

CENTRAL BEDFORDSHIRE COUNCIL

At a meeting of the **DEVELOPMENT MANAGEMENT COMMITTEE** held at Council Chamber, Council Offices, High Street North, Dunstable on Wednesday, 27 May 2009

PRESENT

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

Cllrs	A R Bastable	Cllrs	A Northwood
	R D Berry		A A J Rogers
	M Freeman		J Street
	D J Gale		G Summerfield
	Mrs R B Gammons		Mrs C Turner
	B J Golby		B Wells
	R W Johnstone		J N Young
	T Nicols		

Members in Attendance: Cllrs Mrs A Barker
K C Matthews (Portfolio Holder)
J Murray
J E Scott
Mrs P E Turner MBE

Officers in Attendance:	Mr A Davie	–	Head of Development Management (North)
	Mr J Ellis	–	Major Applications Team Leader South
	Mr A Emerton	–	Managing Solicitor Planning, Property, Highways and Transportation
	Mr D Hale	–	Head of Development Management (South)
	Mr D Lamb	–	Development Management Team Leader (North)
	Mr L Manning	–	Democratic Services Officer
	Mr C Mollart-Griffin	–	Highways Development Control Team Leader

DM/08/51 **Chairman's Announcements**

The Chairman informed the meeting that an Appeal hearing to consider the decision by Mid Beds District Council's Development Control Committee on 14 January 2009 (minute DC/08/128 refers) to refuse the application for Flitwick Mill, Greenfield Road, Flitwick (Planning Application nos. MB/07/01836/LB and MB/07/01837/FULL) would be heard during the first week in August. The meeting was also informed that as the Development Control Committee had acted against the officer recommendation to approve the application those

Members who had been present at the meeting might be asked to appear at the Appeal to explain why they had voted as they had.

DM/08/52 **Minutes**

RESOLVED

that the Minutes of the meeting of the Committee held on the 13 May 2009 be confirmed and signed by the Chairman as a correct record subject to the following amendments:

PRESENT

Delete Councillor Mrs R B Gammon's name from the list of those present at the meeting

DM/08/37 PLANNING APPLICATION NO. MB/09/00195/FULL

Record Councillor R D Berry as having voted against the Committee's decision

Delete Councillor N Warren's name (misspelt as 'Warran' in the text) from those Members who voted against the Committee's decision

DM/08/53 **Members' Interests**

(a) **Personal Interests:-**

Member	Item	Nature of Interest	Present or Absent during discussion
Cllr Mrs C F Chapman MBE	18	Has been consulted on the application as Chairman of the Marston Vale Trust	Present
Cllr K C Matthews	15	Advised applicant on procedural matters following refusal of original application by MBDC	Present
Cllr K C Matthews	18	Assisted applicant regarding the continued availability of funding for the project following	Present

		deferal of original application by CBC	
Cllr A A J Rogers	10	Friend of objector	Absent
Cllr A A J Rogers	15	Involved in discussions as Ward Member but had made no decision on the matter	Present

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

Member	Item	Nature of Interest	Present or Absent during discussion
Cllr A R Bastable	18	Daughter works with agent	Absent

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

None notified.

DM/08/54 **Petitions**

None received.

DM/08/55 **Disclosure of Exempt Information**

No proposals were received to deal with any item likely to involve the disclosure of exempt information.

DM/08/56 **Planning Enforcement Cases Where Formal Action Has Been Taken**

RESOLVED

- 1** *that the bi-monthly update of planning enforcement cases where formal action has been taken be received*
- 2** *that henceforth the update of planning enforcement cases be submitted on a monthly basis only to those meetings of the Committee held at Priory House, Chicksands.*

DM/08/57 **Planning Application No. MB/09/00561/FULL**

RESOLVED

that Planning Application No. MB/09/00561/FULL relating to Elizabeth Smith Veterinary Surgery, Ickwell Road, Upper Caldecote, Biggleswade,

SG18 9BS be approved as set out in the Schedule appended to these Minutes.

DM/08/58 Planning Application No. SB/09/00159/DCA

RESOLVED

that Planning Application No. SB/09/00159/DCA relating to Peppercorn Park/Creasey Park, Frenchs Avenue, Dunstable be approved as set out in the Schedule appended to these Minutes.

DM/08/59 Planning Application No. CB/09/00656/FULL

RESOLVED

that Planning Application No. CB/09/00656/FULL relating to land rear of 2 Fairfax Close, Clifton be approved as set out in the Schedule appended to these Minutes.

DM/08/60 Planning Application No. CB/09/00621/FULL

RESOLVED

that Planning Application No. CB/09/00621/FULL relating to All Saints Lower School, Church Street, Clifton, Shefford, SG17 5ES be approved as set out in the Schedule appended to these Minutes.

DM/08/61 Planning Application No. MB/09/00517/FULL

RESOLVED

that Planning Application No. MB/09/00517/FULL relating to land at Mauldon Wood, Bedford Road, Maulden be approved as set out in the Schedule appended to these Minutes.

DM/08/62 Planning Application No. CB/09/00624/FULL

RESOLVED

that Planning Application No. CB/09/00624/FULL relating to 24 Brittens Lane, Salford, Milton Keynes, MK17 8B be approved as set out in the Schedule appended to these Minutes.

DM/08/63 Planning Application No. SB/09/00124/TP

RESOLVED

that Planning Application No. SB/09/00124/TP relating to Icknield Lower School, Burr Street, Dunstable, LU6 3AG be approved as set out in the Schedule appended to these Minutes.

DM/08/64 **Planning Application No. SB/09/00174/TP**

RESOLVED

that Planning Application No. SB/09/00174/TP relating to Chalton Lower School, Luton Road, Chalton, Luton, LU4 9UJ be approved as set out in the Schedule appended to these Minutes.

DM/08/65 **Planning Application No. MB/09/00410/FULL**

RESOLVED

that Planning Application No. MB/09/00410/FULL relating to The Lodge, The Balk, Biggleswade, Beds., SG18 0PT be approved as set out in the Schedule appended to these Minutes.

DM/08/66 **Planning Application No. SB/09/00113/TP**

RESOLVED

that Planning Application No. SB/09/00113/TP relating to Greenleas Lower School, Derwent Road, Linslade, Leighton Buzzard, LU7 2AB be approved as set out in the Schedule appended to these Minutes.

DM/08/67 **Planning Application No. MB/09/00529/FULL**

RESOLVED

that Planning Application No. MB/09/00529/FULL relating to Fulbrook School, Weathercock Lane, Woburn Sands, Milton Keynes, MK17 8NP be approved as set out in the Schedule appended to these Minutes.

