

CENTRAL BEDFORDSHIRE COUNCIL

At a meeting of the **DEVELOPMENT MANAGEMENT COMMITTEE** held at Council Chamber, Priory House, Monks Walk, Shefford on Wednesday, 24 June 2009

PRESENT

Cllr P F Vickers (Chairman)
Cllr A Shadbolt (Vice-Chairman)

Cllrs	P N Aldis	Cllrs	J Kane
	A R Bastable		H J Lockey
	A D Brown		K C Matthews
	Mrs C F Chapman MBE		A Northwood
	D J Gale		A A J Rogers
	Mrs R B Gammons		Mrs C Turner
	K Janes		J N Young
	D Jones		

Apologies for Absence: Cllrs R D Berry
C Maudlin

Substitutes: Cllrs D Bowater (In place of R D Berry)
I Dalgarno (In place of C Maudlin)

Members in Attendance: Cllrs R W Johnstone,

Officers in Attendance:	Miss H Bell	– Democratic Services Officer
	Mr A Davie	– Head of Development Management (North)
	Mr J Ellis	– Major Applications Team Leader South
	Mr A Emerton	– Managing Solicitor Planning, Property, Highways & Transportation
	Mr D Hale	– Head of Development Management (South)
	Mr D Lamb	– Development Management Team Leader (North)
	Mrs A Sammé	– Development Management Team Leader (North)

DM/09/69 **Chairman's Announcements**

The Chairman announced that Item No. 13 Planning Application No. MB/09/00530/FULL relating to 10 Mount Pleasant, Aspley Guise, Milton Keynes had been withdrawn at the request of the Applicant.

The Chairman announced that by virtue of the authority vested in him in accordance with Section 100(b) (4) (b) of the Local Government Act 1972, the Chairman agreed to allow an additional item to be considered as a matter of urgency. The item related to the Council's legal position with regard to a planning application considered at the Mid Beds District Council's Development Control Meeting held on 14 January 2009. The report was exempt by virtue of Paragraph of Part I of Schedule 12A of the Local Government Act 1972. Consideration of this item would not admit delay to the next scheduled meeting of the Development Management Committee and therefore needed to be considered as a matter of urgency.

DM/09/70 **Minutes**

RESOLVED

that the Minutes of the meeting of the Development Management Committee held on the 27 May 2009, previously circulated, were approved and signed as a true and correct record.

DM/09/71 **Members' Interests**

(a) **Personal Interests:-**

Member	Item	Nature Interest	of Present or Absent during discussion
Cllr N Young	9	Had conversation with estate manager	Present
Cllr P F Vickers	15	Knows one of objectors	Present
Cllr H J Lockey	5	Contained within enforcement report	Present

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

Member	Item	Nature Interest	of	Present or Absent during discussion
Cllr Mrs C F Chapman	16	Applicant Councillor nomination paper	signed	Absent
Cllr P F Vickers	12	Acts in professional capacity for neighbour who has a hairdressing salon at the application site		Absent

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

Member	Item	Parish/Town Council	Vote Cast
Cllr K C Matthews	10, 11 & 21	Cranfield Parish Council	Not a member of the Planning Committee and did not participate or vote.
Cllr A R Bastable	10, 11 & 21	Cranfield Parish Council	Not a member of the Planning Committee and did not participate or vote.

DM/09/72 **Petitions**

None received.

DM/09/73 Disclosure of Exempt Information

The Chairman announced that there would be an Urgent Item of Business which was exempt by virtue of Paragraph 5 of Part I of Schedule 12A of the Local Government Act 1972. The application would be considered following on from Item No. 22 of the agenda.

DM/09/74 Planning Enforcement Cases Where Formal Action Has Been Taken

RESOLVED

that the bi-monthly update of Planning Enforcement Cases where Formal Action has been taken be received.

Members agreed that future lists to be for information and noting only and any queries to be raised directly to the Enforcement Team.

DM/09/75 Planning Application No. SB/09/00214/OUT

RESOLVED

that Planning Application No. SB/09/00214/OUT relating to former BTL site London Road, Dunstable was refused as set out in the Schedule appended to these Minutes.

DM/09/76 Planning Application No. CB/09/05014/ADV

RESOLVED

that Planning Application No. CB/09/05014/ADV relating to 9-11 West Street, Dunstable be refused as set out in the Schedule appended to these Minutes.

DM/09/77 Planning Application No. CB/09/00776/SE73

RESOLVED

that Planning Application No. CB/09/00776/SE73 relating to Home Farm, Lodge Road, Cranfield was approved as set out in the Schedule appended to these Minutes.

DM/09/78 Planning Application No. MB/09/00318/OUT

RESOLVED

that Planning Application No. MB/09/00318/OUT relating to rear of 193 High Street, 1 Mill Road, Cranfield be approved as set out in the Schedule appended to these Minutes.

DM/09/79 Planning Application No. MB/08/01048/FULL

RESOLVED

that Planning Application No. MB/08/01048/FULL relating to Potton Sports Centre, Sun Street, Potton was approved as set out in the Schedule appended to these Minutes.

DM/09/80 Planning Application No. MB/09/00530/FULL

RESOLVED

that Planning Application No. MB/09/00530/FULL relating to 10 Mount Pleasant, Aspley Guise had been withdrawn at the request of the Applicant.

DM/09/81 Planning Application No. MB/09/00553/FULL

RESOLVED

that Planning Application No. MB/09/00553/FULL relating to 16 Brian Road, Harlington was approved as set out in the Schedule appended to these Minutes.

DM/09/82 Planning Application No. CB/09/00954/FULL

RESOLVED

that Planning Application No. CB/09/00954/FULL relating to 17 Church Street, Dunton was approved as set out in the Schedule appended to these Minutes.

DM/09/83 Planning Application No. MB/09/00388/FULL

RESOLVED

that Planning Application No. MB/09/00388/FULL relating to 17 The Mount, Aspley Guise was approved as set out in the Schedule appended to these Minutes.

DM/09/84 Planning Application No. MB/09/00531/FULL

RESOLVED

that Planning Application No. MB/09/00531/FULL relating to 114 High Street, Clophill be approved as set out in the Schedule appended to these Minutes.

DM/09/85 Planning Application No. CB/09/05047/TP

RESOLVED

that Planning Application No. CB/09/05047/TP relating to Ramsey Manor Lower School, Manor Road, Barton Le Clay be approved as set out in the Schedule appended to these Minutes.

DM/09/86 Planning Application No. CB/09/00726/FULL

RESOLVED

that Planning Application No. CB/09/00726/FULL relating to Potton Lower School, Everton Road, Potton, Sandy be approved as set out in the Schedule appended to these Minutes.

DM/09/87 Planning Application No. CB/9/00930/FULL

RESOLVED

that Planning Application No. CB/9/00930/FULL relating to Aspley Guise Lower School, Pinny Lane, Aspley Guise be approved as set out in the Schedule appended to these Minutes.

DM/09/88 **Planning Application No. CB/09/00730/FULL**

RESOLVED

that Planning Application No. CB/09/00730/FULL relating to Holywell Middle School, Red Lion Close, Cranfield be approved as set out in the Schedule appended to these Minutes.

DM/09/89 **Site Inspection Appointment(s)**

RESOLVED

that the following Members be appointed to conduct Site Inspections in advance of the next meeting of this Committee to be held on 8 July 2009, having regard to the guidelines contained in the Code of Conduct for Planning Procedures as follows:-

***Chairman (or his nominee)
Vice-Chairman (or his nominee)
Cllrs A R Bastable
P N Aldis
K Janes
A A J Rogers***

DM/09/90 **Exclusion of Press and Public**

RESOLVED

that Members of the Press and Public be excluded from the remainder of the Meeting as defined in the relevant paragraphs of Part I of Schedule 12A of the Local Government Act 1972.

