

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



please ask for Leslie Manning
direct line 0300 300 5132
date 29 June 2009

NOTICE OF MEETING

DEVELOPMENT MANAGEMENT COMMITTEE

Date & Time

Wednesday, 8 July 2009 2.00 p.m.

Venue at

**Council Chamber, Council Offices, High Street North,
Dunstable**

Jaki Salisbury
Interim Chief Executive

To: The Chairman and Members of the DEVELOPMENT MANAGEMENT COMMITTEE:

Cllrs P F Vickers (Chairman), A Shadbolt (Vice-Chairman), P N Aldis, A R Bastable, R D Berry, A D Brown, Mrs C F Chapman MBE, D J Gale, Mrs R B Gammons, K Janes, D Jones, H J Lockey, K C Matthews, C Maudlin, A Northwood, A A J Rogers, Mrs C Turner and J N Young

[Named Substitutes:

R A Baker, D Bowater, I Dalgarno, P A Duckett, M Gibson, R W Johnstone, P Snelling, B J Spurr, J Street and G Summerfield]

All other Members of the Council - on request

MEMBERS OF THE PRESS AND PUBLIC ARE WELCOME TO ATTEND THIS MEETING

As there are no strategic planning or minerals and waste matters to be considered the meeting will start at 2.00 p.m.

AGENDA

1. **APOLOGIES FOR ABSENCE**

Apologies for absence and notification of substitute members.

2. **MINUTES**

To approve as a correct record the Minutes of the meeting of the Development Management Committee held on 24 June 2009.

(to follow)

3. **MEMBERS' INTERESTS**

To receive from Members declarations and the **nature** in relation to:-

- (a) Personal Interests in any Agenda item
- (b) Personal and Prejudicial Interests in any Agenda item
- (c) Membership of Parish/Town Council consulted upon during the application process and the way in which any Member has cast his/her vote.

4. **CHAIRMAN'S ANNOUNCEMENTS AND COMMUNICATIONS**

If any.

5. **PETITIONS**

To receive petitions from members of the public in accordance with the Public Participation Procedure as set out in Annex 2 of Part A4 of the Constitution.

6. **DISCLOSURE OF EXEMPT INFORMATION**

To consider proposals, if any, to deal with any item likely to involve disclosure of exempt information as defined in the relevant paragraph(s) of Part I of Schedule 12A of the Local Government Act 1972 prior to the exclusion of the press and public.

REPORTS

Planning and Related Applications

To consider the planning applications contained in the following schedules:

Schedule A - Applications recommended for Refusal

Item	Subject	Page Nos.
7.	Planning Application No. CB/09/05112/TP Address: Conway, Oldhill Wood, Studham, Dunstable, LU6 2NE Retention of replacement dwelling with alterations to height of main roof and front projection. (Revised application SB/TP/09/0077). Applicant: Mr Brewer	7/1 – 7/13
8.	Planning Application No. CB/09/05154/TP Address: 101 Drovers Way, Dunstable, LU6 1AL 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). Applicant: Mr David Hyde	8/1 – 8/5

Schedule B - Applications recommended for Approval

Item	Subject	Page Nos.
9.	Planning Application No. CB/09/05088/TP Address: Ramsey Manor Lower School, Manor Road, Barton-le-Clay 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. Applicant: Ramsey Manor Lower School	9/1 – 9/12

10. **Planning Application No. CB/09/05115/TP** 10/1 – 10/6

Address: 312 Manor Road, Woodside, Luton, LU1 4DN

Construction of side roof extensions, insertion of front and rear facing dormer windows and erection of single storey front extension

Applicant: Mr & Mrs R Stay

Schedule C - Any other Applications
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Item	Subject	Page Nos.
11.	Planning Application No. CB/09/05075/TP	11/1 – 11/5

Address: 83 Totternhoe Road, Dunstable, LU6 2AQ

Retention of block paved surface to driveway.

Applicant: Mr M Keane

12.	Planning Application No. CB/09/05117/REG3	12/1 – 12/6
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Address: Arnold Middle School, Hexton Road, Barton-le-Clay, Bedford, MK45 4JZ