DM/08/68 **Site Inspection Appointment(s)**

Members were reminded that the Committee's next meeting would not be held until 24 June 2009, following the Council's Annual General Meeting on 18 June 2009. Members were further reminded that, as a result, and in accordance with paragraph 4 of the Code of Practice for [the] Conduct of Site Inspections, the timing and arrangements for the conduct of any site inspections required prior to 24 June would be agreed by the Assistant Director, Legal and Democratic and the Assistant Director, Development Management in consultation with the Chairman of the Committee.

NOTED

(Note: The meeting commenced at 2.00 p.m. and concluded at 5.25 p.m..)

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Item No. 8**SCHEDULE A**

APPLICATION NUMBER	MB/09/00561/FULL
LOCATION	ELIZABETH SMITH VETERINARY SURGERY, ICKWELL ROAD, UPPER CALDECOTE, BIGGLESWADE, SG18 9BS
PROPOSAL	FULL: NEW VETERINARY CENTRE TO REPLACE TEMPORARY VETERINARY SURGERY, INCORPORATING EQUINE CARE FACILITIES AND GARDEN WALK AREA. REMOVAL OF ALL EXISTING STRUCTURES
PARISH	Northill
CASE OFFICER	Mark Spragg
DATE REGISTERED	24 March 2009
EXPIRY DATE	23 June 2009
APPLICANT	Elizabeth Smith Veterinary Practice
REASON FOR COMMITTEE TO DETERMINE	CLLR MRS TURNER REQUESTS THAT THE APPLICATION BE DETERMINED AT COMMITTEE FOR THE FOLLOWING REASONS: IN ORDER THAT THE COMMITTEE CAN BALANCE THE REQUIREMENT FOR THE PROPOSAL TO COMPLY WITH PLANNING POLICY, AGAINST THE NEED TO CONSIDER APPROPRIATE ECONOMIC DEVELOPMENT FOR RURAL BUSINESSES IN THE COUNTRYSIDE
RECOMMENDED DECISION	REFUSE

APPROVE Planning Permission for the application set out above as the proposal would provide sustainable rural employment and subject to the following conditions:

1. 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. **Development shall not commence until a scheme detailing provision for on site parking for construction workers for the duration of the construction period has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented throughout the construction period.**

Reason: To ensure adequate off street parking during construction in the interests of road safety.

3. **All hard and soft landscape works shall be carried out in accordance with the approved details (drwg no. 0244/A/0/005 unless otherwise agreed in writing by the Local Planning Authority. The works shall be carried out prior to the occupation of any part of the development or in accordance with a programme agreed in writing with the Local Planning Authority.**

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

4. 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.

5. 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.

[Notes: (1) In advance of consideration of the Application the Committee was advised of additional comments as follows:

A copy of a letter from the agent sent to local Councillors reiterated the benefits of the proposal in terms of providing local employment and in serving the needs of a large local client base. The letter outlined the points already raised in the submitted application and raised no new issues.

Supporting information accompanying the application stated that the surgery had 4500 clients, and 18 staff.

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

Item No. 9**SCHEDULE B**

APPLICATION NUMBER	SB/09/00159/DCA
LOCATION	Peppercorn Park/Creasey Park, Frenchs Avenue, Dunstable
PROPOSAL	Demolition of existing buildings and re-development of Peppercorn Park/Creasey Park and Brewers Hill Middle School playing fields to provide sports playing fields, a multi-use games area with floodlighting, an artificial grass pitch with floodlighting and new floodlighting to existing pitch. Construction of new pavilion/community centre, spectator stands, garage, car parking area and new BMX track. Construction of sustrans cycleway/footpath.
PARISH	Dunstable
WARD	Dunstable - Northfields
WARD COUNCILLORS	Cllrs M Hearty and J Murray
CASE OFFICER	James Clements
DATE REGISTERED	25 March 2009
EXPIRY DATE	24 June 2009
APPLICANT	South Beds District Council
AGENT	AND Architects
REASON FOR COMMITTEE TO DETERMINE	Members Decision
RECOMMENDED DECISION	Full Conditional Approval

To authorise the Assistant Director Development Management, Head of Service Development Management or Major Applications Team Leader South to issue the grant of permission for the Application set out above at the end of the consultation period subject to there being no unresolved objections, which have not previously been considered, and 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, a landscaping scheme to include any hard surfaces and earth mounding shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented by the end of the full planting season immediately following the completion and/or first use of any separate part of the development (a full planting season means the period from October to March). The trees, shrubs and grass shall subsequently be maintained for a period of five years from the date of planting and any which die or are destroyed during this period shall be replaced during the next planting season and maintained until satisfactorily established.

REASON: To ensure a satisfactory standard of landscaping.
(Policy BE8 S.B.L.P.R).

- 3 Prior to commencement of the development/use hereby permitted:
- (i) A detailed assessment of ground conditions of the land proposed for the sports facility shall be undertaken (including drainage and topography) to identify constraints which could affect playing field quality; and
 - (ii) Based on the results of this assessment to be carried out pursuant to (i) above of this condition, a detailed scheme to ensure that the playing fields will be provided to an acceptable quality shall be submitted to and approved in writing by the Local Planning Authority after consultation with Sport England.

The approved scheme shall then be fully implemented to the satisfaction of the Local Planning Authority.

REASON: To ensure the quality of pitches is satisfactory.

- 4 The playing field/s and pitch/es shall be constructed and laid out in accordance with the planning application, Drawing No. 278/PL(2)101/B and the standards and methodologies set out in the guidance note "Natural Turf for Sport" (Sport England, March 2000), unless otherwise agreed in writing with the Local Planning Authority.

REASON: To ensure the quality of pitches is satisfactory.

(Policies BE8 & R2 S.B.L.P.R).

- 5 Prior to the commencement of the use of the new development, a Community Use Scheme shall be submitted to and approved in writing by the Local Planning Authority. The Scheme shall include details of pricing policy, hours of use, access by non-school users/non-members, management responsibilities and include a mechanism for review. The approved Scheme shall be implemented upon commencement of use of the development.

REASON: To secure well managed safe community access to the sports facility, to ensure sufficient benefit to the development of sport.

- 6 Prior to the completion of development a Management and Maintenance Scheme for a minimum period of 20 years to include measures to ensure the replacement/refurbishment of all artificial surfaces within the next 10 years and, management responsibilities, a maintenance schedule and a mechanism for review shall be submitted to and approved in writing by the Local Planning Authority after consultation with Sport England. The measures set out in the approved scheme shall be complied with in full, with effect from commencement of use of the development hereby permitted.