DM/09/91 **Urgent Item of Business**

The Committee received and considered a report of the Assistant Director of Legal and Democratic which brought to the Committees attention the current position regarding the appeals lodged and due to be heard at Public Inquiry on 4/5 August 2009 relating to a listed buildings application made in respect of Flitwick Mill, Greenfield Road, Flitwick.

The applications were for listed building consent and full planning permission application made in respect of Flitwick Mill for its conversion into a residential dwelling was refused by the former Mid Bedfordshire District Councils Development Control Committee on 14 January 2009. The Committee was advised that Central Bedfordshire Council was now the relevant local planning authority for the purposes of these appeals. It was incumbent on the Council to

respond to the appeals as if it had taken the original decision. Any award of costs in respect of the original decision making process would be an award against Central Bedfordshire Council. It was advised that the Council was now in a difficult position left having to defend planning and listing buildings decisions which were taken by one of the legacy authorities and faced a potential of a cost award being made against it. The original decisions taken by the legacy authority were finely balanced and a Member of the former Mid Bedfordshire Development Control Committee who had been expected to give evidence to the enquiry in support of the decisions is not now a member of the successor Council.

RESOLVED

that the Applicants be made aware that if they made a request to the Planning Inspectorate for the Inquiry to be held in abeyance, pending the submission of new applications to the Council, that this request would be supported by Central Bedfordshire Council.

DM/09/92 **LATE SHEET 240609 (2)**

In advance of the consideration of the Planning Applications, the Committee received a late sheet advising of additional consultation / publicity, responses, comments and proposed additional / amended conditions.

(Note: The meeting commenced at 2.00 p.m. and concluded at 4.37 p.m..)

Item No. 8**SCHEDULE A**

APPLICATION NUMBER	SB/09/00214/OUT
LOCATION	Former BTR site, London Road, Dunstable, LU6 3DX
PROPOSAL	Outline application for mixed use development comprising of a maximum of 95 dwellings (class C3 use), a maximum 120 bedroom hotel (class C1 use) and a maximum of 880 sqm of office (class B1(a) use) floorspace.
PARISH	Dunstable and Caddington
WARD	Dunstable Downs and South East Bedfordshire
WARD COUNCILLORS	Cllr Mrs C Hegley, Cllr T Green, Cllr P Freeman & Cllr N Young and Cllr Mrs R Gammons & Cllr R Stay
CASE OFFICER	Mr J Spurgeon
DATE REGISTERED	27 March 2009
EXPIRY DATE	26 June 2009
APPLICANT	ICP Commercial (Dunstable) Ltd
AGENT	Pegasus Planning Group
REASON FOR COMMITTEE TO DETERMINE	Members Decision
RECOMMENDED DECISION	Refuse Planning Permission

REFUSE Planning Permission for the application set out above for the following reasons:

- 1 The greater part of the site is designated in Policy E1 of the South Bedfordshire Local Plan Review 2004 as Main Employment Area wherein planning permission will not be granted for uses other than B1, B2 or B8 of the Use Classes Order 1987. The emerging Luton and South Bedfordshire Core Strategy supports a sequential approach to the redevelopment of employment sites to take account of changing business needs. The proposal comprises a scheme which offers less than 50% of the former employment land for employment purposes. The proposal would prejudice the successful implementation of the following Policies: SS1, E1 and E2 of the East of England Regional Plan, Strategic Policy 3 and Bedfordshire and Luton Policy 2(a) of the Milton Keynes and South Midlands Sub-Regional Strategy (both documents comprising the Regional Spatial Strategy), and Policy E1 of the South Bedfordshire Local Plan Review 2004.
- 2 The indicative layout in the Design and Access Statement does not provide an integrated assessment of parking and access requirements and includes standards which are not acceptable to the Highway Authority. In general insufficient information is provided with regard to the layout, scale and design of the development such that it has not been satisfactorily demonstrated that the site has the capacity to receive a well planned development of a maximum of 95 dwellings. The proposal would therefore prejudice the successful implementation of Policy ENV7 of the Regional Spatial Strategy and Policies BE8, R10 and R11 of the South Bedfordshire Local Plan Review 2004.

- 3 The Flood Risk Assessment submitted with the application does not comply with the requirements set out in Annex E, paragraph E3 of Planning Policy Statement 25. The submitted FRA does not therefore provide a suitable basis for assessment to be made of the flood risks arising from the proposed development. In particular the submitted FRA fails to demonstrate that the site can manage the necessary volumes of surface water runoff via infiltration. No infiltration testing has been undertaken for the site so it is not possible to determine whether surface water can be drained to ground satisfactorily without increasing flood risk. If infiltration tests cannot be undertaken at this stage, an alternative equally sustainable drainage scheme should be proposed as part of the FRA.

- [Notes
1. In advance of the consideration of the application, the Committee were advised of amended application details, additional consultation received, amended comments and an amended reason for refusal as set out in the late sheet as appended to these minutes.
 2. In advance of the consideration of the application the Committee received representations made under the Public Participation Scheme.]

Item No. 9**SCHEDULE A**

APPLICATION NUMBER	CB/09/05014/ADV
LOCATION	9-11 West Street, Dunstable, LU6 1SL
PROPOSAL	Display of externally illuminated wall mounted and projecting signage.
PARISH	Dunstable
WARD	Dunstable Downs
WARD COUNCILLORS	Cllr Mrs C Hegley, Cllr T Green, Cllr P Freeman & Cllr N Young
CASE OFFICER	Simon Barnett
DATE REGISTERED	15 April 2009
EXPIRY DATE	10 June 2009
APPLICANT	British Heart Foundation
REASON FOR COMMITTEE TO DETERMINE	Application site owned by Central Bedfordshire Council
RECOMMENDED DECISION	Refuse Advertisement Consent

Recommendation: that Advertisement Consent be REFUSED for the following:

- 1 The proposed signage would, by virtue of its high level siting, overall size and scale and proposed finish, appear at odds with the existing building and have an adverse affect upon the visual amenity of the streetscene and the character and appearance of the Dunstable Conservation Area. The proposal is therefore contrary to the advice contained within Planning Policy Guidance Note 15: 'Planning and the Historic Environment', Planning Policy Guidance Note 19: 'Outdoor Advertising Control' and to the Local Planning Authority's adopted Supplementary Planning Guidance for Shop Signs and Other Advertisements.

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

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Item No. 10**SCHEDULE B**

APPLICATION NUMBER	CB/09/00776/SE73
LOCATION	HOME FARM, LODGE ROAD, CRANFIELD, BEDFORD, MK43 0BG
PROPOSAL	VARIATION OF CONDITIONS 19 AND 20 ATTACHED TO PLANNING PERMISSION 05/00885/OUT DATED 26 SEPTEMBER 2007 TO READ: CONDITION 19: NO DEVELOPMENT SHALL TAKE PLACE WITHIN A SUB AREA UNTIL DETAILS OF THE LAYOUT AND DESIGN OF PLAY AND SPORT FACILITIES, INCLUDING THE EQUIPMENT, FURNITURE, SURFACING AND BOUNDARY TREATMENT TO BE INSTALLED WITHIN THAT SUB AREA, HAVE BEEN SUBMITTED TO, AND APPROVED IN WRITING BY THE LOCAL PLANNING AUTHORITY. THE APPROVED DETAILS SHALL BE IMPLEMENTED. CONDITION 20: NO DEVELOPMENT SHALL TAKE PLACE WITHIN A SUB AREA UNTIL DETAILS OF THE POSITION, DESIGN, MATERIALS AND TYPE OF BOUNDARY TREATMENT TO BE ERECTED WITHIN THAT SUB AREA HAVE BEEN SUBMITTED TO, AND APPROVED IN WRITING BY THE LOCAL PLANNING AUTHORITY. THE APPROVED DETAILS SHALL BE IMPLEMENTED.
PARISH	Cranfield
CASE OFFICER	Julia Ward
DATE REGISTERED	27 April 2009
EXPIRY DATE	22 June 2009
APPLICANT	Persimmon Homes (Midlands) Ltd
REASON FOR COMMITTEE TO DETERMINE	COUNCILLOR BASTABLE REQUESTS THAT THE APPLICATION BE DETERMINED AT COMMITTEE IN VIEW OF CONCERNS RAISED BY THE PARISH COUNCIL AS THE APPLICATION WILL DIFFER FROM THE ORIGINAL MASTERPLAN AND BECOME PIECEMEAL
RECOMMENDED DECISION	S106 Pending

