

CENTRAL BEDFORDSHIRE COUNCIL

At a meeting of the **DEVELOPMENT MANAGEMENT COMMITTEE** held at Council Chamber, Priory House, Monks Walk, Shefford on Wednesday, 8 April 2009

PRESENT

Cllr A Shadbolt (Chairman)
Cllr Mrs C F Chapman MBE (Vice-Chairman)

Cllrs	A R Bastable	Cllrs	T Nicols
	R D Berry		A A J Rogers
	M Freeman		J Street
	D J Gale		B Wells
	B J Golby		J N Young

Apologies for Absence: Cllrs Mrs R B Gammons
M Hearty
R W Johnstone
A Northwood
G Summerfield
Mrs C Turner

Substitutes: Cllrs D Bowater (In place of Mrs R B Gammons)
H T W Harper (In place of Mrs C Turner)
J Kane (In place of R W Johnstone)
S A Mitchell (In place of G Summerfield)
Mrs E Morgan (In place of A Northwood)

Members in Attendance: Cllrs P N Aldis
P A Blaine
A D Brown
G Ellis
Mrs D B Gurney
M R Jones
D J Lawrence
K C Matthews
H J Lockey
P F Vickers

Officers in Attendance:	Miss H Bell	–	Committee Administrator
	Mrs S Cawthra	–	Enforcement & Appeals Team Leader
	Mr A Davie	–	Head of Development Management (North)
	Mr A Emerton	–	Managing Solicitor Planning, Property, Highways & Transportation

Mr D Hale	– Head of Development Management (South)
Mrs A Sammé	– Development Management Team Leader (North)
Mr G Worth	– Assistant Director Development Management

DM/08/1 **CHAIRMAN'S ANNOUNCEMENTS**

1. The Chairman welcomed Members to the first meeting of the Development Management Committee of Central Bedfordshire.
2. The Chairman announced a variation to the order of business as follows:-

Item 8 – Planning Application No. MB/08/02412/FULL – The Rising Sun, Sun Street, Biggleswade would be considered as the last planning application following on from Item 12 and Item 10 Planning Application No. MB/09/00195/FULL relating to land at 16 Oliver Street, Amptill would be considered as the first planning application item due to public attendance at the meeting.

DM/08/2 **MINUTES**

In accordance with Section 100B (4)(b) of the Local Government Act 1972 the Chairman authorised that the Minutes of the Development Control and Planning Committees of the predecessor authorities be received and signed as follows:-

1. Bedfordshire County Council – 5 March 2009 .
2. South Bedfordshire District Council – 11 March 2009 subject to the recording of Cllr T Nicols as having abstained from Item No. 7 – TPO SBTP081156.
3. Mid Bedfordshire District Council – 11 March 2009 be signed subject to variation to condition No. 15 of Item 9, Church Street, Amptill as follows:-

Prior to the commencement of the development hereby permitted details of provision of 11 units (28%) of affordable housing at the site seven of which shall be for rent shall be submitted to and approved in writing by the Local Planning Authority and only the approved scheme shall be implemented.

Reason: To ensure the provision of affordable housing at the site generally in accordance with this authority's adopted planning policies in the Mid Beds Local Plan First Review 2005 and supplementary planning document for the provision of affordable housing.

DM/08/3

MEMBERS' INTERESTS

(a) **Personal Interests:-**

Member	Item	Nature of Interest	Present or Absent during discussion
Cllr M Jones	8	Member of the Capital Housing Allocation Programme	Absent

(b) **Personal and Prejudicial Interests:-**

Member	Item	Nature of Interest	Present or Absent during discussion
Cllr P N Aldis	9	Aquainted with Applicant	Absent
Cllr J Street	7	Aquainted with Applicant	Absent

(c) **Prior Local Council Consideration of Applications**

Member	Item	Parish/Town Council	Vote Cast
Cllr D Bowater	11	Chairman of Linslade Leighton Buzzard Parish Council	Did not Vote
Cllr D Lawrence	7 & 8	Biggleswade Town Council	Present When discussed did not vote
Cllr P A Blaine	9	Sandy Town Council	Abstained from voting
Cllr P F Vickers	7 & 8	Biggleswade Town Council	Discussed applications but did not vote
Cllr K C Matthews	7	Biggleswade Town Council	Was consulted on application therefore did not vote.

Cllr M Freeman	11	Linslade Leighton Buzzard Parish Council	Present as a non voting member.
Cllr A Shadbolt	11	Linslade Leighton Buzzard Parish Council	Present as a non voting member.

DM/08/4 **PLANNING ENFORCEMENT CASES WHERE FORMAL ACTION HAS BEEN TAKEN**

AGREED

that the monthly update of planning enforcement cases as identified in the report where formal action had been taken were received.

DM/08/5 **PLANNING APPLICATION NO. MB/09/00195/FULL**

RESOLVED

that Application No. MB/09/00195/FULL relating to land at 16 Oliver Street, Ampthill be deferred until the next meeting of the Development Management Committee to be held at Priory House, Chicksands on 13 May 2009 to enable a Highway Officer to be present at the meeting and in the interim to establish whether the safer routes to school issue has been taken account of in the pre-application process.