REASON: To ensure that new facilities are capable of being managed and maintained to deliver a facility which is fit for purpose, sustainable and to ensure sufficient benefit of the development to sport (PPG17 Par 14,).

- 7 Prior to the development commencing full specification details of the floodlighting and light spillage mitigation shall be submitted to and agreed in writing with the Local Planning Authority.

REASON: In the interests of amenity.

(Policy BE8 S.B.L.P.R).

- 8 Prior to the development commencing details of the fencing shall be submitted to and agreed in writing with the Local Planning Authority.
REASON: In the interests of amenity.
(Policy BE8 S.B.L.P.R).
- 9 Prior to the development commencing details of the football ground stands shall be submitted to and agreed in writing with the Local Planning Authority.
REASON: In the interests of amenity.
(Policy BE8 S.B.L.P.R).
- 10 Before development begins, details of the existing and proposed ground levels shall be submitted to and approved in writing by the Local Planning Authority, and development shall thereafter be implemented accordingly.
REASON: To produce a satisfactory relationship between the various elements of the scheme and adjacent properties.
(Policy BE8 S.B.L.P.R).
- 11 The playing pitches and floodlights shall not be used outside the hours of 8am and 11pm on all days. The floodlights for each playing pitch shall only be used when that pitch is in use.
REASON: To protect the amenities of the area.
(Policy BE8 S.B.L.P.R)
- 12 Unless otherwise agreed by the Local Planning Authority, development other than that required to be carried out as part of an approved scheme of remediation must not commence until conditions (a) to (d) below have been complied with. If unexpected contamination is found after development has begun, development must be halted on that part of the site affected by the unexpected contamination to the extent specified by the Local Planning Authority in writing until condition (d) has been complied within relation to that contamination.

(a) Site Characterisation

An investigation and risk assessment, in addition to any assessment provided with the planning application, must be completed in accordance with a scheme to assess the nature and extent of any contamination on the site, whether or not it originates on the site. The contents of the scheme are subject to the approval in writing of the Local Planning Authority. The investigation and risk assessment must be undertaken by competent persons and a written report of the findings must be produced. The written report is subject to the approval in writing of the Local Planning Authority. The report of the findings must include:

- i. A survey of the extent, scale and nature of the contamination;
- ii. An assessment of the potential risks to:
 - Human health
 - Property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes
 - Adjoining land
 - Ground waters and surface waters
 - Ecological systems
 - Archaeological sites and ancient monuments
- iii. An appraisal of remedial options, and proposal of the preferred option(s)

This must be conducted in accordance with DEFRA and the Environment Agency's 'Model Procedures for the management of Land Contamination, CLR 11'.

(b) Submission of Remediation Scheme

A detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment must be prepared, and is subject to the approval in writing of the Local Planning Authority. The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works and site management procedures. The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.

(c) Implementation of Approved Remediation Scheme

The approved remediation scheme must be carried out in accordance with its terms prior to the commencement of development other than that required to carry out remediation, unless otherwise agreed in writing by the Local Planning Authority. The Local Planning Authority must be given two weeks written notification of commencement of the remediation scheme works.

Following completion of measures identified in the approved remediation scheme, a verification report (referred to in PPS23 as a validation report) that demonstrates the effectiveness of the remediation carried out must be produced, and is subject to the approval in writing of the Local Planning Authority.

(d) Reporting of Unexpected Contamination

In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken in accordance with the requirements of condition (a), and where remediation is necessary a remediation scheme must be prepared in accordance with the requirements of condition (b), which is subject to the approval in writing of the Local Planning Authority.

Following completion of measures identified in the approved remediation scheme a verification report must be prepared, which is subject to the approval in writing of the Local Planning Authority in accordance with condition (c).

REASON: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.

- 13 Prior to the development commencing engineering details of the BMX track to include levels and materials shall be submitted to and agreed in writing with the Local Planning Authority.

REASON: In the interests of amenity.
(Policy BE8 S.B.L.P.R).

- 14 The existing cycle/footpath route (sustrans route) crossing the site shall not be stopped up until the new cycle/footpath route (sustrans route) coloured green on drawing No.... has been completed to the satisfaction of the Local Planning Authority and has been adopted for public use.
REASON: To ensure a safe and satisfactory form of development.
- 15 Before the development starts a scheme for cycle parking shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented before the pavilion and new car park are first brought into use.
REASON: To ensure a satisfactory provision of cycling facilities.
- 16 Before development begins, samples of the materials to be used for the external walls and roofs of all new buildings shall be submitted to and approved in writing by the Local Planning Authority.
REASON: To control the appearance of the buildings.
- 17 Before development begins, a scheme showing the special facilities to be provided for the convenience of disabled persons, particularly those in wheelchairs, including the means of access to any building, their parking facilities and any outdoor facilities shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be fully implemented before the development is first occupied or brought into use.
REASON: To safeguard the interests of disabled persons.
- 18 Development shall not begin until details of the junction improvements between Creasy Park Drive and Brewers Hill Road have been approved by the Local Planning Authority and phase 2 of the development shall not begin until that junction has been constructed in accordance with the approved details.
REASON: In order to minimise danger, obstruction and inconvenience to users of the highway.
- 19 Phase 2 of the development shall not begin until Creasy Park Drive has been adopted by the Highway Authority.
REASON: In order to minimise danger, obstruction and inconvenience to users of the highway.
- 20 Development shall not begin until details of the diverted cycle/foot- path (including lighting) have been approved by the Local Planning Authority and the development shall not be occupied until that cycle track has been constructed in accordance with the approved details.
REASON: In order to minimise danger, obstruction and inconvenience to users of the highway.
- 21 The existing path through the site shall not be closed until the proposed cycle/footway has been constructed and opened to the satisfaction of the Local Planning Authority.
REASON: To promote and maintain sustainable modes of transport.
- 22 Before occupation of the development hereby approved, details of a Travel Plan shall be submitted to and approved in writing by the Local Planning Authority and the recommendations of the Green Travel Plan shall be implemented in full within 6 months of the development being occupied. In

addition, the Plan should be monitored and the results of this monitoring be reviewed on an annual basis and further recommendations for improvements shall be submitted to and be approved in writing by the Local Planning Authority.

REASON: To reduce reliance on the private car by promoting public transport and sustainable modes of transport.

- 23 Development shall not begin until details of the footpath (including lighting) between the entrance to the site and rear of 112 Aldbanks has been approved by the Local Planning Authority and the development shall not be occupied until that path has been constructed in accordance with the approved details.