APPROVE Planning Permission **Subject to completion of a S106 Legal Agreement** for the application set out above and subject to the following condition(s):

- 1 U **Approval of the details of:-**
- (a) the siting of the buildings;**
 - (b) the design of the buildings;**
 - (c) the external appearance of the buildings;**

- (d) the means of access of the site;
- (e) the landscaping of the site;

(hereinafter called "the reserved matters") shall be obtained from the Local Planning Authority in writing before any development is commenced. Plans and particulars of all of the reserved matters referred to above shall be submitted in writing to the Local Planning Authority and shall be carried out as approved.

Reason: To enable the Local Planning Authority to exercise control over the said matters which are not particularised in the application for planning permission in accordance with Section 92 of the Town and Country Planning Act 1990 and Town and Country Planning (General Development Procedure) Order 1995.

- 2 U Application for approval of the reserved matters shall be made to the Local Planning Authority before 25th September 2010.

Reason: To comply with the provisions of Section 92 (2) (a) and (4) of the Town and Country Planning Act 1990.

- 3 U The development hereby permitted shall be begun either before 25th September 2010, or before the expiration of two years from the date of approval of the last of the reserved matters to be approved, whichever is the later.

Reason: To comply with the provisions of Sections 92 (2) (b) and (4) of the Town and Country Planning Act 1990.

- 4 U Prior to the submission of any Reserved Matters application a plan shall be submitted to and agreed in writing with the Local Planning Authority to divide the application site into Sub Areas on which the submission of detailed applications will be based. Development shall not commence within any Sub Area so defined until all reserved matters details for that area have been agreed.

Reason: In order to achieve a satisfactory form of development in accordance with the Development Brief.

- 5 U Unless otherwise agreed in writing by the Local Planning Authority, no Reserved Matters Application shall be submitted for development on any Sub Area until and unless the Masterplan hereby approved has been expanded upon to provide the following:

- i) a Landscape Strategy for the whole site

- ii) a Detailed Design Brief and associated Design Codes on building form, scale and design, including heights, bulk, massing, materials, detailing, colour palates, boundary treatments, street furniture, surface finishes, key building groups, frontages, landmarks, public squares, and important open spaces.
- iii) a breakdown of residential densities across the whole site
- iv) a detailed parcelisation and phasing proposal for the provision of all elements required by the Home Farm Development Brief, to include the Village Green, school playing field, pedestrian link to Church Walk, neighbourhood hall, community car parking, pre school facilities, and library,
- v) a strategy for the location and provision of 28% of housing to be affordable, of a minimum 2% of housing to contain annexes for extended families, of housing for the elderly, of lifetime homes and of self build residential plots, to include reference to their spread across the application site and presence within each Sub Area.
- vi) the location and scale of play, sport and open space facilities.
- vii) a strategy for the provision of a safe and secure environment, to include the provision of CCTV for public buildings and Public Open Space, and the provision of lighting to all communal car parking areas.
- viii) an Energy, Pollution and Waste Minimisation Strategy to include energy reduction measures in all buildings (including community buildings), to provide recycling and waste facilities and storage on both a community and household level, to control the disposal of waste material and recycling of topsoil within the construction phase of the development and to demonstrate the provision of additional energy/sustainability features in each showhome to be constructed on the site, all to be implemented in accordance with the guidance in PPS 22 and PPS23.

The development shall be implemented in accordance with the agreed details and with the principles established within the Home Farm Development Brief 2005 and the Mid Bedfordshire Local Plan First Review 2005.

Reason: In order to achieve a satisfactory form of development in accordance with the Development Brief.

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No development shall take place in a Sub Area other than in accordance with the approved Detailed Design Brief and Codes, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that the development achieves the objectives set out in the Development Brief and Strategies

- 7 U Each Reserved Matters Application shall be accompanied by a written Design Statement which (unless otherwise agreed with the Local Planning Authority) shall demonstrate how the application is in accord with the adopted or approved Strategies, Detailed Design Brief and Codes required by condition 5 above.

Reason: To ensure that the development achieves the objectives set out in the Development Brief and Strategies.

- 8 U Prior to the commencement of works details including location, height and materials of temporary protective fencing or hoardings and areas prohibited from use by contractors and such other measures to be taken in the interests of existing tree and hedgerow protection shall have been submitted to and approved in writing by the Local Planning Authority and implemented as approved.

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

- 9 U Each reserved matters application proposing the construction of residential properties pursuant to this outline planning permission shall incorporate the provision of 8% of housing being to mobility standards and shall include a detailed justification for its mix of house types, tenures and sizes demonstrating how this meets the principles of Objective 3 of the Development Brief.

Reason: To ensure the development is sustainable and in accordance with the aims of the Development Brief.

- 10 TL23 No development shall take place until details of the arrangements to be made for the future maintenance of all landscaped areas, including play and sports facilities, have been submitted to and agreed in writing with the Local Planning Authority and no building shall be occupied until details of any commuted sums to be paid to any authority or organisation taking over responsibility for its maintenance have been submitted to and agreed in writing by the Local Planning Authority. The details thereby approved shall be implemented.

Reason: To secure the ongoing provision of adequate play and children's recreation facilities.

- 11 TL17 Before any works commence on site, details of advance or screen planting shall be submitted to and approved in writing by the Local Planning Authority. Implementation shall be carried out in accordance with an implementation timetable agreed in writing by the Local Planning Authority. This planting shall be protected during building operations and maintained to encourage its establishment for a minimum of five years following the practical completion of the development. Any trees or significant areas of planting which are removed, die or become, in the opinion of the Local Planning Authority, seriously damaged or defective within this period shall be replaced as soon as is reasonably practicable to the satisfaction of the Local Planning Authority.

Reason: To ensure an appropriate standard of visual amenity in the local area.

- 12 TL21 No development shall take place within a sub area until details of the layout and design of play and sports facilities, including the equipment, furniture, surfacing and boundary treatment to be installed within that sub area, have been submitted to and approved in writing by the Local Planning Authority. The approved details shall be implemented in accordance with a timescale to be agreed in writing with the Local Planning Authority prior to commencement of any development within that sub area.

Reason: To ensure the provision of adequate play and children's recreation facilities.

- 13 TL28 No development shall take place within a sub area until details of the position, design, materials and type of boundary treatment to be erected within the sub area have been submitted to and approved in writing by the Local Planning Authority. The approved details shall be implemented prior to the first occupation of the dwellings/buildings to which they relate.

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

- 14 U Prior to the development hereby approved commencing on site details of the final ground and slab levels of the buildings shall be submitted to and approved in writing by the Local Planning Authority. Such detail shall include sections through both the site or Sub Area and the adjoining properties or land, the location of which shall first be agreed in writing with the Local Planning Authority. Thereafter the site shall be developed in full accordance with the approved details.

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

- 15 U The boundary of the school playing field with neighbouring residential properties shall be constructed of acoustic fencing, to a detailed design and specification to be agreed in writing with the Local Planning Authority prior to development commencing in this part of the site.

Reason: To protect the amenities of adjacent residential properties.