DM/08/6 **PLANNING APPLICATION NO. MB/09/00251/FULL**

RESOLVED

that Application No. MB/09/00251/FULL relating to land to the rear of 91 High Street, Clophill be refused as set out in the schedule appended to these Minutes.

DM/08/7 **PLANNING APPLICATION NO. MB/08/02409/FULL**

RESOLVED

that Planning Application No. MB/08/02409/FULL relating to barn at 19A High Street, Pulloxhill be delegated to the Director of Sustainable Communities to refuse the application on the grounds that the proposed development would by reason of the increase in height of the building and retention of cladding be overbearing to neighbouring properties and have an unacceptable form. It fails to properly address the opportunity to improve the appearance of the building and the way in which it relates to the character and quality of the conservation area. The proposal thus fails to properly address policies DPS6 and CHE11 of the Mid Bedfordshire Local Plan First Review 2005 and the advice PPG 15 planning and historic environments.

DM/08/8 PLANNING APPLICATION NO. MB/09/00032/FULL

RESOLVED

that Application No. MB/09/00032/FULL relating to land at Bonds Lane and Foundary Lane, Biggleswade be refused on Policy TCS2 particularly with regards the unsuitable servicing arrangements proposed. It was noted that the Committee expressed that they were content for this issue to be the one reason for refusal.

DM/08/9 PLANNING APPLICATION NO. MB/09/00215/FULL

RESOLVED

that Planning Application No. MB/09/00215/FULL relating to 12 Ivel Road, Sandy be approved as set out in the Schedule appended to these Minutes.

DM/08/10 PLANNING APPLICATION NO. SB/TP/09/0050/FULL

RESOLVED

that Planning Application No. SB/TP/09/0050/FULL relating to land adjacent to 61 Corbett Ride, Linslade, Leighton Buzzard be approved as set out in the Schedule appended to these Minutes.

DM/08/11 PLANNING APPLICATION NO. MB/09/00217/CAC

RESOLVED

that Planning Application No. MB/09/00217/CAC relating to land at Old Bridge Way, Shefford be approved as set out in the Schedule appended to these Minutes, and that a report be presented to the next meeting of the Development Management Committee to be held at Priory House, Chicksands on 13 May 2009 to advise members what action could be undertaken to tidy the site.

DM/08/12 PLANNING APPLICATION NO. MB/08/02412/FULL

RESOLVED

that Application No. MB/08/02412/FULL relating to the Rising Sun, Sun Street, Biggleswade be approved as set out in the Schedule appended to these Minutes.

DM/08/13 **SITE INSPECTION APPOINTMENT(S)**

RESOLVED

that the following Members be appointed to conduct any site inspections requested in advance of the next meeting of this Committee to be held on Wednesday 29 April 2009.

Chairman (or his nominee)

Vice-Chairman (or her nominee)

Cllrs B J Golby

A R Bastable

T Nicols

J N Young

(Note: The meeting commenced at 2.00 p.m. and concluded at 5.55 p.m.)

Item No. 10**SCHEDULE B**

APPLICATION NUMBER	MB/09/00195/FULL
LOCATION PROPOSAL	LAND AT 16, OLIVER STREET, AMPHILL FULL: ERECTION OF 1 NO. TWO BEDROOM DWELLING, PARKING, DRAINAGE AND ANCILLARY WORKS.
PARISH	Amphill
CASE OFFICER	Clare Golden
DATE REGISTERED	04 February 2009
EXPIRY DATE	01 April 2009
APPLICANT	Mr Lester
REASON FOR COMMITTEE TO DETERMINE	COUNCILLOR SUMMERFIELD: TOWN COUNCIL REQUEST. OVERBEARING AND ACCESS/HIGHWAYS.
RECOMMENDED DECISION	FULL CONDITIONAL APPROVAL

Deferred application – see Minute No. DM/08/5

that the application be deferred to enable arrangements to be made for a Highways Officer to be present at the next meeting of this Committee to be held at Chicksands on 13 May 2009 and furthermore to ensure that the safer routes to school issue has been considered during the pre-application process.

[Notes (1) In advance of the consideration of the application the Committee were advised of consultation as follows:-

1. Additional comments have been received from the occupiers of 20 Oliver Street on behalf of Nos 8, 10, 18, 20, 27, 27a and 45 Oliver Street, Amphill. They object on the following grounds: Overdevelopment of the site; Highway safety; Impact on the residential amenities of neighbouring properties; and design of the proposed dwelling.

The neighbours have requested that this information be distributed to the Committee Members. This information has been sent to the Committee Members by email.

2. Additional comments have been received by letter from the Applicant's Agent, Woods Hardwick in response to the objections raised by neighbouring properties to this application in respect of: Highways Matters; Construction Traffic; and Urban Design. An Urban Context Plan (16259/1008) identifying areas of infill developments within Amphill has also been submitted.

