

CENTRAL BEDFORDSHIRE COUNCIL

At a meeting of the **DEVELOPMENT MANAGEMENT COMMITTEE** held in the Council Chamber, Council Offices, High Street North, Dunstable on Wednesday, 8 July 2009

PRESENT

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

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

Apologies for Absence: Cllrs R D Berry
A D Brown

Substitutes: Cllrs D Bowater (in place of R D Berry)

Officers in Attendance:	Mr S Barnett	– Senior Planning Officer
	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 L Manning	– Democratic Services Officer

DM/09/93 **Minutes**

RESOLVED

that the Minutes of the meeting of the Development Management Committee held on 24 June 2009 be confirmed and signed by the Chairman as a correct record.

DM/09/94 **Members' Interests**

(a) **Personal Interests:-**

Member	Item	Nature of Interest	Present or Absent during discussion
Cllr D Bowater	8	Assistant to the Portfolio Holders for Social Care and Health and Housing (part of application site is in the ownership of CBC).	Present
Cllr Mrs R B Gammons	10	Close working relationship with one of the applicants as a member of the same political group and fellow Ward representative.	Present

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

None notified.

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

None notified.

DM/09/95 **Chairman's Announcements and Communications**

The Chairman announced that an update regarding the forthcoming Appeal hearing in August for Flitwick Mill, Greenfield Road, Flitwick (Planning Application nos. MB/07/01836/LB and MB/07/01837/FULL) would be provided at the end of the meeting. He therefore asked Members to remain following the conclusion of the Committee's business.

DM/09/96 **Petitions**

None received.

DM/09/97 **Disclosure of Exempt Information**

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

DM/09/98 **Late Sheet and Representations**

In advance of consideration of the following Planning Applications the Committee received a Late Sheet advising it of additional consultation/publicity responses, comments and proposed additional/amended conditions. A copy of the Late Sheet is attached as an Appendix to these Minutes.

During consideration of some of the Applications the Committee received representations from members of the public in accordance with the Public Participation Procedure as set out in Annex 3 of Part A4 of the Constitution.

DM/09/99 **Planning Application No. CB/09/05112/TP**

RESOLVED

that Planning Application No. CB/09/05112/TP relating to Conway, Oldhill Wood, Studham, Dunstable, LU6 2NE be approved as set out in the Schedule appended to these Minutes.

DM/09/100 **Planning Application No. CB/09/05154/TP**

RESOLVED

that Planning Application no. CB/09/05154/TP relating to 101 Drovers Way, Dunstable, LU6 1AL be approved as set out in the Schedule appended to these Minutes.

DM/09/101 **Planning Application No. CB/09/05088/TP**

RESOLVED

that Planning Application No. CB/09/05088/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/09/102 **Planning Application No. CB/09/05115/TP**

RESOLVED

that Planning Application no. CB/09/05115/TP relating to 312 Manor Road, Woodside, Luton, LU1 4DN be approved as set out in the Schedule appended to these Minutes.

DM/09/103 **Planning Application No. CB/09/05075/TP**

RESOLVED

that Planning Application no. CB/09/05075/TP relating to 83 Totternhoe Road, Dunstable, LU6 2AQ be approved as set out in the Schedule appended to these Minutes.

DM/09/104 **Planning Application No. CB/09/05117/REG3**

RESOLVED

that Planning Application no. CB/09/05117/REG3 relating to Arnold Middle School, Hexton Road, Barton-le-Clay, Bedford, MK45 4JZ be approved as set out in the Schedule appended to these Minutes.

DM/09/105 **Site Inspection Appointment(s)**

RESOLVED

That the following Members be appointed to conduct any site inspections requested in advance of the next meeting of this Committee to be held on Wednesday, 22 July 2009:

Chairman (or his nominee)

Vice-Chairman (or his nominee)

Cllrs P N Aldis

K Janes

H J Lockey

A A J Rogers

(Note: The meeting commenced at 2.00 p.m. and concluded at 3.10 p.m.)

Development Management Committee

Late Sheet

Wednesday, 8 July 2009

List of Speakers

Agenda No.	Planning Application	Page No.	Name	For the Application	Against Application
Schedule A					
7	CB/09/05112/TP	7.1	Philip Eden	For	
7	CB/09/05112/TP	7.1	Belinda Neasham	For	
Schedule B					
9	CB/09/05088/TP	9.1	Anthony Baker		Against
9	CB/09/05088/TP	9.1	Nicky O'Keefe		Against
9	CB/09/05088/TP	9.1	Richard Sheen	For	

LATE SHEET**DEVELOPMENT MANAGEMENT COMMITTEE – 08th JULY 2009****SCHEDULE A*****Item 7 (Page 7/1-7/13) – CB/09/05112/TP – Conway, Oldhill Wood, Studham, Dunstable, LU6 2NE*****Additional Consultation/Publicity Responses**

Environment Agency: No comment.