REASON: To promote sustainable modes of transport.

- 24 This permission relates only to the details shown on Drawing No's 278/PL(1) 102 Rev B, 278/PL(1) 110 Rev E, 278/PL(0) 202 Rev B, 278/PL(1) 201 Rev B received 16/03/2009, the Lighting Plan received 08/05/2009 and 278/PL(2) 201 Rev B and 278/PL(2) 101 Rev E received 15/05/2009 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 (May 2008)

ENV7 - Quality in the Built Environment

South Bedfordshire Local Plan Review

R2 - Urban Open Space Strategy - Dunstable

BE8 - Design and Environmental 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.
4. • Where remedial measures are necessary, they should be managed with Part IIA of the Environmental Protection Act 1990 in mind. Encapsulation

of any contaminants should be made on the risk-based assessment so that they are unlikely to be subject to future release to the environment.

- All ground investigations shall be risk based and have regard to BS10175:2001 *Investigation of Potentially Contaminated Sites - Code of Practice* and *Environment Agency/NHBC R&D Publication 66 - Guidance for the Safe Development of Housing on Land Affected by Contamination*.
- Where analyses are undertaken analytical laboratories should be accredited to MCERTS and where appropriate laboratory methods should also be accredited to MCERTS.
- The applicants/agent's consulting engineers shall certify that decontamination and remediation of the site has been undertaken in accordance with any measures approved by the Local Planning Authority.
- The applicant shall advise the Local Planning Authority of commencement of the works.
- The applicant should also be made aware that the ownership of land shown to be contaminated may accrue legal and financial liabilities under Part IIA of the Environmental Protection Act 1990. Such liabilities are maximised when "pollutant linkages" engender "pathways" for the contaminants to reach "receptors".
- Central Bedfordshire Council has published its Contaminated Land Inspection Strategy in line with the Environmental Protection Act 1990: Part IIA and its definition thereof. No land has yet been formally designated as being 'contaminated'. However, it should not be taken to imply that the property or adjoining land is free from contamination.

For further information contact Public Protection South.

5. The applicant is advised to contact Dave McBain, Licensing Officer and Maurice Clay, Team Leader Public Protection, for licensing and health and safety and food hygiene and safety matters that may arise from any grant of permission.

[Notes: (1) In advance of consideration of the Application the Committee was advised of additional consultation/publicity responses as follows:

Principal Highways Officer – Does not raise objection but recommends conditions (see Note (3) below).

Force Architectural Liaison Officer – Objection:

The proposal should incorporate CCTV (either stand alone or link to Dunstable CCTV network). This would counter the risk of autocrime and would reduce community safety issues which would be created by the

new footpath to the rear of 78-112 Aldbanks and the proposed Sustrans routes. Both of these routes would have no natural surveillance.

David Locke Associates on behalf of the landowner to the west of the site (Trenport Investments and Cemex UK):

'We are strongly supportive of this application in principle. However, we note this proposed feature is identified on the relevant application plan (278/PL/201) only as a 3m security fence. Its proposed colour and future proofing for potential further pedestrian and cycle access are not apparent from the application plan or from any of the other submitted plans or documents (including the Design and Access Statement). To ensure its visual impact would be acceptable and its design is appropriately future-proofed, we ask you to request the applicant's clarification of these important details, which we consider should be the subject of an appropriate condition on any grant of planning permission for the application.'

Applicants Briefing Report dated 26 May 2009 – Attached as an Appendix to the Late Sheet.

- (2) In advance of consideration of the Application the Committee was advised of additional officer comments as follows:

In terms of the path to the rear of the 78 – 112, this area does not need to be fenced thus creating a narrow pathway/access to the rear gardens. The plan is being amended showing the path located within the secure site and not openly accessible by the public. There would only be an access gate at the rear of 78 onto the existing service road which would only be used by Brewers Hill Middle School.

With regard to the need for CCTV to reduce autocrime and to aid surveillance on the proposed Sustrans route, we have asked the applicant to consider CCTV options. Any further comments regarding the need for CCTV will be made available for the Planning Committee.

The comments made by David Locke Associates concerning the type of fencing and potential future proofing are noted. Details of the site fencing forms a condition recommended for approval. Future proofing for potential pedestrian/cycle access from the west is, however, more problematic and not possible. The site would not be openly accessible to the public for health & safety/security reasons and is a condition of the FA Foundation funding. Access from the west of the site would be via the new Sustrans route to the main entrance on Creasey Park Drive.

- (3) In advance of consideration of the Application the Committee noted the proposed additional/amended conditions as follows:

Revised Recommendation:

To authorise the Assistant Director Development Management, Head of Service Development Management or Major Applications Team Leader South to issue the grant of permission at the end of the consultation

period subject to there being no unresolved objections, which have not previously been considered, the conditions in the report and the following:

Additional condition

Before development begins, samples of the materials to be used for the external walls and roofs of all new buildings shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To control the appearance of the buildings.

Additional condition

Before development begins, a scheme showing the special facilities to be provided for the convenience of disabled persons, particularly those in wheelchairs, including the means of access to any building, their parking facilities and any outdoor facilities shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be fully implemented before the development is first occupied or brought into use.

Reason: To safeguard the interests of disabled persons.

Condition 14 should be replaced with:

The existing cycle/footpath route (sustrans route) crossing the site shall not be stopped up until the new cycle/footpath route (sustrans route) coloured green on drawing No.... has been completed to the satisfaction of the Local Planning Authority and has been adopted for public use.

Reason: To ensure a safe and satisfactory form of development.

Condition 16 should be replaced with:

This permission relates only to the details shown on Drawing No's 278/PL(1) 102 Rev B, 278/PL(1) 110 Rev E, 278/PL(0) 202 Rev B, 278/PL(1)201 Rev B received 16/03/2009, the Lighting Plan received 08/05/2009 and 278/PL(2) 201 Rev B and 278/PL(2)101 Rev E received 15/05/2009 or to any subsequent appropriately endorsed revised plan.

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

Highway conditions recommended by the Principal Highways Officer:

- 1 Development shall not begin until details of the junction improvements between Creasy Park Drive and Brewers Hill Road have been approved by the Local Planning Authority and phase 2 of the development shall not begin until that junction has been constructed in accordance with the approved details.

Reason

In order to minimise danger, obstruction and inconvenience to users of the highway.

- 2 Phase 2 of the development shall not begin until Creasy Park Drive has been adopted by the Highway Authority.

Reason

In order to minimise danger, obstruction and inconvenience to users of the highway.