3. An email has also been received from the Applicant's Agent, Woods Hardwick, challenging scaled measurements referred to in the Officer's report. The Agent has requested that the following correct dimensions are portrayed to the Committee Members should these be questioned.

- Site Location - Para.2; "...good sized rear garden depth of 35 metres..." This scales at 36.2 metres.
- The Application - Para.3; "A distance of 19 metres..." should read 19.6 metres, and "...rear garden area of 10 metres in depth and 11 metres in width..." should read 10.5 metres and 11.5 metres respectively.

Impact on the Residential Amenities of neighbouring properties – Para.3; "...back to front separation of a minimum of 19 metres..." should read 20 metres (21.5 metres at First Floor level). – Para.4; "...which as a result of the 19 metre distance..." should read 20-21.5 metre distance. – Para.5; "...as well as providing a minimum of 110m² useable amenity space...". The garden area is 110m². – Para.8; "The rear elevation of No. 18 would be just over 20 metres away from the proposed dwelling..." should read 21 metres.

(2) In advance of the consideration of the application the Committee received representations made under the Public Participation Scheme.]

Item No. 5**SCHEDULE A**

APPLICATION NUMBER	MB/09/00251/FULL
LOCATION	LAND TO THE REAR AND SIDE OF 91, HIGH STREET, CLOPHILL
PROPOSAL	FULL: DEMOLITION OF EXISTING GARAGE, STORE, GREENHOUSES, BOILER HOUSE AND OUTHOUSE AND REPLACE WITH NEW DOUBLE GARAGE AND SINGLE DETACHED DWELLING WITH GARAGE.
PARISH	Clophill
CASE OFFICER	Mary Collins
DATE REGISTERED	24 February 2009
EXPIRY DATE	21 April 2009
APPLICANT	Mr & Mrs T J Palmer
REASON FOR COMMITTEE TO DETERMINE	APPLICANT EMPLOYEE OF CENTRAL BEDFORDSHIRE COUNCIL. ALSO AT REQUEST OF CLLR HAWKINS BECAUSE OF NEARNESS TO THE CHURCH WHICH IS GRADE II LISTED AND THE PERCEIVED EFFECT THE DEVELOPMENT WILL HAVE ON THE LOCATION AND ITS AMENITY
RECOMMENDED DECISION	REFUSE

REFUSE Planning Permission for the application set out above for the following reason(s):-

- 1 XD09 The proposal constitutes an inappropriate form of backland development by reason of its size and design and is considered out of keeping with the character and appearance of the area. As such the proposal is contrary to Policy DPS5 of the Adopted Mid Bedfordshire Local Plan First Review 2005.
- 2 U The application site lies partly within the Clophill Conservation Area and the proposal by reason of its size and design would neither preserve nor enhance the character and appearance of this part of the Area; as such the proposal is contrary to PPG15 and Policy CHE11 of the Adopted Mid Bedfordshire Local Plan First Review 2005.
- 3 U The proposal by reason of its size and design would detrimentally harm the setting of the listed St Mary's Church; as such the proposal is contrary to PPG15 Planning and the Historic Environment 1994.

4 U The applicant has failed to submit a Unilateral Undertaking, as such the application fails principles established in PPS1: Delivering Sustainable Development and Council's adopted Guidance: Planning Obligations Strategy, 2008.

[Notes (1) In advance of the consideration of the application the Committee here advised of consultation received as follows:-

Lavender House Great Lane Clophill – Two letters of objection received. Significant impact on privacy and views. Request house is sited further towards the church as this would be less intrusive.

93 High Street Clophill - No objection to principle but concern regarding size, footprint position and new boundary materials. Consideration should be taken principally on what will be seen on approach from Beadlow/Shefford Road once the barn is demolished.

St Mary's Church Parochial Church Council/Clophill Conservation Group – Object to proposed fencing on boundary with the church. A post and rail fence to the eastern side of the beech hedge would be more acceptable.

95 High Street Clophill – further letter received reasserting comments reported in main agenda. Also expresses concern about potential of damage to his boundary wall during works of excavation.

A letter was received from the Applicant clarifying that there is no intention to erect a close boarded fence along the existing boundary with St Mary's Church. He states there is no intention to remove any vegetation in the boundary to the Church, and now proposes no change to the boundary alongside the front plot, and post and rail fencing of between 1.2 and 1.8m height to the boundary of the new property with the church.

(2) In advance of the consideration of the application the Committee received representations made under the Public Participation Scheme.]