- 16 U No development shall take place until the applicant or developer has secured the implementation of a Scheme of Archaeological Resource Management which has been submitted to and approved by the Local Planning Authority. The development shall be undertaken in full accordance with the approved scheme.

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

- 17 U Prior to the commencement of any works on site (including the removal of any vegetation) a further survey shall be undertaken to identify the presence of badgers on or using the site. The results of the survey shall be submitted to and approved by the Local Planning Authority prior to the commencement of development, and shall include proposals for any necessary works or actions to mitigate impacts. The development shall be carried out in accordance with the approved details.

Reason: To ensure the protection of badgers.

- 18 CD03 Details of the method of disposal of foul and surface water drainage shall be submitted to and agreed in writing by the Local Planning Authority including any land drainage system, drainage route and details of maintenance and adoption before the development is commenced. Thereafter no part of the development shall be brought into use until the approved drainage scheme has been implemented. Any associated surface water balancing provision shall be appropriately maintained for the lifetime of the development.

Reason: To ensure that adequate foul and surface water drainage is provided and that existing and future land drainage needs are protected.

- 19 U No development shall commence until a Code of Construction practice has been submitted to and approved by the Local Planning Authority which shall detail methods that all developers, contractors and sub-contractors will employ and shall include:
- i) details of traffic routes and points of access/egress to be used for construction purposes,
 - ii) measures to suppress dust,
 - iii) the siting and appearance of works compounds
 - iv) wheel cleaning facilities for construction traffic
 - v) the implementation of the development shall only be undertaken in accordance with the approved Code.

Reason: To safeguard the amenities of adjoining occupiers, to protect the surrounding countryside, and to prevent the deposit of material on the highway.

- 20 U Prior to the commencement of any development on site a scheme of off site landscaping to the east of Court Road shall have been submitted to and agreed in writing with the Local Planning Authority. The scheme shall comprise a woodland or orchard style of planting, and follow the guidelines established in the Development Brief, including the annotation shown on Figure 3, and shall be implemented in the first planting season following commencement of development on the site. The planting shall thereafter be maintained in accordance with condition 11.

Reason: To mitigate against a harsh urban edge to the development when viewed from the east.

- 21 U Prior to the commencement of works full details of the off site highway works comprising of the following shall be submitted to and approved by the Local Planning Authority. Implementation of the agreed works shall be carried out in accordance with a timescale also to be approved by the Local Planning Authority.
- i) Improvements to provide a new roundabout at the junction of Lodge Road with High Street.
 - ii) Improvements to the length of Lodge Road between the site entrance and High Street to provide access and pedestrian and cyclist facilities.
 - iii) Provision of a traffic calming gateway feature on the C70 south west of the Lodge Road junction.
 - iv) Provision of improved public transport infrastructure and facilities to assist safe crossing of High Street as

necessary along High Street, between Lodge Road and Court Road.

- v) Provision of a segregated cycle route towards Cranfield Technology Park.
- vi) Provision of improved footway facilities and crossing point of Court Road between the site and schools within the village.

Reason: To ensure the provisions of satisfactory access and associated highway improvements necessary in the interests of highway safety.

- 22 U The provision of the new lower school playing field shall be made in accordance with a timetable to be agreed in writing with the Local Planning Authority and Bedfordshire County Council prior to the commencement of any development at the site, so as to ensure continued school playing field provision at all times.

Reason: In the interests of the educational needs of local children.

- 23 U Each application incorporating community facilities, or public open space, including play, sport facilities and amenity open space, shall be accompanied by details of the arrangements to be made for the future maintenance of such areas, including details of any commuted sums to be paid to any authority or organisation taking over responsibility for its maintenance. The details thereby approved shall be implemented.

Reason: To secure the ongoing provision of appropriate community facilities and open space.

- 24 U All planting, seeding or turfing in each Sub Area shall be carried out in accordance with an agreed implementation timetable. If during a period of 5 years from the completion of that part of the development, any trees or plants die, are removed, or become seriously damaged or diseased, they shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority agree otherwise. For the purpose of this condition a planting season shall mean the period from November to February inclusive.

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

- 25 U The Landscape Strategy required by condition 5 above shall define and provide for the retention and protection of appropriate existing landscape features.
- Reason: In the interests of the visual amenities of the site and the area generally.
- 26 U All new dwellings shall be designed to meet the Eco Homes rating system with BREEAM or equivalent “very good” standard and shall be accredited on a housing standard basis by an approved BRE-licensed assessor prior to occupation.
- Reason: To satisfy requirements for sustainable development contained in the Development Brief.
- 27 U All new community buildings shall be designed to comply with BREEAM or equivalent “very good” standards and shall be accredited by an approved BRE-licensed assessor prior to occupation.
- Reason: To satisfy requirements for sustainable development contained in the Development Brief.
- 28 U Notwithstanding the provisions 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 undertaken for the removal of annex accommodation in extended family units without the specific grant of planning permission by the Local Planning Authority.
- Reason: In order to ensure a range of accommodation is retained across the site in the interests of sustainable community living.
- 29 U The resurfacing of Lodge Road between the access into the site and its junction with the High Street shall be undertaken in low noise road surface to a design and specification to be agreed in writing with the Local Planning Authority prior to works being commenced on this element of the scheme.
- Reason: To protect the amenities of adjacent residential properties.
- 30 U There shall be no destruction or removal of vegetation or buildings (or part of a building) during the months of March to August inclusive, except as otherwise approved in writing by the Local Planning Authority.
- Reason: To protect breeding birds.

- 31 U If bats are discovered during the implementation of development the relevant work shall be halted immediately and Natural England shall be notified and further advice sought. Any subsequent works shall be undertaken in full accordance with any necessary scheme of mitigation, and all works shall accord with the Aspect Ecology Bat Survey Report dated November 2006.

Reason: To protect bat roost and habitats.

- 32 U There shall be no burning of materials on site unless previously approved in writing by the Local Planning Authority.

Reason: To protect the amenity of adjoining occupiers and to protect landscape features.

- 33 U Works of construction, including the use of plant, vehicles and machinery necessary for the implementation of this consent, shall only take place (other than as specifically approved in writing by the Local Planning Authority prior to any works being undertaken) between 0800 hours and 1800 hours on Mondays to Fridays inclusive, and 0800 hours to 1300 hours on Saturdays and not at all on Sundays or Bank Holidays.

Reason: To safeguard the amenities of the adjoining occupiers.

- 34 U No discharges of surface water shall be allowed to enter the sewage collection system.

Reason: To avoid additional overflows of sewage as a result of surface water entering the sewage collection system.

- 35 U Prior to the first occupation of any residential property details shall have been submitted to and agreed with the Local Planning Authority in writing of a welcome Travel Pack for all residents. Such Pack shall include the provision of information on sustainable travel modes, public transport facilities (including timetables and season tickets), and walking and cycling routes for school work healthcare employment services and leisure, and shall be issued to each household on first occupation. The Pack shall be updated as necessary through the course of development, and such additional information shall be distributed to those households already occupied within the site.

Reason: To encourage the use of modes of transport other than the private motor car.

- 36 U Any developer involved in the implementation of this planning permission shall be required to participate in the Stakeholder Group to be established by the Local Planning Authority with the local community.

Reason: In accordance with the requirements of the Adopted Development Brief.

- 37 U The permission shall authorise the erection of no more than 371 dwellings.

Reason: In order to ensure the development meets the guidance contained within the Development Brief for Home Farm.