- 3 Development shall not begin until details of the diverted cycle/foot-path (including lighting) have been approved by the Local Planning Authority and the development shall not be occupied until that cycle track has been constructed in accordance with the approved details.

Reason

In order to minimise danger, obstruction and inconvenience to users of the highway.

- 4 The existing path through the site shall not be closed until the proposed cycle/footway has been constructed and opened to the satisfaction of the Local Planning Authority.

Reason

To promote and maintain sustainable modes of transport.

- 5 Before occupation of the development hereby approved, details of a Travel Plan shall be submitted to and approved in writing by the Local Planning Authority and the recommendations of the Green Travel Plan shall be implemented in full within 6 months of the development being occupied. In addition, the Plan should be monitored and the results of this monitoring be reviewed on an annual basis and further recommendations for improvements shall be submitted to and be approved in writing by the Local Planning Authority.

Reason

To reduce reliance on the private car by promoting public transport and sustainable modes of transport.

- 6 Development shall not begin until details of the footpath (including lighting) between the entrance to the site and rear of 112 Aldbanks has been approved by the Local Planning Authority and the development shall not be occupied until that path has been constructed in accordance with the approved details.

Reason

To promote sustainable modes of transport.

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

Item No. 10**SCHEDULE B**

APPLICATION NUMBER	CB/09/00656/FULL
LOCATION	LAND REAR OF 2, FAIRFAX CLOSE, CLIFTON
PROPOSAL	FULL: ERECTION OF 1NO. 4 BED DWELLING WITH GARAGE AND ASSOCIATED ACCESS.
PARISH	Clifton
CASE OFFICER	Samantha Boyd
DATE REGISTERED	14 April 2009
EXPIRY DATE	09 June 2009
APPLICANT	Cowlgrove Developers Ltd
REASON FOR COMMITTEE TO DETERMINE	CLLR ROGERS REQUEST DUE TO BOUNDARY TREATMENT TO PROTECT THE AMENITIES OF NEIGHBOURS AND BUILDING CONSIDERED AS OVERBEARING.
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 **Prior to the commencement of the development 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 and shall include details of the siting and materials to be used for a 1.8m boundary wall along the northern boundary of the site. 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 EM16 **Prior to the development hereby approved commencing on site details of the final ground and slab levels of the dwelling hereby approved in relation to the surrounding ground levels on the site shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the site shall be developed in full accordance with the approved details.**

Reason: To ensure that a satisfactory relationship results between the new development and adjacent buildings and public areas.

- 5 EM10 **The ground and first floor windows in the eastern (side) elevation of the development hereby permitted shall be 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

- 6 U **Development shall not begin until details of the junction of the proposed vehicular access with the highway have been approved by the Local Planning Authority and no building shall be occupied until the junction has been constructed in accordance with the approved details.**

Reason: In order to minimise danger, obstruction and inconvenience to users of the highway and the premises.

- 7 U **Development shall not commence until a scheme detailing provision for on site parking for construction workers for the duration of the construction period has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented throughout the construction period.**

Reason: To ensure adequate off street parking during construction in the interests of road safety.

- 8 TL02 **Prior to the occupation of the building 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;
- proposed and existing functional services above and below ground level;
- planting plans, including schedule of size, species, positions, density and times of planting;
- details of existing trees and hedgerows on the site, indicating those to be retained and the method of their protection during development works.

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.

- 9 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.

- 10 U The turning space for vehicles illustrated on the approved Plan 16281/1011/B shall be constructed before the development is first brought into use.

Reason: To enable vehicles to draw off, park and turn outside the highway limits thereby avoiding the reversing of vehicles on to the highway.

- 11 U Prior to the first occupation of the development hereby approved the alterations to No. 2 Fairfax Close Clifton approved under reference 09/00132/Full must be fully implemented. The details shall accord with the approved plans.

Reason: In the interests of neighbouring amenity.

Notes to Applicant

- 1 i) 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's, Highways Help Desk

P.O.Box 1395, Bedford, MK45 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.

ii) 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 Traffic Management group Highways and Transport Division, Central Bedfordshire Council, P.O. Box 1395 Bedford, MK42 5AN.

[Notes: (1) In advance of consideration of the Application the Committee was advised of additional consultation/publicity responses as follows:

Three letters received from neighbours objecting to proposal. A summary of the objections are:-

- Impact on amenities – boundary wall should be continued along boundary with No. 4 Fairfax Close.
- Revised application does not address refusal reason.
- Building would be at odds with form of development in the street and harm the character of the area.
- Loss of sunlight and outlook due to overbearing nature of building.
- Dangerous access arrangements on busy road.
- Open character of streetscene eroded.
- Removal of trees detrimental to character of area.

Objection from Clifton Preservation Society – overdevelopment of site, against the open character of the area.

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

Item No. 15**SCHEDULE C**

APPLICATION NUMBER	CB/09/00621/FULL
LOCATION	ALL SAINTS LOWER SCHOOL, CHURCH STREET, CLIFTON, SHEFFORD, SG17 5ES
PROPOSAL	FULL: RETENTION OF CLIFTON PRE-SCHOOL TEMPORARY BUILDING INCLUDING TIMBER RAMP AND STEPS WITH HANDRAILS AND BALUSTRADES. RELOCATION OF PLAY AREA AND NEW PLANTING. (PART RETROSPECTIVE)
PARISH	Clifton
CASE OFFICER	Samantha Boyd
DATE REGISTERED	22 April 2009
EXPIRY DATE	17 June 2009
APPLICANT	The Woodlands Pre-school
REASON FOR COMMITTEE TO DETERMINE	CLLR TONY ROGERS REQUEST DUE TO APPLICATION HISTORY. APPLICATION IS ALSO ON COUNCIL OWNED LAND.
RECOMMENDED DECISION	FULL CONDITIONAL APPROVAL

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

- 1 TP02 The building and associated development shall be retained on the site for a limited period of 5 years commencing from the date of this decision notice, at the end of which period it shall be completely removed from the site within a period of 2 months.

Reason: The application is for a temporary building and to monitor the impact of the building and its use on the amenities of the adjacent neighbouring properties.

- 2 TL02 Full details of soft landscaping shall be submitted to and approved in writing by the Local Planning Authority within two months from the date of this decision. These details shall include:-
- proposed finished levels or contours;
 - materials to be used for any hard surfacing;
 - minor structures (e.g. furniture, play equipment, signs, etc);
 - planting plans, including schedule of size, species, positions, density and times of planting;
 - cultivation details including operations required to establish new planting;

- details of existing trees and hedgerows on the site, indicating those to be retained and the method of their protection during development works.