Item No. 6**SCHEDULE B**

APPLICATION NUMBER	MB/08/02409/FULL
LOCATION	BARN AT 19A, HIGH STREET, PULLOXHILL
PROPOSAL	FULL: CHANGE OF USE TO RESIDENTIAL AND ALTERATIONS TO CHANGE ROOF FORM
PARISH	Pulloxhill
CASE OFFICER	Duncan Jordan
DATE REGISTERED	19 January 2009
EXPIRY DATE	16 March 2009
APPLICANT	Mr Sherry
REASON FOR COMMITTEE TO DETERMINE RECOMMENDED DECISION	CLLR ELLIS REQUEST - AFFECT ON CONSERVATION AREA AND AMENITY CONCERNS S106 PENDING

Delegated application – see Minute No. DM/08/7

that the Director of Sustainable Communities be delegated to refuse the application for the following reason:-

The proposed development would, by reason of the increase in height of the building and retention of cladding, be overbearing to neighbouring properties and have an unacceptable form. It fails to properly address the opportunity to improve the appearance of the building and the way in which it relates to the character and quality of the conservation area. The proposal thus fails to properly address policies DPS6 and CHE11 of the Mid Bedfordshire Local Plan First Review 2005 and the advice in PPG15 Planning and the Historic Environment.

[Notes (1) In advance of the consideration of the application the Committee were advised of consultation as follows:-

Letter received from agent; draws members' attention to the Inspector's findings on the previous appeal, 07/01746

An acceptable 106 obligation is still awaited from the agent.

The neighbour at 23 High Street has expressed concern over potential new boundary treatments as a result of the subdivision of the garden to 19 High Street. The height and material are presently unspecified and so an additional condition is recommended to control this.

TL28 Boundary treatments – "before the building is occupied".

(2) In advance of the consideration of the application the Committee received representations made under the Public Participation Scheme.]

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Item No. 7**SCHEDULE B**

APPLICATION NUMBER	MB/09/00032/FULL
LOCATION	LAND AT BONDS LANE AND, FOUNDRY LANE, BIGGLESWADE
PROPOSAL	FULL:DEMOLITION OF EXISTING VACANT WAREHOUSE AND DERELICT BUILDINGS AND ERECTION OF MIXED DEVELOPMENT COMPRISING OF 39 RESIDENTIAL APARTMENTS AND 801SQM OF COMMERCIAL SPACE COMBINED USE CLASS A1 TO A3
PARISH	Biggleswade
CASE OFFICER	Mark Spragg
DATE REGISTERED	08 January 2009
EXPIRY DATE	09 April 2009
APPLICANT	Southfield Hathway Properties Ltd
REASON FOR COMMITTEE TO DETERMINE	THE DIRECTOR OF SUSTAINABLE COMMUNITIES REFERS THIS TO COMMITTEE ON THE BASIS OF THE PROMINENT LOCATION OF THIS SITE AND LOCAL INTEREST
RECOMMENDED DECISION	S106 PENDING

Delegated application – see Minute No. DM/08/8

that the Director of Sustainable Communities be delegated to refuse the application on policy ground TCS2.

[Notes (1) In advance of the consideration of the application the Committee were advised of consultation received as follows:-

Biggleswade Town Centre Partnership – Have raised the following issues:-

1. Concerns relating to the level of on-site parking for the residential and commercial units.
2. Absence of contributions towards enhancing off street public car parks.
3. Inadequate servicing provision.
4. The partial development of the under used land in the area could hamper efforts for a more comprehensive development of the wider area.

In respect of the comments raised by the Biggleswade Town Centre Partnership:-

1. The matters relating to parking provision are dealt with in the committee report, where reference is also made to the recent appeal decision, in which the Inspector concluded that no parking was required for the commercial/residential scheme in such a sustainable location, noting the range of car parks in the town centre.
2. As detailed in the committee report the applicants have agreed to make the full contributions required by the Council's Supplementary Planning Document and by the Highways Authority. Contributions include payment towards sustainable measures such as the Biggleswade Cycle Network, Safer Routes to Schools, and the provision and maintenance of real time display equipment for the local bus network. There is not considered to be any justification for seeking any additional contributions.
3. The matter of servicing provision is addressed in the committee report, with reference to the proposed off-street area to the rear of the retail units, not included in the previous proposal. In addition, the inclusion of a condition to prevent any unit from becoming a supermarket exceeding 120sqm has also been included, to minimise deliveries to the site.

The principle of development is addressed in the committee report and complies with Policy TCS5 of the Local Plan. It is not considered that the form of layout proposed would prejudice future redevelopment of the town centre and could indeed act as an incentive to future development.

- (2) Condition C be amended to include "all first floor windows in the south elevation"
- (3) In advance of the consideration of the application the Committee received representations under the Public Participation Scheme.]

