

# Development Management

## Central Bedfordshire Council

Priory House, Monks Walk  
Chicksands, Shefford  
Bedfordshire SG17 5TQ  
[www.centralbedfordshire.gov.uk](http://www.centralbedfordshire.gov.uk)



Owner/Occupier

**Contact** Chris Perry  
**Direct Dial** 0300 300 4365  
**Email** [Chris.Perry@centralbedfordshire.gov.uk](mailto:Chris.Perry@centralbedfordshire.gov.uk)  
**Our Ref** CB/ENC/15/0184  
**Date** 9 February 2016

### **IMPORTANT - THIS COMMUNICATION AFFECTS YOUR PROPERTY**

Dear Sir/Madam,

#### **TOWN AND COUNTRY PLANNING ACT 1990**

**Location:** Land at, New Road, Clifton  
**Subject:** Breach of condition 14 attached to planning permission ref:  
CB/13/01208/FULL

**Condition 14** attached to planning permission ref: CB/13/01208/FULL requires that:

**Notwithstanding the details shown for indicative purposes on the plans (and within the Transport Assessment) submitted in support of the application, no development shall commence at the site before a scheme indicating the following measures has been submitted to and approved by the Local Planning Authority.**

- **Speed reduction measures along New Road**
- **Measures to control on-street parking along New Road and surrounding junctions.**
- **Provision of parking bays within the New Road frontage of the site but clear of the existing carriageway.**
- **Provision of a varying width footway along the west side of New Road to form a continuous pedestrian link from the site to the junction of New Road with Shefford Road.**

**No dwelling shall be occupied until such time as the approved works have been implemented unless otherwise agreed by the Local Planning Authority.**

**Reason:** To safeguard against any detrimental impact the development may have on existing vehicle movement and parking along New Road and to provide a safe route for pedestrians.

Condition 14 has not been complied with as dwellings are now occupied and the highway works have not been implemented as approved by the Council on 21st May 2015, accordingly I serve on you a Breach of Condition Notice formally requiring

compliance with Condition 14.

There is no right of appeal against the Notice. Failure to fully comply with the Notice within the time specified constitutes a criminal offence for which you will be liable to be prosecuted in the Magistrates Court. Accordingly, you may wish to seek independent legal advice in the matter.

**Please do not leave your response to the last minute.**

A handwritten signature in black ink, appearing to read 'Quentin Baker', with a stylized flourish at the end.

Yours sincerely,  
Quentin Baker

**AD Legal and Democratic Services**

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### BREACH OF CONDITION NOTICE

#### TOWN AND COUNTRY PLANNING ACT 1990 (as amended by the Planning and Compensation Act 1991)

#### **IMPORTANT - THIS COMMUNICATION AFFECTS YOUR PROPERTY**

**SERVED BY: Central Bedfordshire Council**

To: Owner/Occupier

**1. THIS NOTICE** is served by the Council, under section 187A of the above Act, because they consider that a condition imposed on a grant of planning permission, relating to the land described in paragraph 2 below, has not been complied with. The Council consider that you should be required to comply with the condition specified in this notice. The Annex at the end of this notice contains important additional information.

#### **2. THE LAND TO WHICH THIS NOTICE RELATES**

Land at New Road, Clifton shown edged and shaded blue on the attached plan ('the Land')

#### **3. THE RELEVANT PLANNING PERMISSION**

The relevant planning permission to which this notice relates is the permission granted by the Council on 6th June 2014 for Erection of 73 dwelling including affordable housing, an equipped area of play, access and associated works reference number CB/13/01208/FULL.

#### **4. THE BREACH OF CONDITION**

The following condition has not been complied with.

Condition 14:

Notwithstanding the details shown for indicative purposes on the plans (and within the Transport Assessment) submitted in support of the application, no development shall commence at the site before a scheme indicating the following measures has been submitted to and approved by the Local Planning Authority.

- Speed reduction measures along New Road
- Measures to control on-street parking along New Road and surrounding junctions.

- Provision of parking bays within the New Road frontage of the site but clear of the existing carriageway.
- Provision of a varying width footway along the west side of New Road to form a continuous pedestrian link from the site to the junction of New Road with Shefford Road.

No dwelling shall be occupied until such time as the approved works have been implemented unless otherwise agreed by the Local Planning Authority.

Reason: To safeguard against any detrimental impact the development may have on existing vehicle movement and parking along New Road and to provide a safe route for pedestrians.

On 23rd April 2015 the Council received details in relation to highway works to New Road. On 21st May 2015 the Council gave notice of its approval of details pursuant to Condition 14. Dwellings have been occupied on the site. The approved works have not been implemented in accordance with approved drawing E200 rev F.

## **5. WHAT YOU ARE REQUIRED TO DO**

As the person responsible for the breach of condition specified in paragraph 4 of this notice, you are required to comply with the stated condition by taking the following steps:-

- 1) The highway works shall be implemented as approved by the Council on 21st May 2015.

Period for compliance:

- 1) 3 months beginning with the day on which this notice is served upon you.

**Dated:**                      **9 February 2016**

**Signed:**



Quentin Baker

**AD Legal and Democratic Services**

On behalf of Central Bedfordshire Council, Priory House, Monks Walk, Chicksands, Shefford, Bedfordshire, SG17 5TQ

## **WARNING**

**THIS NOTICE TAKES EFFECT *IMMEDIATELY* IT IS SERVED ON YOU IN PERSON OR ON THE DAY YOU RECEIVED IT BY POST.**

**THERE IS NO RIGHT OF APPEAL TO THE SECRETARY OF STATE FOR THE ENVIRONMENT AGAINST THIS NOTICE.**

It is an offence to contravene the requirements stated in paragraph 5 of this notice after the end of the compliance period. You will then be at risk of immediate prosecution in the Magistrates Court, for which the maximum penalty is £2500 for a first offence and for any subsequent offence. If you are in any doubt about what this notice requires you to do, you should get in touch, *immediately* with Chris Perry, at Central Bedfordshire Council, Priory House, Monks Walk, Chicksands, Bedfordshire, SG17 5TQ, telephone 0300 300 4365

If you do need independent advice about this notice, you are advised to contact urgently a lawyer, planning consultant or other professional adviser specialising in planning matters. If you wish to contest the validity of this notice, you may only do so by an application to the High Court for judicial review. A lawyer will advise you what this procedure involves.

**Do not leave your response to the last minute.**