Hastoe, 24 Holywell Road, Studham: Can see no obvious variation between the approved plan and the existing building. Urges Committee to grant permission for existing building.

Item 8 (Page 8/1-8/5) – CB/09/05154 – 101 Drovers Way, Dunstable, LU6 1AL**Amended Description**

Since the report on the main agenda was written, negotiations have continued with the applicants agent who has submitted a revised drawing showing the provision of an additional off-street parking space for each dwelling. The frontage of the existing property would be laid to hardstanding to provide parking for a total of three spaces to the front with the fourth being provided at the rear.

Additional Comments

The provision of additional off-street parking has fully addressed the reason for refusal set out in the main agenda. Accordingly the scheme is now considered acceptable and recommendation should be one for permission.

Amended Recommendation: that Planning Permission be GRANTED subject to the following:

Conditions

1. (A3A) – 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. (E13) – New external brickwork and roofing materials shall match those 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. (E1) – **Before development begins, a scheme for screen fencing and/or screen walling 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 and thereafter retained.

REASON: To safeguard the amenity of the area.

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

4. (C3) – Before the development is first occupied or brought into use, the parking scheme shown on Drawing No. 07/24A shall be completed and thereafter retained for this purpose.
REASON: To ensure provision for car parking clear of the highway.
(Policy T10 S.B.L.P.R).
5. (HC02) – **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.
6. (HC14) – The proposed vehicular access shall be surfaced in bituminous or other similar durable material as may be approved in writing by the Local Planning Authority for a distance of 5m into the site, measured from the highway boundary, before the premises are occupied. Arrangements shall be made for surface water drainage from the site to be intercepted and disposed of separately so that it does not discharge into the highway.
REASON: To avoid the carriage of mud or other extraneous material or surface water from the site into the highway so as to safeguard the interest of highway safety.
7. (J1) – This permission relates only to the details shown on Drawing No.07/024A received 02/07/09 and 07/23 received 26/05/09 or to any subsequent appropriately endorsed revised plan.
REASON: To identify the approved plan/s and to avoid doubt.

Informatives

1. (GDP5) – 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

H2 - Fall-In Sites

H8 - Extensions to Dwellings

BE8 - Design Considerations
T10 - Parking - New Developments

2. (GDP) – 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. (STD) – 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. (HN01) – 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 Customer Contact Centre, 6th Floor, Borough 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.
5. (HN10) – The requirements of the New Roads and Street Works Act 1991 will apply to any works undertaken within the limits of the existing public highway. Further details can be obtained from the Central Bedfordshire Highways, Streetworks Co-ordination Unit, Borough Hall, Bedford. MK42 9AP.
6. (CON1) –
 - 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.

SCHEDULE B

Item 9 (Page 9/2-9/12) – CB/09/05088 – Ramsey Manor Lower School, Manor Road, Barton-le-Clay, MK45 4NS

Planning history update

Application CB/09/05047/TP – retention of six canopies in the playground - permission granted at Development Management Committee on 24th June 2009.

Additional Representation (Parish & Neighbours)

1. Barton-le-Clay Parish Council – No comment.

Additional Consultation/Publicity Responses

1. Environment Agency – No comment.
2. Bedfordshire Police Architectural Liaison Officer – No objection.

Additional Comments

Following receipt and consideration of the addendum to the Design and Access Statement in relation to community safety, security and crime prevention measures, the Police Architectural Liaison Officer has withdrawn his objection. It is considered that an additional condition be imposed to ensure that measures specified in the Secured By Design addendum to the Design and Access Statement are implemented.

Additional Condition

New condition 11.

11. Before the building is brought into use the community safety, security and crime prevention measures set out in the Secured By Design Considerations addendum to the Design and Access Statement, received by the Council on 24th June 2009, shall be fully implemented and retained thereafter unless otherwise agreed in writing with the Local Planning Authority.
REASON: To assist in reducing opportunities for crime.
(Policy BE8 S.B.L.P.R)

Renumber condition 11 to 12.