Item No. 9**SCHEDULE B**

APPLICATION NUMBER	MB/09/00215/FULL
LOCATION	12 IVEL ROAD, SANDY, SG19 1AX
PROPOSAL	FULL: CONVERSION OF BARN TO CREATE A SINGLE DWELLING AND PROVISION OF ADDITIONAL ACCOMMODATION TO THE EXISTING COTTAGE.
PARISH	Sandy
CASE OFFICER	Samantha Boyd
DATE REGISTERED	04 February 2009
EXPIRY DATE	01 April 2009
APPLICANT	Mr A West
REASON FOR COMMITTEE TO DETERMINE	CLLR REQUEST - CLLR ALDIS - SITE IS WITHIN CONSERVATION AREA AND LOCAL CONCERNS ABOUT DEVELOPMENT
RECOMMENDED DECISION	FULL CONDITIONAL APPROVAL

APPROVE Planning Permission for the application set out above subject to the following condition(s):-

- 1 DG01 The development hereby approved shall be commenced within three years of the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990 which is designed to ensure that a planning permission does not continue in existence indefinitely if the development to which it relates is not carried out.
- 2 EM01 **Prior to the commencement of the development a scheme shall be submitted for written approval by the Local Planning Authority setting out the details of the materials to be used for the external walls and roof. The development shall be carried out in accordance with the approved scheme.**

Reason: To protect the visual amenities of the building and of the area generally.
- 3 TL28 A scheme shall be submitted for written approval by the Local Planning Authority indicating the positions, design, materials and type of boundary treatment to be erected. The boundary treatment shall be completed in accordance with the approved scheme before the building is occupied.

Reason: To safeguard the appearance of the completed development and the visual amenities of the locality.

- 4 RR08 Notwithstanding any provision of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking or re-enacting that Order with or without modification) no further window or other opening shall be formed on the Northern elevation of the building.

Reason: To protect the amenities of occupiers of neighbouring properties.

- 5 RR07 Notwithstanding any provision of the Town and Country Planning (General Permitted Development Order) 1995 (or any Order revoking or re-enacting that Order with or without modification) no works shall be commenced for the extension or material alteration of the building, or the erection of any building or structure within its curtilage, until detailed plans and elevations have been submitted to and approved in writing by the Local Planning Authority.

Reason: To protect the amenities of occupiers of neighbouring properties and the character and appearance of the area.

- 6 EM11 Prior to the first occupation of the building the first floor window in the south elevation of the development shall be fitted with obscured glass of a type to substantially restrict vision through it at all times, and restriction on its opening, details of which shall have been previously submitted to and agreed in writing by the Local Planning Authority. No further windows shall be formed on the south elevation of the building.

Reason: To safeguard the amenities of occupiers of adjoining properties.

- 7 HS06 Before the access is first brought into use a triangular vision splay shall be provided on the north side of the new access and shall measure 1.8m along the fence, wall, hedge or other means of definition of the front boundary of the site, and 1.5m measured into the site at right angles to the same line along the side of the new access drive and a triangular vision splay shall be provided on the south side of the new access and shall measure 1.3m along the fence, wall, hedge or other means of definition of the front boundary of the site, and 1.8m measured into the site at right angles to the same line along the side of the new access drive.. The vision splays so described and on land under the applicant's control shall be maintained free of any obstruction to visibility exceeding a height of 600mm above the adjoining footway level at all times.

Reason: To provide adequate visibility between the existing highway and the proposed access, and to make the access safe and convenient for the traffic which is likely to use it.

- 8 HS15 The proposed vehicular access shall be constructed and surfaced in accordance with details to be approved in writing by the Local Planning Authority for a distance of **5.0m** into the site, measured from the highway boundary, before the premises are occupied. Arrangements shall be made for surface water drainage from the site to be intercepted and disposed of separately so that it does not discharge into the highway.

Reason: To avoid the carriage of mud or other extraneous material or surface water from the site into the highway so as to safeguard the interest of highway safety.

- 9 U The mock loft door on the south elevation of the building shall be of a design of which is non-opening.

Reason: To protect the amenities of the adjacent properties.

Notes to Applicant

- 1 The applicant is advised that no works associated with the construction of the vehicular access should be carried out within the confines of the public highway without prior consent, in writing, of the Central Bedfordshire Council. Upon receipt of this Notice of Planning Approval, the applicant is advised to write to Central Bedfordshire Council, PO Box 1395, Bedford, MK2 5AN quoting the Planning Application number and supplying a copy of the Decision Notice and a copy of the approved plan. This will enable the necessary consent and procedures under Section 184 of the Highways Act to be implemented. The applicant is also advised that if any of the works associated with the construction of the vehicular access affects or requires the removal and/or the relocation of any equipment, apparatus or structures (e.g. street name plates, bus stop signs or shelters, statutory authority equipment etc.) then the applicant will be required to bear the cost of such removal or alteration.

The applicant is advised that the requirements of the New Roads and Street Works Act 1991 will apply to any works undertaken within the limits of the existing public highway. Further details can be obtained from the Central Bedfordshire Council, Highways Department, PO Box 1395, Bedford, MK42 5AN.

The applicant is advised that photographs of the existing highway that is to be used for access and delivery of materials will be required by the Local Highway Authority. Any subsequent damage to the public highway resulting from the works as shown by the photographs, including damage caused by delivery vehicles to the works, will be made good to the satisfaction of the Local Highway Authority and at the expense of the applicant. Attention is drawn to Section 59 of the Highways Act 1980 in this respect. (HN xi)

The applicant is advised that all cycle parking to be provided within the site shall be designed in accordance with the Bedfordshire County Council's 'Cycle Parking Guidance - August 2006'.