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.

- 3 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 date of this decision; 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.

- 4 U Within 3 months from the date of this decision the play area shall be re-positioned and the storage shed shall be sited at 3.5m from the north east elevation of the building. A site plan drawn to a scale of 1:100 showing the revised position of the shed shall be submitted to and approved in writing by the Local Planning Authority. The development shall accord with the approved details.

Reason: To protect the trees within the vicinity.

- 5 U Within 3 months from the date of this decision, the windows on the north east elevation of the building, beyond the proposed play area, shall be changed to a non-opening type details of which shall first be submitted to and approved in writing by the Local Planning Authority. The development shall accord with the approved details.

Reason: In the interest of the neighbouring amenities.

Notes to Applicant

- 1 The applicant is advised that the proposed planting should be amended. Viburnum should be used not Laburnum, which is poisonous.
- 2 Central Bedfordshire Building Control Section have confirmed that non-opening windows would comply with fire safety regulations.

- [Notes: (1) In advance of consideration of the Application the Committee was advised of additional consultation/publicity responses as follows:
Six letters received in support of the proposal

A petition containing over 100 signatures received in support of the proposal

One letter received objecting to the proposal on the grounds of overbearing nature and breach of planning control
- (2) In advance of consideration of the Application the Committee received representations made under the Public Participation Scheme.]

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Item No. 18**SCHEDULE C**

APPLICATION NUMBER MB/09/00517/FULL
LOCATION LAND AT MAULDEN WOOD BEDFORD ROAD
MAULDEN
PROPOSAL FULL: WOODLANDS VISITORS CENTRE WITH
ANCILLARY WORKSHOP UNITS AND
ASSOCIATED PARKING.
PARISH Maulden
WARD MEMBERS Cllr A. Barker, Cllr R.Baines, Cllr A.Carter
CASE OFFICER Sarah Fortune
DATE REGISTERED 18 March 2009
EXPIRY DATE 13 May 2009
APPLICANT Greensand Trust
**REASON FOR
COMMITTEE TO
DETERMINE** PART OF SITE OWNED BY CENTRAL
BEDFORDSHIRE COUNCIL

**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 EM05 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.

- 3 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:-

- details of any bundling to be created at the site including

- details of their siting, profile and surface treatment.
- materials to be used for any hard surfacing and construction methods for the path and parking areas. No dig methods must be used in root protection areas.
- details of trees, shrubs and bramble to be removed at the site and details of any replacement trees - including species and size.
- details of construction details of foundations.
- planting plans - including details of planting for screening along the eastern boundary of the site - and a schedule of size, species, positions, density and times of planting;
- cultivation details including operations required to establish new planting;
- details of existing trees and hedgerows on the site, indicating those to be retained and the method of their protection during development works.

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 and to safeguard tree roots

- 4 TL04 The scheme approved in Condition 3. shall be carried out by a date which shall be not later than the end of the full planting season immediately following the completion of the development.

Thereafter the planting shall be adequately maintained for a period of five years from the date of planting. Any of the trees or shrubs or both which die or are removed, or which become severely damaged or seriously diseased (during the said period of five years) shall be replaced with trees or shrubs or both, as the case may be, of similar size and species to those originally required to be planted and the same shall be maintained until properly established.

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

- 5 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(s) is/are occupied.

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

- 6 U The workshops hereby permitted shall not operate except between the hours of 0800 hours to 1800 hours Monday to Friday, 0900 hours to 1700 hours on Saturdays and 1000 hours to 1600 hours on Sundays and Bank or Public Holidays, without the prior agreement in writing of the Local planning Authority.

Reason: To protect the amenity of neighbouring residents.

- 7 U All plant, machinery and equipment installed or operated in connection with this permission shall be so enclosed, operated and /or attenuated that noise arising from such plant shall not exceed a level of 5dBA below the existing background level (or 10dBA below if there is not a tonal quality) when measured or calculated according to BS4142:1997, at the boundary of any neighbouring residential dwelling.

Reason: To protect the amenity of neighbouring residents.

- 8 U **Prior to commencement of the development hereby permitted the applicants shall submit in writing full details of the bio mass plants to be installed at the Visitor Centre on the development. The details shall include boiler capacity, fuel type, flue height calculations, the content and amount of all emissions to air likely to arise from the plant when in operation, and the measures to be instigated to adequately control such emissions. The approved details shall be fully implemented prior to the plant coming into operation unless otherwise agreed by the Local Planning Authority.**

Reason: To prevent pollution of the environment and protect local air quality.

- 9 U The lighting of the Working Woodland Centre must be sensitively designed. Prior to the opening of the Centre details of external lighting to be installed on the development hereby permitted , including the type and design of the lighting unit, 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. The recommendations in the Ecological Survey Summary and Mitigation Report and guidance fro the Bat Conservation Trust should be adhered to. Only the details thereby approved shall be implemented.

Reason: To prevent obstructive light and glare having an adverse impact on surrounding uses and safeguard bats in the Maulden Wood.

- 10 U All individual contractors must be briefed prior to undertaking any operations on site, so that they have a clear understanding of the ecological importance of the application area and hence the strict need to undertake the works in a sensitive manner. They should be provided with a clear protocol to be followed and a named ecological supervisor should any ecological issue arise during works, (e.g. protected species being found during works.)

Reason: To safeguard the ecology of the site.

- 11 U A long term management plan for enhancement of the lay-by site and the Deadmans Hill RNV should be provided to and agreed in writing with the Local Planning Authority prior to the centre being opened. This will include details such as planting schemes and a regular management regime to ensure that wildlife interest is restored and increased. Only the approved management plan shall be implemented.

Reason: To safeguard the ecology of the site.

- 12 U As recommended in the Ecological Survey Summary and Mitigation Report a reptile and amphibian terrestrial habitat survey needs to be carried out at an appropriate time of year and suitable mitigation implemented - should any be found. This needs to be submitted to and approved in writing by the Local Planning Authority.

Reason: To safeguard the wildlife at the site.

- 13 U The recommendations in the Hazel Dormice survey must be followed.

Reason: To ensure that the dormouse population in Maulden Wood is not affected by the development hereby approved.

- 14 U The area approved for retail sales associated with the use of the site hereby permitted shall be restricted to that as shown on the accompanying approved Plan No. 1319/02/02 and no additional area shall be used for retail sales without the prior approval in writing of the Local Planning Authority.

Reason: To define the permission hereby granted since the site lies in a rural location where there are strict controls over retail developments

- 15 U Details of gates and meters to be erected in association with the development hereby permitted shall be submitted to and approved in writing by the Local Planning Authority and only the approved details shall be implemented.