Item No. 7**SCHEDULE A**

APPLICATION NUMBER	CB/09/05112/TP
LOCATION	Conway, Oldhill Wood, Studham, Dunstable, LU6 2NE
PROPOSAL	Retention of replacement dwelling with alterations to height of main roof and front projection. (Revised application SB/TP/09/0077).
PARISH	Whipsnade
WARD	South West Bedfordshire
WARD COUNCILLORS	Cllr K Janes and Cllr Mrs M Mustoe
CASE OFFICER	Simon Barnett
DATE REGISTERED	20 May 2009
EXPIRY DATE	15 July 2009
APPLICANT	Mr Brewer
AGENT	Briffa Phillips Architects
REASON FOR COMMITTEE TO DETERMINE	At the request of Cllr Shadbolt, having regard to the high level of public interest
RECOMMENDED DECISION	Refuse Planning Permission

APPROVE Planning Permission for the application set out above, the proposal having demonstrated the very special circumstances required for inappropriate development in the Green Belt, by reason of consideration of the planning history and circumstances of the site, the reduced impact of the proposal on the character of the area and also the likely adverse impact of further works on the residential amenities of the occupiers of adjacent properties and thus conformed 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, and subject to the following conditions:

- 1 The works hereby permitted shall be completed in accordance with the approved plans within six months of the date of the permission.
REASON: To ensure a satisfactory form of development and to reduce the impact of the development on the residential amenities of adjoining properties and the special character of Oldhill Wood.
(Policy BE8, S.B.L.P.R)
- 2 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order amending, revoking and re-enacting that Order with or without modification), no extensions to the building hereby permitted shall be carried out without the grant of further specific permission from the Local Planning Authority.
REASON: To preserve the openness of the Green Belt.
(Policy BE8 S.B.L.P.R.).

- 3 This permission relates only to the details shown on the Site Location Plan & Drawing No.'s 1258-303 Rev.A, 1258-403 Rev.A received 08/05/09 and Drawing No. 1258-404 received 26/05/09 or to any subsequent appropriately endorsed revised plan.
REASON: To identify the approved plan/s 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 was determined by the Development Management Committee as having demonstrated the very special circumstances required for inappropriate development in the Green Belt, by reason of consideration of the planning history and circumstances of the site, the reduced impact of the proposal on the character of the area and also the likely adverse impact of further works on the residential amenities of the occupiers of adjacent properties and thus conformed 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

ENV7 - Quality in the Built Environment

Bedfordshire Structure Plan 2011

Policy 7 - Areas of Great Landscape Value

South Bedfordshire Local Plan Review

H14 - Replacement Dwellings in GB

BE6 - Control of Development in Areas of Special Character

NE3 - Control of Development in AGLV

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.

Item No. 8

SCHEDULE A

APPLICATION NUMBER	CB/09/05154/TP
LOCATION	101 Drovers Way, Dunstable, LU6 1AL
PROPOSAL	Erection of two storey side extension and subdivision to form two dwellings with canopy to front entrances. Construction of vehicular crossovers. (Revised Application SB/TP/09/0142)
PARISH	Dunstable
WARD	Northfields
WARD COUNCILLORS	Cllr Mrs J Freeman and Cllr Mr J Murray
CASE OFFICER	Simon Barnett
DATE REGISTERED	26 May 2009
EXPIRY DATE	21 July 2009
APPLICANT	Mr David Hyde
AGENT	Mr T G Leith
REASON FOR COMMITTEE TO DETERMINE	Part of application site in ownership of Central Bedfordshire Council
RECOMMENDED DECISION	Refuse 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 and roofing materials shall match those 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 **Before development begins, a scheme for screen fencing and/or screen walling 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 and thereafter retained.**
REASON: To safeguard the amenity of the area.
(Policy BE8 S.B.L.P.R)
- 4 Before the development is first occupied or brought into use, the parking scheme shown on Drawing No. 07/24A shall be completed and thereafter retained for this purpose.
REASON: To ensure provision for car parking clear of the highway.
(Policy T10 S.B.L.P.R).

- 5 **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.
- 6 The proposed vehicular access shall be surfaced in bituminous or other similar durable material as may be approved in writing by the Local Planning Authority for a distance of 5m into the site, measured from the highway boundary, before the premises are occupied. Arrangements shall be made for surface water drainage from the site to be intercepted and disposed of separately so that it does not discharge into the highway.
REASON: To avoid the carriage of mud or other extraneous material or surface water from the site into the highway so as to safeguard the interest of highway safety.
- 7 This permission relates only to the details shown on Drawing No.07/024A received 02/07/09 and 07/23 received 26/05/09 or to any subsequent appropriately endorsed revised plan.
REASON: To identify the approved plan/s 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**
H2 - Fall-In Sites
H8 - Extensions to Dwellings
BE8 - Design Considerations
T10 - Parking - New Developments
- 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 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 Customer Contact Centre, 6th Floor, Borough 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.
- 5 The requirements of the New Roads and Street Works Act 1991 will apply to any works undertaken within the limits of the existing public highway. Further details can be obtained from the Central Bedfordshire Highways, Streetworks Co-ordination Unit, Borough Hall, Bedford. MK42 9AP.
- 6
- 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.