- [Notes
- (1) In advance of the consideration of the application the Committee were advised of consultation received as follows:-

Planning Obligation Agreement received – unacceptable in legal terms – applicant aware. Revised Agreement to be prepared by applicant and submitted shortly.
 - (2) Condition C be amended to include “all first floor windows in the south elevation”.
 - (3) In advance of the consideration of the application the Committee received representations made under the Public Participation Scheme.]

Item No. 11**SCHEDULE B**

APPLICATION NUMBER	SB/TP/09/00050
LOCATION	LAND ADJOINING 61 CORBET RIDE, LINSLADE
PROPOSAL	ERECTION OF DETACHED GARAGE
PARISH	Leighton-Linslade
SBDC WARD & COUNCILLORS	Linslade Cllr M. Freeman and Cllr K. Sharer
CASE OFFICER	Richard Castro-Parker
DATE REGISTERED	03/02/09
EXPIRY DATE	31/03/09
APPLICANT	Mr P Nash
REASON FOR COMMITTEE TO DETERMINE	OBJECTION FROM LEIGHTON-LINSLADE TOWN COUNCIL DUE TO THE SCALE, DESIGN AND SITING OF THE GARAGE BEING OUT OF KEEPING WITH ADJACENT GARAGES
RECOMMENDED DECISION	FULL CONDITIONAL APPROVAL

APPROVE Planning Permission for the application set out above subject to the following conditions:-

- 1 The development 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 Before development begins, and notwithstanding the details submitted with the application, details of the colours of the walls and roof of the proposed garage shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To control the appearance of the building.
3. This permission relates only to the details shown on the Site Location Plan and Drawing Nos. PN09ONE and PN09TWO received 26/01/09 or to any subsequent appropriately endorsed revised plan.

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

Notes to Applicant

1. In accordance with Article 22 of the Town & Country Planning (General Development Procedure) Order 1995 (as Amended), the Council hereby certify that the proposal as hereby approved conforms with the relevant policies of the Development Plan comprising of the Regional Spatial Strategy for the East of England (the East of England Plan and the Milton Keynes and South Midlands Sub-Regional Strategy), Bedfordshire Structure Plan 2011 and the South Bedfordshire Local Plan Review and material considerations do not indicate otherwise. The policies which refer are as follows:

Regional Spatial Strategy East of England Plan

ENV7 - Quality in the Built Environment

South Bedfordshire Local Plan Review

BE8 - Design Considerations

2. In accordance with Article 22 of the Town and Country Planning (General Development Procedure) Order 1995 (as Amended), the reason for any condition above relates to the Policies as referred to in the Regional Spatial Strategy (RSS), Bedfordshire Structure Plan 2011 (BSP) and the South Bedfordshire Local Plan Review (SBLPR).
3. 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.

[Note In advance of the consideration of the application the Committee received representations made under the Public Participation Scheme.]

APPLICATION NUMBER MB/09/00217/CAC
LOCATION Land At, Old Bridge Way, Shefford
PROPOSAL CAC: Demolition of former laundry and associated buildings.
PARISH Shefford
CASE OFFICER Duncan Jordan
DATE REGISTERED 17 February 2009
EXPIRY DATE 14 April 2009
APPLICANT Daniels Bros (Shefford) Ltd
REASON FOR COMMITTEE TO DETERMINE **CLLR BIRT - CONCERNED ABOUT CONTINUING DERELICTION OF SITE AND ABSENCE OF ACTION TO IMPLEMENT PREVIOUS CONSENT.**

RECOMMENDED DECISION **CONSERVATION AREA CONSENT**

APPROVE Conservation Area Consent for the application set out above subject to the following condition(s):-

- 1 DG03 The development hereby approved shall be commenced within three years of the date of this permission.

Reason: To comply with Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990, to ensure that this consent does not continue in existence indefinitely if the development to which it relates is not carried out.

- 3 DC07 The demolition works hereby approved shall be completed within 2 months of their commencement and all of the materials and fabric from the demolished building(s)/structure(s) shall be removed from the site unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of the visual amenities of the area.

- 4 U The Copper Beech Tree, located on the western boundary of the site is subject of a Tree Preservation Order. As such, protective fencing will be required in accordance with BS55837 and shall be put in place prior to any commencement of demolition on this site.

The protective fencing will need to be erected at twelve times trunk diameter when measured 1.5m above ground level.

Reason: To prevent any damage to existing important trees

- 5 U Within the canopy spread of the Copper Beech Tree located on the western boundary of the site, subject to a Tree Preservation Order (TPO), there shall be no storage of materials, no fires on site and no pruning of the tree without the written consent of the Local Planning Authority.

Reason: To prevent any damage to existing important trees.

Notes to Applicant

- 1 Please ensure that adequate notice be given to the Local Authority's Tree and Landscape Manager before work commences in order for on site supervision to take place to ensure the well being of the retained tree.
2. Please note that advance notice is required by the Building Control Officers of intention to demolish – Section 80 of the Building Act 1984 applies. Further information can be obtained from the Council's website or from Central Bedfordshire Customer Services on 0300 300 8000.

