

Item No. 14

APPLICATION NUMBER	CB/16/03914/FULL
LOCATION	Amenity Land f/o 9-11 Green Lane, Kensworth, Dunstable, LU6 3RP
PROPOSAL	Construction of hardstanding and dropped kerb on grass amenity land to provide a disabled parking space
PARISH	Kensworth
WARD	Caddington
WARD COUNCILLORS	Cllrs Collins & Stay
CASE OFFICER	James Peck
DATE REGISTERED	11 August 2016
EXPIRY DATE	06 October 2016
APPLICANT	Central Bedfordshire Council
AGENT	
REASON FOR COMMITTEE TO DETERMINE	Objection raised by Kensworth Parish Council to CBC planning application
RECOMMENDED DECISION	Full Application - Recommended for APPROVAL

Recommendation:

That Planning Permission be **GRANTED** subject to the following:

RECOMMENDED CONDITIONS

- 1 The development hereby permitted shall begin not later than 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.

- 2 The proposed parking space shall not be brought into use until the new access has been formally constructed in accordance with Central Bedfordshire Council's Specification for vehicular access.

Reason: In order to minimise danger, obstruction and inconvenience to users of the highway and the premises.
(Policy, T10, SBLPR and Section 4, NPPF)

- 3 The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plan, number CBC-

0185615.

Reason: To identify the approved plan and to avoid doubt.

INFORMATIVE NOTES TO APPLICANT

1. In accordance with Article 35 (1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015, the reason for any condition above relates to the Policies as referred to in the South Bedfordshire Local Plan Review (SBLPR) and the National Planning Policy Framework (NPPF).
2. This permission relates only to that required under the Town & Country Planning Acts and does not include any consent or approval under any other enactment or under the Building Regulations. Any other consent or approval which is necessary must be obtained from the appropriate authority.

Statement required by the Town and Country Planning (Development Management Procedure) (England) Order 2015 - Part 6, Article 35

Discussion with the applicant to seek an acceptable solution was not necessary in this instance. The Council has therefore acted pro-actively to secure a sustainable form of development in line with the requirements of the Framework (paragraphs 186 and 187) and in accordance with the Town and Country Planning (Development Management Procedure) (England) Order 2015.

- (1) In advance of the application the Committee were advised of an email sent by an adjacent occupier as set out in the late sheet. In addition the Case Officer referred to an email received from a resident who was unable to attend the meeting, a copy of which had been emailed directly to all members of the Committee.