drawing number 1503/010/L/DRW/A/00/901/P2 shall be submitted by 30 March 2007 and approved in writing by the County Planning Authority, the details to include species, siting, specification and programme of planting. All landscape forming part of the approved scheme shall be planted within the first available planting season after completion of the new classroom block and shall be subject to a five year programme of maintenance. Any new tree or shrub which dies or is severely damaged within 5 years of planting shall be replaced during the next available planting season.**

Reason: In the interests of amenity of the site and the adjoining residents.

3. **Heras fencing shall be erected around the mobile classroom to be relocated to the western boundary of the site.**

Reason: To act as a means of segregation between pedestrians and vehicles immediately outside of the mobile classroom unit.

WORKING HOURS

4. **There shall be no deliveries of building materials nor any construction work on the development hereby permitted other than between the hours of 8am to 6pm on Mondays to Fridays (excluding bank/public holidays) and 9am to 1pm on Saturdays. On school days there shall also be no deliveries within the period of half an hour either side of the beginning and end of the school day. There shall be no such deliveries or working outside**

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**these hours, nor on Sundays and bank/public holidays, without the previous written agreement of the County Planning Authority.**

Reason: To safeguard the amenity of nearby residents and in the interests of highway safety.

- 5. All steps shall be taken to ensure that all vehicles leaving the building site are in such a condition as to not emit dust or deposit mud or other debris on the public highway.**

Reason: In the interest of highway safety and to protect the local amenity.

**CONTRACTOR'S COMPOUND**

- 6. All parking, delivery and storage of materials associated with the construction shall take place within the site and in such a manner as not to interfere with the public highway.**

Reason: To ensure that construction-related traffic does not affect the free and safe flow of traffic on the highway network.

**PARKING**

- 7. All the car parking provision shown on drawing number 1503/010/A/DRW/A/00/06/P1 shall be constructed and permanently marked out on site by 31 October 2008 unless otherwise agreed in writing by the County Planning Authority. It shall be retained thereafter for parking and as a drop off and pick up point in the designated areas as required in association with the other recent developments on the site.**

Reason: To ensure the provision of adequate and orderly parking arrangements within the site and to ease congestion at peak periods on the local highway network.

**SCHOOL TRAVEL PLAN**

- 8. The School Travel Plan shall be implemented in full.**

Reason: To assist in achieving greater use of sustainable transport modes, with less reliance on the private car, in line with national

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government's policies and County Council's sustainable transport policies.

**PEDESTRIAN CROSSING**

- 9. Within 2 years of the date of this notice a controlled pedestrian crossing shall be provided on Parsonage Lane to address the need for a safe crossing at the school (i.e. by 6 December 2008).**

Reason: To improve safety for pedestrians crossing Parsonage Lane given that the school is expanding to 8 forms of entry.

**VEHICULAR ACCESS**

- 10. Vehicular ingress and egress arrangements shall be re-assessed in light of the new pedestrian crossing. Details of any new access arrangements shall be submitted to and agreed in writing by the County Planning Authority prior to occupation of the hereby permitted development. Any alterations must be completed by 31 October 2008 unless otherwise agreed in writing by the County Planning Authority.**

Reason: To ensure that vehicular egress from the site is not compromised by the new pedestrian crossing outside of the site.

**MATERIALS**

- 11. The development hereby permitted shall not be commenced until samples of materials to be used for the external surfaces of the building have been submitted to and approved in writing by the County Planning Authority.**

Reason: In the interests of the amenity of the site and its surroundings by ensuring the use of acceptable materials.

**VISIBILITY SPLAYS**

- 12. Improved sightlines shall be provided at the exit from the car park on the eastern end of the school site. This requires the access road to be pulled to the front of the lay-by and visibility splays created.**

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Reason: To improve pedestrian and vehicular safety at the boundary of the site.

**PROVISION OF NETBALL COURT AND LIGHTING**

- 13. At least one of the proposed netball courts shall be constructed and made available for use prior to development commencing on the existing netball court. There shall not be any lighting of these courts.**

Reason: To ensure adequate provision of hard play space is available on site at any one time and light pollution does not affect Birchanger Wood.

**REMOVAL OF MOBILE CLASSROOMS**

- 14. The two mobile classrooms to be relocated shall be removed from the site by 31 October 2008 unless otherwise agreed in writing by the County Planning Authority.**

Reason: To ensure that the temporary mobile classroom units are not retained on site any longer than necessary.

**Footnote**

**This application has been determined having regard to the relevant policies of the Development Plan i.e.:**

**Hertfordshire Structure Plan Review 1991-2011, adopted April 1998**

Policy 13 (Education and Training)

**East Hertfordshire District Local Plan 1986-2001, adopted December 1999**

Policy RA2 (Metropolitan Green Belt), Policy RA13 (Nature Conservation), Policy EMP2 (Employment Areas), Policy BE15 (Archaeology).

**East Hertfordshire Local Plan Second Review (Re-Deposit Version November 2004)**

Policy LRC1 (Sport and Recreation Facilities); Policy GBC3 (Appropriate Development in the Green Belt); Policy ENV21 (Local Sites), Policy BIS11 (Employment Areas), Policy BH1 (Archaeology and New Development), Policy BH2 (Archaeological Evaluations and Assessments), BH3 (Archaeological Conditions and Agreements).

**Dated:** ..... day of ..... 2006

**Signed:** .....

**DEVELOPMENT CONTROL MANAGER**