[Notes (1) In advance of the consideration of the application the Committee were advised of consultation as follows:-

Advisory notice added to remind Developer of the need to serve notice on Building Control prior to commencement of demolition.

(2) In advance of the consideration of the application the Committee received representations made under the Public Participation Scheme.]

Item No. 8**SCHEDULE B**

APPLICATION NUMBER	MB/08/02412/FULL
LOCATION	THE RISING SUN, SUN STREET, BIGGLESWADE, SG18 0BP
PROPOSAL	FULL: DEMOLITION OF EXISTING PUBLIC HOUSE TO FACILITATE THE ERECTION OF PART TWO AND PART ONE STOREY BUILDING COMPRISING OF NO. 12 ONE AND TWO BEDROOM TEMPORARY ACCOMMODATION (USE CLASS C2) WITH ASSOCIATED LANDSCAPING AND PARKING
PARISH	Biggleswade
CASE OFFICER	Mark Spragg
DATE REGISTERED	20 January 2009
EXPIRY DATE	21 April 2009
APPLICANT	Aragon Housing Association
REASON FOR COMMITTEE TO DETERMINE	REQUEST BY CLLR MAURICE JONES ON THE BASIS THAT THE APPLICATION IS OUT OF CHARACTER WITH NEARBY BUILDINGS IN THE STREET.
RECOMMENDED DECISION	FULL CONDITIONAL APPROVAL

APPROVE Planning Permission for the application set out above subject to the following condition(s):-

- 1 DG01 The development hereby approved shall be commenced within three years of the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990 which is designed to ensure that a planning permission does not continue in existence indefinitely if the development to which it relates is not carried out.
- 2 DG17 The permission shall extend only to the application as amended by drawings 0897-10E,11E,12G and 13B.

Reason: For the avoidance of doubt and to ensure that the development is implemented in accordance with the plans formally approved by the Local Planning Authority.
- 3 EM05 **Prior to commencement of development details of materials to be used for the external finishes of the development hereby approved shall be submitted to and approved in writing by the Local Planning Authority and the development shall be carried out in accordance therewith.**

Reason: To safeguard the appearance of the completed development by ensuring that the development hereby permitted is finished externally with materials to complement the visual amenities of the locality.

4 TL07 No work shall commence on site until all trees to be protected are fenced with 2.3 high weldmesh fencing securely mounted on standard scaffolding poles driven firmly in the ground in accordance with BS 5837:2005;

- for trees and shrubs the fencing shall follow a line 1.0m outside the furthest extent of the crown spread, unless otherwise agreed in writing by the Local Planning Authority;**
- for upright growing trees at a radius from the trunk not less than 6.0m, or two thirds of the height of the tree whichever is the greater;**
- for other natural features along a line to be approved in writing by the Local Planning Authority.**

Such fencing shall be maintained during the course of the works on the site. No unauthorised access or placement of goods, fuels or chemicals, soil or other materials shall take place inside the fenced area.

Reason: To safeguard the existing trees on the site in the interests of visual amenity.

5 AN03 Details of a scheme of archaeological investigation of the site shall be submitted to and approved in writing by the Local Planning Authority before the development hereby approved is commenced. The said development shall only be implemented in accordance with the scheme thereby approved.

Reason: To safeguard any material of archaeological interest which exists on the site.

6 EM06 Prior to commencement of development details of the materials and colouration to be used for the rainwater goods to the development hereby permitted shall be submitted to and approved in writing by the Local Planning Authority and the development shall be carried out in accordance therewith.

Reason: To safeguard the special architectural and historic interest of the adjacent statutorily listed building.

7 U Before development commences, details of the alterations to the footway surfacing should be submitted to and approved by the Local Planning Authority and no building shall be occupied until the approved details have been implemented in full.

Reason: In the interest of highway safety.

- 8 U The residential premises shall only be used for Class C2 of the Town and Country Planning (use Classes) Order 1987 (as amended) (or any order revoking and re-enacting that Order with or without modification).

Reason: To control the future use of the site in the interests of amenity and highway safety.

- 9 TL01 All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development whichever is the sooner; and any trees or plants which within a period of 5 years of completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species unless the Local Planning Authority give written consent to any variation.

Reason: In the interests of the visual amenities of the site and the area generally.

- 10 TL02 **Full details of both hard and soft landscaping shall be submitted to and approved in writing by the Local Planning Authority. These details shall include:-**

- **materials to be used for any hard surfacing;**
- **planting plans, including schedule of size, species, positions, density and times of planting;**
- **cultivation details including operations required to establish new planting;**

The development shall be carried out in accordance with the approved details.

Reason: In order to ensure that the landscaping is carried out within a reasonable period in the interest of the visual amenities of the area.