Notes to Applicant

- 1 The applicant is advised that no off site works are authorised by this planning permission and that separate applications will need to be submitted in regard to matters such as the construction of an off site balancing pond.
- 2 The developers attention is drawn to the attached copy of Waste Management Notes.
- 3 The developer is reminded that works involving the habitat of badgers, bats, breeding birds, etc may require a protected species disturbance licence. Further information can be obtained from Natural England, Government Team - Planning and Conservation, Ham Lane House, Ham Lane, Nene Park, Orton Waterville, Peterborough, PE2 5UR Tel 01733 405 850.
- 4 The applicant is advised that in order to comply with Condition 21 of this permission it will be necessary for the developer of the site to enter into an agreement with Bedfordshire County Council as Highway Authority under Section 278 of the Highways Act 1980 to ensure the satisfactory completion of the access and associated road improvements. Further details can be obtained from the Development Planning and Control Group, Central Bedfordshire Council, Bedford, MK42 9AP.
- 5 The applicant is advised that no highway surface water drainage system designed as part of any development to be pursued as a reserved matter, will be allowed to enter any existing highway surface water drainage system without the applicant providing evidence that the existing system has sufficient capacity to account for any highway run off generated by that development. Existing highway surface water drainage systems may be improved at the developers expense to account for extra surface water generated. Any improvements must be approved by the Development Planning and Control Group, Central Bedfordshire Council. Further details can be obtained from the Engineering Policy and Planning Group, Central Bedfordshire Council, Bedford MK42 9AP.

- 6 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 Highway Engineer, Central Bedfordshire Council, PO Box 1395, Bedford, MK42 5AN.
- 7 The decision of the Local Planning Authority has taken into account the environmental information submitted under the Town and Country Planning (Environmental Impact Assessment) Regulations 1999, comments from consultation bodies, and representations from members of the public.
- 8 PLEASE NOTE THAT THE PRESENTATION OF THIS DECISION NOTICE HAS ALTERED FROM THE OUTLINE PLANNING PERMISSION REF: 05/00885/OUT DUE TO PRE-COMMENCEMENT CONDITIONS BEING GROUPED AT THE BEGINNING OF THE NOTICE IN BOLD TYPE
- [Note In advance of the consideration of the application, the Committee were advised of the further letters of objection received from neighbours, representations received from Council Archaeologist, Environment Agency, NATS Safeguarding, Marston Morteyne Parish Council, Police Architectural Liaison Officer and Internal Drainage Board, additional comments and an amended condition all as set out in the late sheet.]

Item No. 11**SCHEDULE B**

APPLICATION NUMBER	MB/09/00318/OUT
LOCATION	LAND REAR OF 193 HIGH STREET TO 1, MILL ROAD, CRANFIELD
PROPOSAL	OUT: PRIMARY CARE FACILITY COMPRISING OF GP SURGERY, NURSE TREATMENT, DENTAL SUITE, PHARMACY, LIBRARY AND CAFE.
PARISH	Cranfield
CASE OFFICER	Sarah Fortune
DATE REGISTERED	04 March 2009
EXPIRY DATE	29 April 2009
APPLICANT	Assemble Community Partnership
REASON FOR COMMITTEE TO DETERMINE	CALLED IN BY COUNCILLOR BASTABLE DUE TO THE SCALE, IMPACT AND IMPORTANCE OF THE DEVELOPMENT.
RECOMMENDED DECISION	OUTLINE PERMISSION

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

1 DG04 Approval of the details of:-

- (a) the layout of the building(s);
- (b) the scale of the building(s);
- (c) the appearance of the building(s);

(d) the landscaping of the site including a landscape buffer to the southern boundary of the site as well as boundary hedging to the site.

(hereinafter called "the reserved matters") shall be obtained from the Local Planning Authority in writing before any development is commenced. Plans and particulars of all of the reserved matters referred to above shall be submitted in writing to the Local Planning Authority and the development shall be implemented as approved.

Reason: To enable the Local Planning Authority to exercise control over the said matters which are not particularized in the application for planning permission in accordance with Section 92 of the Town and Country Planning Act 1990 and Town and Country Planning (General Development Procedure) Order 1995.

- 2 DG05 Application for approval of the reserved matters shall be made to the Local Planning Authority before the expiration of three years from the date of this permission.

Reason: To comply with the provisions of Section 92 (2) (a) and (4) of the Town and Country Planning Act 1990.

- 3 DG06 The development hereby permitted shall be begun either before the expiration of three years from the date of this permission, or before the expiration of two years from the date of approval of the last of the reserved matters to be approved, whichever is the later.

Reason: To comply with the provisions of Sections 92 (2) (b) and (4) of the Town and Country Planning Act 1990.

- 4 U If during any site investigation, excavation, engineering or construction works evidence of land contamination is identified, the applicant shall notify the Local Planning Authority without delay. Any land contamination identified, shall be remediated to the satisfaction of the Local Planning Authority to ensure that the site is made suitable for its end use.

Reason: In order to protect the health of occupants of the proposed development.

- 5 CD03 **Details of the method of disposal of foul and surface water drainage shall be submitted to and agreed in writing by the Local Planning Authority including any land drainage system, before the development is commenced. Thereafter no part of the development shall be brought into use until the approved drainage scheme has been implemented.**

Reason: To ensure that adequate foul and surface water drainage is provided and that existing and future land drainage needs are protected.

- 6 DG17 The permission shall extend only to the application as amended by plan dated and letters dated 22/05/2009.

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.

- 7 U **Development shall not begin until details of the junction between the proposed access road and the highway have been approved by the Local Planning Authority and no building shall be occupied 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 highways and the proposed estate road.

- 8 HS08 Visibility splays shall be provided at the junction of the access with the public highway before the development is brought into use. The minimum dimensions to provide the required splay lines shall be 2.4m measured along the centre line of the proposed access from its junction with the channel of the public highway and 43.0m measured from the centre line of the proposed access along the line of the channel of the public highway. The required vision splays shall, on land in the applicant's control, be kept free of any obstruction exceeding a height of 1.05m.

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.

- 9 HS10 Visibility splays shall be provided at all road junctions within the site. The minimum dimensions to provide the required splay lines shall be 2.4 m measured along the centre line of the side road from its junction with the channel to the through road and 33m measured from the centre line of the side road along the channel of the through road. The vision splays required shall be provided and defined on the site by or on behalf of the developers and be entirely free of any obstruction.

Reason: To provide adequate visibility at road junctions in the interests of road safety.

- 10 U The detailed layout plans to be submitted for approval of reserved matters in connection within this development shall illustrate a vehicular turning area within the curtilage of the site to accommodate the turning manoeuvres of a fire appliance and the refuse vehicle that operates in the area.

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

- 11 U The permission hereby granted is in respect of a GP Surgery only with all other activities ancillary to this use.

Reason: To define the permission hereby granted and for the avoidance of doubt

- 12 U Details of security measures to be adopted for the premises as well as all lighting to the site shall be submitted to and approved in writing by the Local Planning Authority and only the approved measures and lighting shall be implemented.

Reason: To ensure that the site and facilities are made properly secure and in the interest of the visual amenities of the site and the amenities of neighbours

- 13 U Further ecological surveys (as advised by the applicant in his email dated 22/05/2009) shall be undertaken prior to the submission of any detailed reserved matters application to inform any mitigation enhancements within the development design. Details of survey findings, along with any mitigation or enhancement measures as appropriate, shall be submitted to and agreed in writing with the local planning authority prior to the Reserved Matters stage.

Reason: To ensure that the ecological interest of the site is retained and enhanced in line with Planning Policy Statement 9: 'Biodiversity and Geological Conservation'

- 14 U The development hereby approved shall not be occupied unless and until the access road has been constructed in accordance with the principles shown on Drawing number A(C64)01/C

Reason: To ensure the safe and convenient flow of traffic along an access road realigned to exclude Plot 6 of the adjacent residential development.

- 15 TL07 **Prior to the commencement of development a scheme setting out measures for protecting all trees, shrubs and other natural features during construction work shall be submitted to and approved in writing by the Local Planning Authority. No work shall commence on site until all trees, shrubs and features 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.