Reason: To safeguard the visual amenities of the area.

- 16 Prior to the visitors centre building hereby approved being first brought into use the highway improvements as indicated on the approved plans No's 1319.02.01/B and 1319.02.20/C and as listed below:

Closure of gaps on the A6 central reservation
Improvements to entry and exit of lay by
Regularisation of the one way system on the lay by through the provision of a Traffic Regulation Order
Clear demarcation of pedestrian crossing point from the proposed Woodland Visitors Centre to the woods

shall have been completed in full accordance with detailed plans of these highway improvements which shall have been submitted to and approved in writing by the Local Planning Authority.

Reason: In the interest of highway safety.

- 17 Development shall not begin until details of the disabled parking bays that abut the public highway and of the junctions of:

the proposed in and out vehicular access to serve the main car park and the access to serve the private parking for the Greensands Trust

with the highway as shown on drawing No 1319.12.01/B, have been submitted to and approved in writing by the Local Planning Authority and no building shall be occupied until the car parking bays and junctions have been constructed in accordance with the approved details.

Reason: In order to minimise danger, obstruction and inconvenience to users of the highway and the premises.

Notes to Applicant

- 1 The applicants are advised that the premises may require registration as a commercial food business under the Food Premises (Registration) Regulations 1991 and will need to comply with the standards contained in the relevant Food Hygiene Directives and Regulations. Further information may be obtained for the Public Food Team on 0300 300 800.
- 2 The legislation controlling species is explained in Part 1V and Annex A of ODPM Circular 06/02005 Biodiversity and Geological Conservation - Statutory Obligations and their impact within the planning system. The

applicants should be informed that planning permission, if granted, does not absolve them from complying with the relevant law, including obtaining and complying with the terms and conditions of any licenses required as described in part 1V B of the Circular.

- 3 The applicant is advised that the following generic good practice mitigation measures are adapted and followed at the site:

Cover any trenches overnight to prevent newts falling into them.
Do not leave any piles of bricks, tiles, building rubble etc. lying around as newts may attempt to take refuge and/or over winter in them
Store any building materials above ground on pallets.
Put building waste into skips or take off site immediately.
Mow any lawns regularly and/or strim any vegetation required for building to discourage newts.
Dismantle any existing potential hibernation sites, e.g. brick rubble, by hand during the summer months;
Safeguard the pond and around the pond from damage during construction and provide enhancements for great crested newts by pond and terrestrial habitat management.

- 4 The applicant is advise to take note of the letter dated 14 April 2009 from English Nature attached.

[Notes: (1) In advance of consideration of the Application the Committee was advised of additional consultation/publicity responses from the following:

Mr D Bowler
Mr and Mrs Drake
Mr R W Parker
Peter Mullen
Mr and Mrs Mullen
Sarah Wood and Gavin Griffith
Clophill PC
Haynes PC
Mr and Mrs Wooding
Dr M Smith
Mr J Murgatroyd
Mr N Barker
Maulden PC
and one unsigned letter

(2) In advance of consideration of the Application the Committee was advised of additional officer comments from the Highways Officer.

- (3) In advance of consideration of the Application the Committee received a representation made under the Public Participation Scheme.]

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Item No. 11

SCHEDULE B

APPLICATION NUMBER	CB/09/00624/FULL
LOCATION	24 BRITTENS LANE, SALFORD, MILTON KEYNES, MK17 8BG
PROPOSAL	FULL: TWO STOREY SIDE EXTENSION.
PARISH	Hulcote/Salford
WARD COUNCILLORS	Cllr A Bastable & Cllr K Matthews
CASE OFFICER	Sarah Fortune
DATE REGISTERED	15 April 2009
EXPIRY DATE	10 June 2009
APPLICANT	Mr M Majoor
REASON FOR COMMITTEE TO DETERMINE	CALLED IN BY COUNCILLOR A BASTABLE IN VIEW OF CONCERNS RAISED BY PARISH COUNCIL REGARDING OVERDEVELOPMENT OF THE SITE.
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 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.

- 3 EM05 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 match/complement the existing building(s) and the visual amenities of the locality.

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Item No. 12**SCHEDULE C**

APPLICATION NUMBER	SB/09/00124/TP
LOCATION	Icknield Lower School, Burr Street, Dunstable, LU6 3AG
PROPOSAL	Retention of temporary double classroom unit.
PARISH	Dunstable
WARD	Dunstable - Chiltern
WARD COUNCILLORS	Cllr T Green & Cllr Mrs P Staples
CASE OFFICER	Gill Claxton
DATE REGISTERED	11 March 2009
EXPIRY DATE	06 May 2009
APPLICANT	Bedfordshire County Council
AGENT	Mouchel
REASON FOR COMMITTEE TO DETERMINE	The land is owned by Central Bedfordshire Council
RECOMMENDED DECISION	Grant Planning Permission

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

- 1 The permission hereby granted shall be limited to a temporary period expiring on 31/05/2014 after which the temporary classroom unit shall be removed from site and the land re-instated to its former condition within a period of 6 months to the satisfaction of the Local Planning Authority.
REASON: To enable the Local Planning Authority to review the uses, buildings and structures when the permission expires.
(Policy BE8 S.B.L.P.R).
- 2 The temporary classroom unit shall be kept in a good state of external maintenance and repair.
REASON: To safeguard visual amenities.
(Policy BE8, S.B.L.P.R).
- 3 This permission relates only to the details shown on Drawing No. 2001 received 23/02/09 or to any subsequent appropriately endorsed revised plan.
REASON: To identify the approved drawings 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 (May 2008)

SS1 – Achieving sustainable development

ENV7 – Quality in the Built Environment

Milton Keynes and South Midlands Sub-Regional Strategy (March 2005)

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 consideration of the Application the Committee noted the proposed additional/amended conditions as follows:

Condition 1 – Temporary period expiry date should be 31 May 2014].