- 11 TL26 The rear part of units 1 and 2 shall be constructed using a “no-dig” method of construction as outlined in the submitted tree protection plan and statement.

Reason: To ensure the protection of trees and hedgerows to be retained, and in particular to avoid unnecessary damage to their root systems.

12 U A scheme for the parking of cycles shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall be fully implemented before the development is first occupied or brought into use and thereafter retained as such.

Reason: to ensure the provision of adequate cycle parking in the interests of encouraging the use of sustainable modes of transport.

13 TL28 A scheme shall be submitted for written approval by the Local Planning Authority indicating the positions, design, materials and type of boundary treatment to be erected. The boundary treatment shall be completed in accordance with the approved scheme before the buildings are occupied in accordance with a timescale agreed in writing with the Local Planning Authority.

Reason: To safeguard the appearance of the completed development and the visual amenities of the locality.

14 SA08 Details of any external lighting to be installed on the site, including the design of the lighting units, any supporting structure and the extent of the area to be illuminated shall be submitted to and approved in writing by the Local Planning Authority, prior to first occupation of the buildings.

Reason: To protect the visual amenities of the site and its surrounding area.

15 EM10 The south facing windows to units 7 and 10 of the development hereby permitted shall be of fixed type and fitted with obscured glass of a type to substantially restrict vision through it at all times, details of which shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development. No further windows or other openings shall be formed in the elevation.

Reason: To safeguard the amenities of occupiers of adjoining properties

16 U All windows to the street frontage and the flank elevation of the frontage building shall be sliding sash timber windows.

Reason: To safeguard the special architectural and historic interest of the adjacent statutorily listed building.

17 U All brickwork on the front building shall be flemish bond unless otherwise agreed in writing by the Local Planning Authority.

Reason: To safeguard the special architectural and historic interest of the adjacent statutorily listed building.

- 18 U The door on the highway frontage shall be timber panelled, the details of which shall be first agreed in writing with the Local Planning Authority.
- Reason: To safeguard the special architectural and historic interest of the adjacent statutorily listed building.
- 19 HS35 Details of bin storage shall be submitted to and approved by the Local Planning Authority. The bin storage shall be implemented in accordance with the approved details prior to the occupation of any dwelling.
- Reason: In the interest of highway safety.
- 20 U The rooflight on the street frontage shall be a Conservation style rooflight, the details of which shall be submitted to and approved in writing by the Local Planning Authority.
- Reason: To safeguard the special architectural and historic interest of the adjacent statutorily listed building.
- 21 U The proposed vehicular access shall be constructed and surfaced in accordance with details to be approved in writing by the Local Planning Authority for a distance of 6.0m into the site, measured from the highway boundary, before the premises are occupied. Arrangements shall be made for surface water drainage from the site to be intercepted and disposed of separately so that it does not discharge into the highway.
- Reason: To avoid the carriage of mud or other extraneous material or surface water from the site into the highway so as to safeguard the interest of highway safety.
- 22 U Before the premises are occupied all on site vehicular areas shall be surfaced in a manner to the Local Planning Authority's approval so as to ensure satisfactory parking of vehicles outside highway limits. Arrangements shall be made for surface water from the site to be intercepted and disposed of separately so that it does not discharge into the highway.
- Reason: In order to minimise danger, obstruction, and inconvenience to users of the highway and of the premises.
- 23 U Before the new access is first brought into use, any redundant length of the existing access of the land to be developed, shall be closed in a manner to the Local Planning Authority's written approval.
- Reason: In the interest of road safety and to reduce the number of points at which traffic will enter and leave the public highway.

Notes to Applicant

- 1 The applicant is advised that in order to comply with Condition 23 of this permission it will be necessary for the developer of the site to enter into an agreement with Central Bedfordshire Council as Highway Authority under Section 278 of the Highways Act 1980 to ensure the satisfactory closure of the redundant length of the access and the resurfacing of the footway. Further details can be obtained from the Development Planning and Control Group, Central Bedfordshire Council, P O Box 1395, Bedford, MK42 5AN.
- 2 The applicant is advised that the requirements of the New Roads and Street Works Act 1991 will apply to any works undertaken within the limits of the existing public highway. Further details can be obtained from the Central Bedfordshire Council, Highways, P O Box 1395, Bedford, MK42 5AN

[Notes (1) In advance of the consideration of the application the Committee were advised of consultation received as follows:-

One objection letter has been received (6.4.09) from adjacent occupiers (42 Sun Street) in response to the revised plans. They object on the following grounds: size and bulk of the dwellings; privacy; right of access; parking; security; and Sustainable Communities Act 2007.

- (2) The Committee noted the proposed revision to Condition 8 of the recommendation to now state the following:-

“The residential premises shall only be used for the provision of accommodation for homeless women and their children and for no other purpose, including any other purpose in any class of any schedule 5 to the Town and Country Planning (use clauses) Order 1987 (as amended) (or any order revoking and re-enacting that order with or without modification).

- (3) In advance of the consideration of the application the Committee received representations made under the Public Participation Scheme.]