Notes to Applicant

- 1 The applicant is advised to take note of Anglian Water Authority's letter and its attachment dated 6/05/2009.
- 2 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 vehicular access affects or requires the removal and/or 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.
- 3 The developer is advised that the levels of car parking shown on the illustrative layout are unlikely to be sufficient to meet the likely needs of the development proposal.

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Item No. 12**SCHEDULE B**

APPLICATION NUMBER	MB/08/01048/FULL
LOCATION	POTTON SPORTS CENTRE, SUN STREET, POTTON, SANDY, SG19 2LR
PROPOSAL	FULL: CONVERSION OF EXISTING BUILDING TO PROVIDE 10 NO. 1 BED FLATS AND 3 STUDIOS.10 CAR PARKING SPACES, CYCLE AND BIN STORES.
PARISH	Potton
CASE OFFICER	Godwin Eweka
DATE REGISTERED	19 June 2008
EXPIRY DATE	18 September 2008
APPLICANT	Whitfield Group
REASON FOR COMMITTEE TO DETERMINE	MAJOR APPLICATION AND THERE ARE UNRESOLVED OBJECTIONS FROM POTTON TOWN COUNCIL.
RECOMMENDED DECISION	S106 PENDING

APPROVE Planning Permission **Subject to completion of a S106 Legal Agreement** for the application set out above and 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 EM11 Prior to the first occupation of the building, the first floor windows in the north elevation of the development up to a height of 1.8 metres above finished floor level 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.

Reason: To safeguard the amenities of occupiers of adjoining properties.
- 3 U Full details of a boundary screen to the first floor south elevation to safeguard overlooking onto the adjoining property at 12a Sun Street, shall be submitted to and approved in writing by the Local Planning Authority prior to commencement of development. The screen shall be provided as approved prior to occupation of the dwelling.

Reason: To safeguard the amenity of adjoining property.

- 4 U Before the access is first brought into use, a triangular vision splay shall be provided on the north-side of the existing access and shall measure 1.8m along the fence, wall hedge or other means of definition of the front boundary of the site and 1.8m 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.

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

- 5 U Before the development commences, a vehicular access for Numbers 8 and 8a Sun Street will be constructed and surfaced in accordance with details to be approved in writing by the Local Planning Authority. 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 highway.

Reason: In the interest of highway safety and for the avoidance of doubt.

- 6 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.

- 7 U The car parking spaces (numbered 1 to 10) shown on the approved plan shall be allocated at one bay per dwelling.

Reason: To provide a parking space for each dwelling and to minimise the potential for on-street parking and thereby safeguard the interest of the safety and inconvenience of road users.

- 8 U The turning space for vehicles illustrated on the approved drawing number 06/1138:01D shall be constructed and clearly demarcated as a turning area only 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.

- 9 U Before development begins, a scheme for the parking of cycles on the site 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 for this purpose.

Reason: To ensure the provision of adequate cycle parking to meet the needs of occupiers of the proposed development in the interests of encouraging the use of sustainable mode of transport.

- 10 U Details of a dedicated bin collection point outside of the public highway shall be submitted to and approved by the Local Planning Authority prior to the occupation of any dwelling.

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

- 11 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.

- 12 U Before development commences, details of the temporary on-site parking for Numbers 8 and 8a Sun Street shall be submitted to and approved by the Local Planning Authority and this parking provision shall remain available during the construction period.

Reason: To ensure adequate temporary off-street parking during construction.

- 13 U Before the development commences, details and locations of a 'Residents ONLY' parking sign, a 'No Visitors Parking' sign and a 'No Parking At Anytime', 'Turning Area ONLY' signs shall be submitted to and approved by the Local Planning Authority and no dwelling shall be occupied until signs have been constructed and located in accordance with approved details.

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

- 14 U The three studios in the roof space of this building hereby approved shall be used as ancillary accommodation and NOT for any commercial or business use.

Reason: In order to safeguard the amenity of adjoining residents and protect highway safety.

- 15 No development shall commence until proposals for the re-use and retention of the engraved stonework at the site have been submitted to and approved by the local planning authority. The stonework shall be retained in accordance with the details approved.

Reason: In order to ensure that the historical interest of the building is retained.

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 Bedfordshire County Council. Upon receipt of this Notice of Planning Approval, the applicant is advised to write to Bedfordshire County Council's Customer Contact Centre, 6th Floor, County Hall, Bedford, MK42 9AP 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.
- 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 Bedfordshire Highways, Streetworks Co-ordination Unit, County Hall, Bedford, MK42 9AP.
- 3 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.
- 4 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'.

- 5 The applicant is advised of their responsibility to ensure that adequate residual capacity exists within the 'existing' surface and foul water drainage systems, to accept any additional discharge from the development without detriment to either the land drainage regime or water environment.

- [Notes
1. In advance of the consideration of the application, the Committee were advised of additional consultation received and an amendment to the description of the development as the index of the agenda, which was incorrect, all as set out in the late sheet as appended to these minutes.
 2. In advance of the consideration of the application the Committee received representations made under the Public Participation Scheme.
 3. It was recommended that an additional condition be added to require the re-use / retention of the engraved stonework at the site as part of the development.

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Item No. 13**SCHEDULE B**

APPLICATION NUMBER	MB/09/00530/FULL
LOCATION	10 MOUNT PLEASANT, ASPLEY GUISE, MILTON KEYNES, MK17 8LA
PROPOSAL	FULL: REPLACEMENT DWELLING
PARISH	Aspley Guise
CASE OFFICER	Clare Golden
DATE REGISTERED	25 March 2009
EXPIRY DATE	20 May 2009
APPLICANT	Mr Hemmings
REASON FOR COMMITTEE TO DETERMINE	REQUEST BY COUNCILLOR CHAPMAN: IMPACT ON RESIDENTIAL AMENITIES OF NO. 8 MOUNT PLEASANT
RECOMMENDED DECISION	FULL CONDITIONAL APPROVAL

Withdrawn Application – See Minute No. DM/08/80 - the application was withdrawn at the request of the Applicant.

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Item No. 14**SCHEDULE B**

APPLICATION NUMBER	MB/09/00553/FULL
LOCATION	16 BRIAN ROAD, HARLINGTON, DUNSTABLE, LU5 6NH
PROPOSAL	FULL: TWO STOREY SIDE EXTENSION, SINGLE STOREY SIDE/REAR EXTENSION, AND FRONT PORCH.
PARISH	Harlington
CASE OFFICER	Duncan Jordan
DATE REGISTERED	22 April 2009
EXPIRY DATE	17 June 2009
APPLICANT	Mr I Ashfield
REASON FOR COMMITTEE TO DETERMINE	COUNCILLOR B GOLBY REQUEST: - EFFECT ON STREETSCENE - OVERBEARING ONTO NEIGHBOURING PROPERTY - LOSS OF AMENITY
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 EM07 All external works hereby permitted shall be carried out in materials to match as closely as possible in colour, type and texture, those of the existing building.

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.

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

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Item No. 15**SCHEDULE B**

APPLICATION NUMBER CB/09/00954/FULL
LOCATION 17 CHURCH STREET, DUNTON, BIGGLESWADE, SG18 8RR
PROPOSAL FULL: TWO STOREY DETACHED COTTAGE.
PARISH Dunton
CASE OFFICER Dee Walker
DATE REGISTERED 18 May 2009
EXPIRY DATE 13 July 2009
APPLICANT Mr D Midgeley
REASON FOR COMMITTEE TO DETERMINE COUNCILLOR ANITA LEWIS REQUESTED ON GROUNDS OF ACCESS, PARKING, VISUAL IMPACT AND LOSS OF PRIVACY.

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 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 EM16 **Prior to the development hereby approved commencing on site details of the final ground and slab levels of the dwellings hereby approved shall be submitted to and approved in writing by the Local Planning Authority. Such details shall include sections through both the site and the adjoining properties, the location of which shall first be agreed in writing with 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.