Item No. 9**SCHEDULE B**

APPLICATION NUMBER	CB/09/05088/TP
LOCATION	Ramsey Manor Lower School, Manor Road, Barton-le-Clay, Bedford, MK45 4NS
PROPOSAL	Erection of detached single storey building to provide accommodation for extended school activities (including pre-school, breakfast, after school and holiday clubs, community support facilities, evening and weekend adult education) - Revised Design.
PARISH	Barton-Le-Clay
WARD	Barton
WARD COUNCILLORS	Cllr A Northwood and Cllr Janet Nunn
CASE OFFICER	Gill Claxton
DATE REGISTERED	21 May 2009
EXPIRY DATE	16 July 2009
APPLICANT	Ramsey Manor Lower School
AGENT	Triad Planning & Design 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 Before development begins and notwithstanding the details submitted with the application, details of the materials to be used for the external walls and roofs of the proposed building shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved details.
REASON: To control the appearance of the building.
(Policy BE8 S.B.L.P.R).
- 3 The screen fencing and front boundary railing details as shown on Drawing No. 09/658/01 shall be fully implemented before the development is first occupied or brought into use and thereafter retained, unless otherwise agreed in writing by the Local Planning Authority.
REASON: To safeguard the amenity of the area.
(Policy BE8 S.B.L.P.R).

- 4 The planting and landscaping scheme shown on approved Drawing No. 09/658/01 dated 29/04/09 and received by the Council on 10/05/09 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 shall mean 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).
- 5 The existing trees shown to be retained on Drawing No. 09/658/01 shall be protected for the duration of the development and thereafter in a manner to be approved in writing by the Local Planning Authority and shall not be destroyed, uprooted, felled, lopped or topped without the previous written consent of the Local Planning Authority. Any trees removed without such consent or dying or being severely damaged or becoming seriously diseased shall be replaced by tree specimens of such size and species as may be agreed with the Local Planning Authority. Such tree specimens 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 comply with Section 197 of the Town and Country Planning Act 1990 and to safeguard existing trees on site.
(Policy BE8 S.B.L.P.R).
- 6 Before development begins, the position of building shall be pegged out on site and its position approved in writing by the Local Planning Authority.
REASON: To enable consideration to be given to the precise layout of the development.
(Policy BE8 S.B.L.P.R).
- 7 Before development begins, details of the proposed method of surface water drainage for the site shall be submitted to and approved in writing by the Local Planning Authority. The drainage works as approved shall be constructed in accordance with the approved details before the development is first occupied or brought into use.
REASON: To ensure satisfactory drainage of the site.
- 8 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.

- 9 Before the building is first brought into use a Travel Plan shall be submitted to and approved in writing by the Local Planning Authority.
The Travel Plan shall contain details of:
- plans for the establishment of a working group involving the School, the Pre-School, parents and representatives of the local community;
 - pupil travel patterns and barriers to sustainable travel;
 - measures to reduce car use; and
 - an action plan detailing targets and a timetable for implementing appropriate measures and plans for annual monitoring and review.
- Thereafter, the Travel Plan shall be reviewed annually with a written report to be submitted to and agreed in writing by the Local Planning Authority which updates the plan and monitors the progress in meeting the agreed targets for reducing car journeys
REASON: In the interests of highway safety, to reduce congestion and to promote the use of sustainable modes of transport.
- 10 If during any site investigation, excavation, engineering or construction works evidence of any land contamination is identified the applicant/developer shall notify the Local Planning Authority without delay. Any land contamination so identified shall be remediated in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority to ensure that the site is suitable for its end use.
REASON: To ensure that any 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.
- 11 Before the building is brought into use the community safety, security and crime prevention measures set out in the Secured By Design Considerations addendum to the Design and Access Statement, received by the Council on 24th June 2009, shall be fully implemented and retained thereafter unless otherwise agreed in writing with the Local Planning Authority.
REASON: To assist in reducing opportunities for crime.
(Policy BE8 S.B.L.P.R)
- 12 This permission relates only to the details shown on Drawing Nos. 09/658/01 and 09/658/02 received 01/05/09 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)

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 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. In connection with Condition 9 above, the applicant is advised that further information regarding the updating of the School Travel Plan is available from the Sustainable Transport Team, Central Bedfordshire Council, Borough Hall, Bedford, MK429AP.

