

Item No. 16

APPLICATION NUMBER	CB/18/00077/FULL
LOCATION	Co-Op Supermarket, High Street, Houghton Regis, Dunstable, LU5 5QT
PROPOSAL	Temporary use of land as car park with minor works, temporary stationing of 2 no. portable buildings for ancillary use as security and shelter and temporary stationing of lighting
PARISH	Houghton Regis
WARD	Houghton Hall
WARD COUNCILLORS	Cllrs Mrs Goodchild & Kane
CASE OFFICER	Peter Vosper
DATE REGISTERED	09 January 2018
EXPIRY DATE	06 March 2018
APPLICANT	Whitbread Group PLC
AGENT	Walsingham Planning
REASON FOR COMMITTEE TO DETERMINE RECOMMENDED DECISION	Application on Council owned land and objection received from neighbour
	Full Application - Recommended for Approval

Recommendation:

That Planning Permission be GRANTED subject to the following:

RECOMMENDED CONDITIONS

- 1 The temporary car park use shall cease on 31 July 2018, or another date to be agreed in writing by the Local Planning Authority, and the site shall be returned to its pre-development condition.

Reason: To ensure the redevelopment of this town centre site is not compromised.

(Policy TCS1, SBLPR and Section 2, NPPF)

- 2 The car park gates shall be closed, and the lighting columns and light fittings fixed to the inside face of the hoarding shall not operate, outside of the hours 07:00 to 20:00 Mondays to Fridays and at weekends.

Reason: To protect the amenity of neighbouring residential occupants.

(Policy BE8, SBLPR)

- 3 The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers 2014/2272/211 Rev B, 2014/2272/212 and PA01.

Reason: To identify the approved plans 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.
3. The applicants attention is drawn to their responsibility under The Equality Act 2010 and with particular regard to access arrangements for the disabled.

The Equality Act 2010 requires that service providers must think ahead and make reasonable adjustments to address barriers that impede disabled people.

These requirements are as follows:

- Where a provision, criterion or practice puts disabled people at a substantial disadvantage to take reasonable steps to avoid that disadvantage;
- Where a physical feature puts disabled people at a substantial disadvantage to avoid that disadvantage or adopt a reasonable alternative method of providing the service or exercising the function;
- Where not providing an auxiliary aid puts disabled people at a substantial disadvantage to provide that auxiliary aid.

In doing this, it is a good idea to consider the range of disabilities that your actual or potential service users might have. You should not wait until a disabled person experiences difficulties using a service, as this may make it too late to make the necessary adjustment.

For further information on disability access contact:

The Centre for Accessible Environments (www.cae.org.uk)
Central Bedfordshire Access Group (www.centralbedsaccessgroup.co.uk)

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

The applicant and the Council engaged in discussion and negotiation at pre-application stage which led to improvements to the scheme. The applicant and the Council have 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.