- 4 TL02 Full details of both hard and soft landscaping shall be submitted to and approved in writing by the Local Planning Authority prior to the first occupation of the building hereby approved. These details shall include:-
- proposed finished levels or contours;
 - details of boundary treatment including type, position and material;
 - 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;
 - 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.

- 5 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.

- 6 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 further window or other opening shall be formed in the building and no works shall be commenced for extension or alteration of the dwelling house 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.

- [Notes
1. In advance of the consideration of the application, the Committee were advised of additional consultation received and objections raised by Dunton Parish Council all as set out in the late sheet as attached to these minutes.

 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. 16**SCHEDULE B**

APPLICATION NUMBER MB/09/00388/FULL
LOCATION 17 THE MOUNT, ASPLEY GUISE, MILTON
 KEYNES, MK17 8DZ
PROPOSAL FULL: EXTENSION TO THE FRONT OF THE
 EXISTING GARAGE TO PROVIDE GARAGE AND
 RESIDENTIAL ACCOMMODATION.
PARISH Aspley Guise
CASE OFFICER Mary Collins
DATE REGISTERED 27 March 2009
EXPIRY DATE 22 May 2009
APPLICANT Mr A Smith
REASON FOR COUNCILLOR F CHAPMAN REQUEST.
COMMITTEE TO THE PC ARE NOT AT ALL HAPPY ABOUT THIS ONE,
DETERMINE NOR IS THE NEIGHBOUR WHO SHARES THE DRIVE.
 IT IS DEFINITELY GOING TO BE A SEPARATE
 DWELLING AND BELIEVE AN 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 EM07 All external works hereby permitted shall be carried out in materials to match as closely as possible in colour, type and texture, those of the existing building.

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.
- 3 RR02 The building hereby permitted shall not be occupied at any time other than for purposes ancillary to the residential use of the dwelling known as 17 The Mount, Aspley Guise.

Reason: The ancillary accommodation created by the development is not suitable, because of the circumstances of the site, to be used as a separate, independent residential unit and the application has failed to address the adopted Planning Obligations Strategy 2008.

- 4 RR08 Notwithstanding any provisions 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 windows or alterations to the size of windows shall be made in respect of the extended garage or the new annex accommodation without the specific grant of planning permission.

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

Item No. 17**SCHEDULE C**

APPLICATION NUMBER	MB/09/00531/FULL
LOCATION	114 HIGH STREET, CLOPHILL, BEDFORD, MK45 4BJ
PROPOSAL	FULL: TWO STOREY AND SINGLE STOREY REAR EXTENSIONS AND CONSERVATORY.
PARISH	Clophill
CASE OFFICER	Clare Golden
DATE REGISTERED	22 April 2009
EXPIRY DATE	17 June 2009
APPLICANT	Mrs Frost
REASON FOR COMMITTEE TO DETERMINE	THE APPLICANT IS AN OFFICER OF 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 EM07 All external works hereby permitted shall be carried out in materials to match as closely as possible in colour, type and texture, those of the existing building.

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.

- 3 CD04 Surface Water Details

In advance of the consideration of the application the Committee were advised of additional consultation response from the Internal Drainage Board who recommended that the method of surface water drainage be controlled.

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Item No. 18**SCHEDULE C**

APPLICATION NUMBER	CB/09/05047/TP
LOCATION	Ramsey Manor Lower School, Manor Road, Barton-le-Clay, Bedford, MK45 4NS
PROPOSAL	Erection of 6 canopies in playground - retrospective application.
PARISH	Barton-Le-Clay
WARD	Barton
WARD COUNCILLORS	Cllr Janet Nunn & Cllr A Northwood
CASE OFFICER	Gill Claxton
DATE REGISTERED	23 April 2009
EXPIRY DATE	18 June 2009
APPLICANT	Ramsey Manor Lower School
REASON FOR COMMITTEE TO DETERMINE	The land is owned by Central Bedfordshire Council
RECOMMENDED DECISION	Grant Planning Permission

Grant planning permission subject to the following condition.

- 1 This permission relates only to the details shown on the Site Plan received 24/03/09, Block Plan received 22/04/09 and technical information received 24/03/09 and 27/03/09 or to any subsequent appropriately endorsed revised plan.
REASON: To identify the approved plans and to avoid doubt.

Notes to Applicant

1. This permission is granted under the provisions of Section 73A of the Town and Country Planning Act 1990.
2. 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

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

South Bedfordshire Local Plan Review

BE6 - Control of development in Areas of Special Character.

BE8 - Design considerations.

3. 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).
4. 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. 19**SCHEDULE C**

APPLICATION NUMBER	CB/09/00726/FULL
LOCATION	POTTON LOWER SCHOOL, EVERTON ROAD, POTTON, SANDY, SG19 2PB
PROPOSAL	FULL: ERECTION OF A WOODEN GAZEBO STRUCTURE FOR USE AS AN OUTSIDE CLASSROOM.
PARISH	Potton
CASE OFFICER	Annabel Gammell
DATE REGISTERED	05 May 2009
EXPIRY DATE	30 June 2009
APPLICANT	Mrs S Dickinson
REASON FOR COMMITTEE TO DETERMINE	COUNCIL OWNED 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 U The materials to be used for the gazebo walls and roof shall accord with the details set out on the approved plan CB-1 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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Item No. 20**SCHEDULE C**

APPLICATION NUMBER CB/09/00930/FULL
LOCATION **ASPLEY GUISE LOWER SCHOOL, SPINNEY LANE, ASPLEY GUISE, MILTON KEYNES, MK17 8JT**
PROPOSAL **FULL: RETENTION OF DOUBLE CLASSROOM TEMPORARY UNIT.**
PARISH Aspley Guise
CASE OFFICER Duncan Jordan
DATE REGISTERED 15 May 2009
EXPIRY DATE 10 July 2009
APPLICANT Central Bedfordshire Council

REASON FOR COMMITTEE TO DETERMINE **COUNCIL OWNED SITE**

RECOMMENDED DECISION **FULL CONDITIONAL APPROVAL**

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

- 1 U The temporary classroom building shall be retained on the site for a limited period of 3 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 two months.

Reason: This is a temporary classroom building and its replacement with a more long term solution should be encouraged.

[Note: Aspley Guise Parish Council had not provided any comment. As detailed in the Late Sheet.]

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Item No. 21**SCHEDULE C**

APPLICATION NUMBER CB/09/00730/FULL
LOCATION HOLYWELL MIDDLE SCHOOL, RED LION CLOSE,
CRANFIELD, BEDFORD, MK43 0JA
PROPOSAL FULL: ERECTION OF SINGLE STOREY
CLASSROOM BLOCK PROVIDING 2NO.
CLASSROOMS, STORES, OFFICE, DISABLED WC
AND CIRCULATION SPACES.
PARISH Cranfield
CASE OFFICER Clare Golden
DATE REGISTERED 05 May 2009
EXPIRY DATE 30 June 2009
APPLICANT Mrs C Dinner
REASON FOR COMMITTEE TO DETERMINE THE SCHOOL IS 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.

- 3 TL14 **A scheme for replacement tree planting including number, location, size, species and a planting and maintenance schedule shall be submitted to and approved in writing by the Local Planning Authority before any felling takes place. Planting shall be carried out in accordance with the approved scheme.**

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

- 4 TL07 **Prior to the commencement of development a scheme setting out measures for protecting all trees, shrubs and other natural features during construction work shall be submitted to and approved in writing by the Local Planning Authority. No work shall commence on site until all trees, shrubs and features 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 TL26 The footpath shall be constructed using a “no-dig” method of construction as outlined in Arboricultural Practice Note no.1 (Driveways close to trees).

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

- 6 EM07 All external works hereby permitted shall be carried out in materials to match as closely as possible in colour, type and texture, those of the existing building.

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.