Item No. 10

APPLICATION NUMBER CB/09/05115/TP
LOCATION 312 Manor Road, Woodside, Luton, LU1 4DN
PROPOSAL Construction of side roof extensions, insertion of front and rear facing dormer windows and erection of single storey front extension.
PARISH Slip End
WARD South East Bedfordshire
WARD COUNCILLORS Cllr Mrs R Gammons and Cllr R Stay
CASE OFFICER Abel Bunu
DATE REGISTERED 26 May 2009
EXPIRY DATE 21 July 2009
APPLICANT Mr & Mrs R Stay
AGENT JM Bygate Designs
REASON FOR COMMITTEE TO DETERMINE The applicant is a Central Bedfordshire Councillor

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 and roofing materials shall match those 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 the Site Location Plan and Drawing No. 046-PL-010 received 13/05/09 or to any subsequent appropriately endorsed revised plan.
REASON: To identify the approved plan/s 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 Considerations
H13 - Control of Extensions in the Green Belt

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. 11

SCHEDULE C

APPLICATION NUMBER	CB/09/05075/TP
LOCATION	83 Totternhoe Road, Dunstable, LU6 2AQ
PROPOSAL	Retention of block paved surface to driveway
PARISH	Dunstable
WARD	Dunstable Downs
WARD COUNCILLORS	Cllr Mrs C Hegley, Cllr T Green, Cllr P Freeman and Cllr N Young
CASE OFFICER	Donna Stock
DATE REGISTERED	28 April 2009
EXPIRY DATE	23 June 2009
APPLICANT	Mr M Keane
REASON FOR COMMITTEE TO DETERMINE	Part of the development has taken place on highway land 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 Within 30 days of the date of this permission, details of the method of surface water drainage shall be submitted to and agreed in writing by the Local Planning Authority. The means of surface water drainage shall be fully implemented in accordance with the approved details within 90 days of the Local Planning Authority's written agreement.
REASON: To ensure that adequate provision is made for surface water drainage.
- 2 This permission relates only to the details shown on the Site Location Plan, Block Plan and Drawing Nos. 2009/02/01 and 2009/02/01 received on 27/04/09 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:

South Bedfordshire Local Plan Review
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.
5. The applicant is advised that no surface water 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 the development. 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, Borough Hall, Bedford, MK42 9AP.
6. Some of the works appear to have been 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 Customer Contact Centre, 6th Floor, Borough 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.

Item No. 12

SCHEDULE C

APPLICATION NUMBER	CB/09/05117/REG3
LOCATION	Arnold Middle School, Hexton Road, Barton-le-Clay, Bedford, MK45 4JZ
PROPOSAL	Continued siting of temporary classroom unit.
PARISH	Barton-Le-Clay
WARD	Barton
WARD COUNCILLORS	Cllr A Northwood and Cllr Janet Nunn
CASE OFFICER	James Clements
DATE REGISTERED	18 May 2009
EXPIRY DATE	13 July 2009
APPLICANT	Central Bedfordshire Council
AGENT	Mouchel Parkman
REASON FOR COMMITTEE TO DETERMINE	The applicant is Central Bedfordshire Council
RECOMMENDED DECISION	Grant Planning Permission

To authorise the Assistant Director Development Management, Head of Development Management South 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, and the following conditions:

- 1 The permission hereby granted shall be limited to a temporary period expiring no later than five years from the date of this letter after which the unit shall be removed and the land re-instated within a period of 6 months to the written satisfaction of the Local Planning Authority.
REASON: The building is constructed of short lived materials only and is stated in the application to be for a temporary period only.
- 2 The temporary classroom unit shall be kept in good state of maintenance and repair, in particular the external appearance.
REASON: To safeguard visual amenities of the area (Policy BE8, S.B.L.P.R).
- 3 The colour of the external walls of the temporary classroom unit agreed shall not be materially altered without the prior consent of the Local Planning Authority.
REASON: To safeguard visual amenities of the area. (Policy BE8 S.B.L.P.R).
- 4 This permission relates only to the details shown on Drawing No. 3001 received 18/05/09 or to any subsequent appropriately endorsed revised plan.
REASON: To identify the approved drawing 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 Policies

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.