Item No. 13**SCHEDULE C**

APPLICATION NUMBER	SB/09/00174/TP
LOCATION	Chalton Lower School, Luton Road, Chalton, Luton, LU4 9UJ
PROPOSAL	Erection of single storey rear extension.
PARISH	Chalton
WARD	Toddington inc Chalton
WARD COUNCILLORS	Cllr J Machin & Cllr T Nicols
CASE OFFICER	Gill Claxton
DATE REGISTERED	20 March 2009
EXPIRY DATE	15 May 2009
APPLICANT	Chalton Lower School
AGENT	Newspace (Commercial Designs) Ltd
REASON FOR COMMITTEE TO DETERMINE	The land is owned by Central Bedfordshire Council
RECOMMENDED DECISION	Grant Planning Permission

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 The external finish of the walls and roofing materials to be used for the extension shall match as closely as possible that of the existing single storey extension to which this development will be attached.
REASON: To ensure that the development is in keeping with the existing building.
(Policy BE8, S.B.L.P.R).
- 3 This permission relates only to the details shown on Drawing Nos. NCD/08/CSTP 1, NCD/08/CSTP 2 and NCD/08/CSTP 3 received 18/03/09 or to any subsequent appropriately endorsed revised plan.
REASON: To identify the approved drawings 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 (May 2008)

SS1 – Achieving sustainable development

SS7 – Green Belt

ENV7 – Quality in the Built Environment

South Bedfordshire Local Plan Review

BE8 – Design Considerations

GB3 – Green Belt Villages

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.

Item No. 14**SCHEDULE C**

APPLICATION NUMBER	MB/09/00410/FULL
LOCATION	THE LODGE, THE BAULK, BIGGLESWADE, BEDS, SG18 0PT
PROPOSAL	FULL: CHANGE OF USE FROM RESIDENTIAL TO A LIFE SKILLS CENTRE FOR PUPILS (D1 USE). REDEVELOPMENT OF GARDEN TO PROVIDE HORTICULTURAL FACILITIES FOR SUNNYSIDE SCHOOL AND OTHER LOCAL SCHOOLS.
PARISH	Biggleswade
CASE OFFICER	Judy Self
DATE REGISTERED	23 April 2009
EXPIRY DATE	18 June 2009
APPLICANT	J.C Mudd
REASON FOR COMMITTEE TO DETERMINE	THE APPLICATION SITE IS WITHIN THE OWNERSHIP OF THE COUNCIL
RECOMMENDED DECISION	FULL CONDITIONAL APPROVAL

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

- 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 The trees which are covered by the Tree Preservation Order (TPO) and the trees which are to be retained should be protected by fencing in accordance with the relevant recommendations of BS5837 during the works involved with the change of use of the building.

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

Notes to Applicant

There are a number of trees on the site which are protected by a Tree Preservation Order (TPO). Some of these are in poor condition and it is recommended that a survey be carried out on all the trees in the garden to establish which ones can be removed. The results of the survey should be discussed with the Council's Tree & Landscape Section.

[Note: (1) In advance of consideration of the Application the Committee was advised of additional consultation/publicity responses as follows:

Biggleswade TC – no objection

(2) In advance of consideration of the Application the Committee was advised of additional comments as follows:

Applicant - Confirmation has been received from the applicant that the redevelopment of the garden would include the clearing of undergrowth, some raised beds and paths. No trees are to be disturbed in any way.

Tree & Landscape Officer - There are a number of trees on the site, including many sycamores which would certainly restrict the chances of growing much else in the garden. Some of these are covered by a TPO. Not all the trees are in good condition and in fact some of the trees that should be there are missing.

It is recommended that a survey be carried out on the site to decide what should be retained and what should be removed. Once this has been established then details of landscaping in the garden should be submitted to ensure that damage is not caused to the rooting area of the trees.

Protected trees and trees to be retained should be protected by fencing as per BS5837 during the works involved with the change of use of the building.

(3) In advance of consideration of the Application the Committee noted the proposed additional/amended conditions as follows:

Condition 2

The trees which are covered by the Tree Preservation Order (TPO) and the trees which are to be retained should be protected by fencing in accordance with the relevant recommendations of BS5837 during the works involved with the change of use of the building.

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

Notes to Applicant

There are a number of trees on the site which are protected by a Tree Preservation Order (TPO). Some of these are in poor condition and it is recommended that a survey be carried out on all the trees in the garden to establish which ones can be removed. The results of the survey should be discussed with the Council's Tree & Landscape Section.

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Item No. 16**SCHEDULE C**

APPLICATION NUMBER	SB/09/00113/TP
LOCATION	Greenleas Lower School, Derwent Road, Linslade, Leighton Buzzard, LU7 2AB
PROPOSAL	Modification of planning permission SB/TP/08/0904 (pre-school classroom) to include erection of single storey extension for storage purposes, construction of a canopy over childrens' play area, construction of link canopy between pre-school and existing school building and the addition of roof lights.
PARISH	Leighton Buzzard
WARD	Leighton-Linslade - Southcott
WARD COUNCILLORS	Cllrs A Brandham, P Snelling & W Forde
CASE OFFICER	James Clements
DATE REGISTERED	18 February 2009
EXPIRY DATE	15 April 2009
APPLICANT	Greensleas Lower School
AGENT	Building Advisory Service Limited
REASON FOR COMMITTEE TO DETERMINE	The land is owned by Central Bedfordshire Council
RECOMMENDED DECISION	Grant Planning Permission

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 New external brickwork shall match that of the existing building as closely as possible.
REASON: To ensure that the development is in keeping with the existing building.
(Policies BE8 & H8 S.B.L.P.R).
- 3 This permission relates only to the details shown on Plan A101 Revision 1, A102 Revision 1, A103 and A104 received 18/02/2009 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 (May 2008)

ENV7 - Quality in the Built Environment

South Bedfordshire Local Plan Review

BE8 - Design and Environmental 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.

Item No. 17**SCHEDULE C**

APPLICATION NUMBER	MB/09/00529/FULL
LOCATION	FULBROOK SCHOOL, WEATHERCOCK LANE, WOBURN SANDS, MILTON KEYNES, MK17 8NP
PROPOSAL	INSTALLATION OF A ROOF-MOUNTED SOLAR PHOTOVOLTAIC (PV) SYSTEM ON TOP OF THE FLAT ROOF OF THE SCHOOL, INCLUDING PANELS AND FIXINGS
PARISH	Aspley Guise
WARD COUNCILLOR	Cllr F Chapman
CASE OFFICER	Annabel Gammell
DATE REGISTERED	24 March 2009
EXPIRY DATE	19 May 2009
APPLICANT	Fulbrook School

REASON FOR COMMITTEE TO DETERMINE	LAND THE COUNCIL OWNS
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RECOMMENDED DECISION	FULL CONDITIONAL APPROVAL
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APPROVE Planning Permission for the Application set out above subject to the following conditions:

- 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 U The materials to be used for the solar panels shall accord with the details set out on the approved plans unless otherwise agreed in writing by the Local Planning Authority.

Reason: To safeguard the appearance of the completed development by ensuring that the development hereby permitted is finished externally with materials to match/complement the existing building(s) and the visual amenities of the locality.

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