LATE SHEET**DEVELOPMENT MANAGEMENT COMMITTEE 24 JUNE 2009****SCHEDULE A*****Item 8 (Page 8.1-8.15) – SB/09/00214/OUT – Former BTR Site, London Road, Dunstable*****Amended Application Details**

Site location correction: 'Planning permission was recently granted for 6376m² of B1 units...' A total of 2740m² of this amount would be replaced by 880m² (max) of B1(a) floorspace plus the hotel.

Additional Consultation/Publicity Responses

Caddington Parish Council (16/06/09) e-mail – (Objection) supports the recommendation to refuse on the grounds of:

1. Not providing sufficient for housing;
2. Loss of employment; and
3. Land and flooding aspects as recommended.

Public Protection (Contaminated Land) (10/06/09) - As remediation works have been carried out as part of the previous permissions the applicant shall notify the LPA if during any site investigation, excavation, engineering or construction works evidence of land contamination is identified.

Economic Growth and Regeneration Officer (11/06/09) - The Council's EG and R service would be willing to work with the applicant with regard to the marketing and promoting of the site and also to assist in its redevelopment for employment purposes.

Amended Comments

The applicant is making progress towards the anticipated removal of the Environment Agency objection (Reason 3). Any further progress will be reported.

Amended Reason for Refusal 2

Amend as follows: 'and Policies BE8, R10 and R11 of the South Bedfordshire Local Plan Review 2004.'

Letter from Agent attached.

Item 09 (Page 9.1-9.5) – CB/09/05014/TP – 9-11 West Street, Dunstable.

Additional Consultation/Publicity Responses

NONE

SCHEDULE B***Item 10 (Page 10/1-10/22) – CB/09/00776 – Home Farm, Lodge Road, Cranfield, Bedford MK43 0BG*****Additional Consultation/Publicity Responses**

Two further letters have been received from neighbours raising the following concerns:

30 Wood End Road:

1. The developers should not be allowed to alter the boundaries of the site, develop the site in a piecemeal fashion or delay the building of the play areas. The original conditions should stand.

The Lodge, Lodge Road:

1. Work should not commence on the site until all design, boundaries, amenities, facilities and infrastructure are understood, confirmed and agreed.

Marston Moreteyne Parish Council – No objection to proposal

Council Archaeologist – The proposals to vary conditions 19 and 20 will not have a significant impact on the site's archaeology or investigations required by the outline planning permission. Therefore there are no objections on archaeological grounds.

Environment Agency – No comments to make on the proposed variation of conditions

NATS (Safeguarding) – The proposed development does not conflict with the safeguarding criteria

Police Architectural Liaison Officer – No objections to the proposal

Internal Drainage Board – No objection to the proposal

Additional Comments

The agenda incorrectly notes the applicant on the introductory schedule B to be Simon Barnett. This should refer to Persimmon Homes (Midlands) Ltd.

Further consideration of condition 12 reveals that in order to be enforceable a further timescale needs to be included into the text. This requires an addition to the end of the condition as set out below.

Additional/Amended Conditions

12. add at end "...Local Planning Authority prior to commencement of any development within that sub area."

Item 11 (Page 11.1-11.16) – MB/09/00318/OUT – Land Rear of 193 High Street to 1 Mill Road, Cranfield.

Additional Consultation/Publicity Responses

None.

Item 12 (Page 12.1-12.15) – MB/08/01048/FULL – Potton Sports Centre, Sun Street, Potton, Sandy.

The description of development on the index for the agenda is incorrect. The correct description is stated on page 12.2, and reads as follows:

Conversion of existing building to provide 10no. 1-bed flats and 3no. studios, 10 car parking spaces cycle and bin stores.

Additional Consultation/Publicity Responses

One letter of objection has been received from the owner-occupiers of Number 12b Chapel Street, Potton. The grounds of objection are as follows:

- Design Statement: Paragraph 1 states...”conversion...into 1 & 2 bedroom flats...” The proposed revised plans only show seven 1-bedroom flats. Where do the 2-bedroom flats appear?

Paragraph 2 states.. “ The redevelopment.. to create badly needed residential accommodation etc..” Does Potton Town Centre need more residential accommodation?”

Paragraph 5 makes reference to the fact our residential accommodation is “ some distance from the development”, which is not exactly true since we shall be totally overlooked when the north elevation fenestration is unblocked and glassed windows are inserted at a distance of approximately 30 metres.

We are concerned that the Statements attached to these revised proposals are the same as made in the previous submission to your department. They appear not to have been changed to reflect any changes, even to the extent of referring to incorrect number of parking places and so-called town houses. Why is this?

- Impact of Development: The designer is showing sign of not appreciating the effect that this change of use of a building which was originally designed as a place of worship, then a sports venue and now block of flats, will have on the surrounding area, especially on those properties in the closest proximity.
- Trees: There are 4 trees adjacent to this development currently sited in the grounds of No, 6 Sun Street. These trees provide shelter and sustenance for the local birds whilst also giving shade and protection.

SCHEDULE C

Item 13 (Page 13.1-13.11) – CB/09/00530/FULL – 10 Mount Pleasant, Aspley Guise

Additional Comments

An email was received on 17th June 2009 from the applicant's agent on behalf of the applicant, requesting that the application be withdrawn.

This application has therefore now been withdrawn.

Item 14 (Page 14.1-14.6) – MB/09/00553/FULL – 16 Brian Road, Harlington.

Additional Consultation/Publicity Responses

None.

Item 15 (Page 15.1-15.8) – CB/09/00954/FULL – 17 Church St, Dunton

Additional Consultation/Publicity Responses

Notification of intent to comment received from the Archaeology Team on 8 June 2009.

Five letters of objection received on grounds of:

Out of character – the dwelling will be within Magdelene Close and out of character with the existing development. Site too small to accommodate a property of any sort.

Inadequate access – Magdelene Close is narrow and such manoeuvring and existing parking would be impacted upon. Magdelene Close not able to accommodate any further visitor parking

Loss of privacy – views into the new dwellings bedrooms and ground floor habitable rooms

Overbearing – due to the close proximity to the rear garden of no. 19 Church Street

Inadequate drainage infrastructure – drainage for Magdelene Close has not been adopted and is believed to be in the ownership of the residents

Objections raised by Dunton Parish Council. Comments received:-

If permitted the development:

- Would constitute backland development
- Does not constitute infilling within the settlement boundary of Dunton which has been classified as a small village
- Would constitute an unacceptable sub-division of an existing residential curtilage and give a cramped visual appearance
- Would have an adverse impact on the character and appearance of the surrounding area
- Would have an adverse impact on neighbouring properties in Magdalene Close and in particular no. 1.

Item 16 (Page 16.1-16.8) – MB/09/00388/FULL – 17 The Mount, Aspley Guise.

Additional Consultation/Publicity Responses

None

Additional Comments

None

Additional/Amended Conditions

None

SCHEDULE C

Item 17 (Page 17.1-17.7) – MB/09/00531/FULL – 114 High Street, Clophill.

Additional Consultation/Publicity Responses

None.

Item 18 (Page 18.1-18.7) – CB/09/05047/TP – Ramsey Manor Lower School, Manor Road, Barton-Le-Clay.

Additional Consultation/Publicity Responses

None

Item 19 (Page 19.1-19.6) – CB/09/00726/FULL – Potton Lower School, Everton Road, Potton.

Additional Consultation/Publicity Responses

None

Item 20 (Page 20.1-20.5) – CB/09/00930/FULL – Aspley Guise Lower School, Spinney Lane, Aspley Guise.

Additional Consultation/Publicity Responses

Aspley Guise Parish Council – No Comment

Item 21 (Page 21.1-21.9) – CB/09/00730/FULL – Holywell Middle School, Red Lion Close, Cranfield.

Additional Consultation/Publicity Responses

None.

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