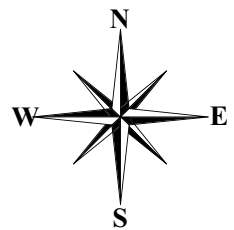
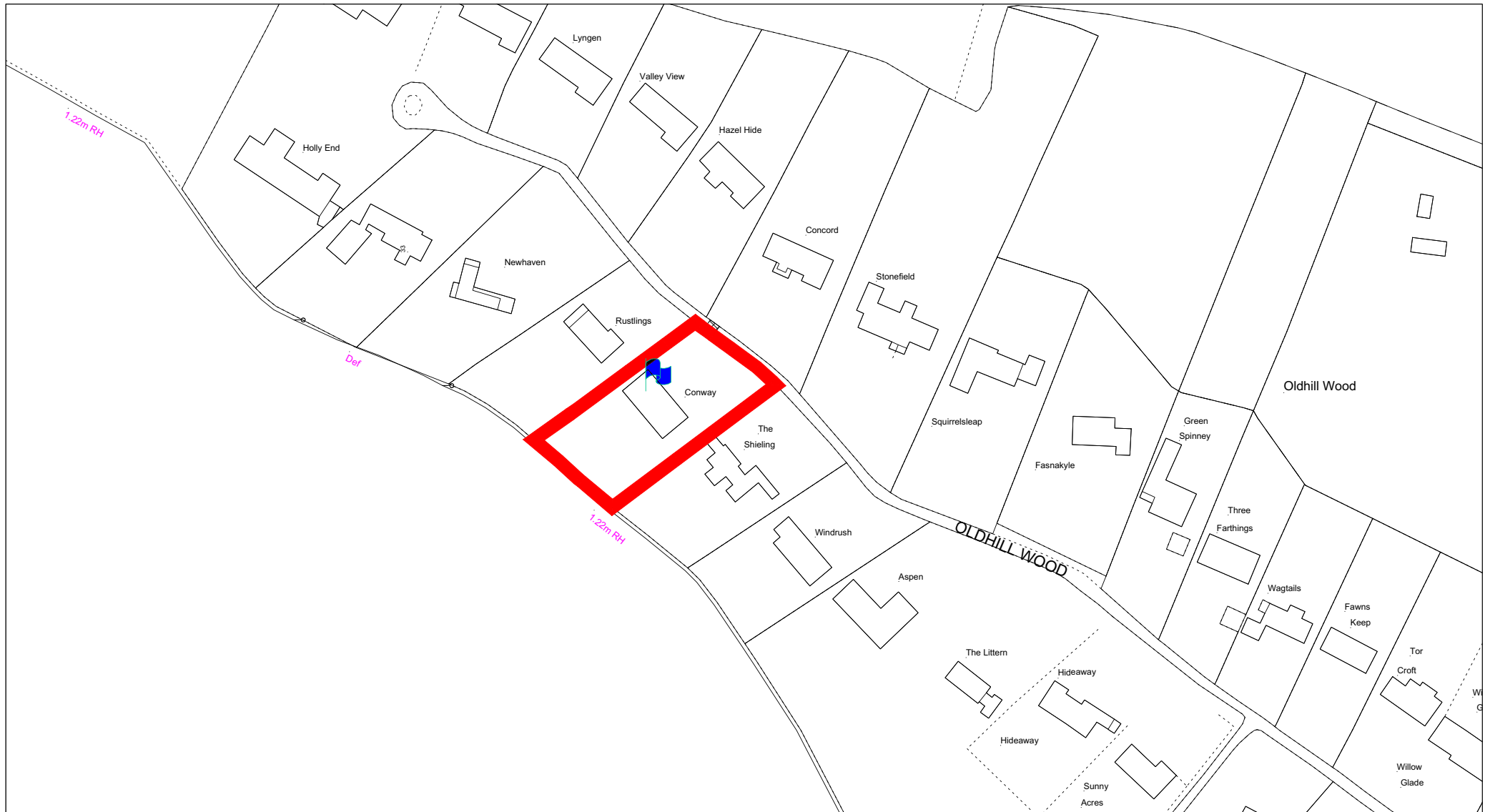
Continued siting of temporary classroom unit.

Applicant: Central Bedfordshire Council

13. **Site Inspection Appointment(s)**

In the event of any decision having been taken during the meeting requiring the inspection of a site or sites, the Committee is invited to appoint Members to conduct the site inspection immediately preceding the next meeting of this Committee to be held on 22 July 2009 having regard to the guidelines contained in the Code of Conduct for Planning Procedures.

In the event of there being no decision to refer any site for inspection the Committee is nevertheless requested to make a contingency appointment in the event of any Member wishing to exercise his or her right to request a site inspection under the provisions of the Members' Planning Code of Good Practice.



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Date: 25:June:2009

Map Sheet No

Scale: 1:1750

ITEM NO. 7

APPLICATION NO. CB/09/05112/TP

Conway, Oldhill Wood, Studham, Dunstable, LU6 2NE

7.1

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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

Site Location:

The application site comprises the former curtilage of 'Conway', a detached single storey dwelling located in Oldhill Wood, Studham (Parish of Whipsnade). The site is flanked by the adjacent properties 'Rustlings' and 'The Shieling'. To the rear of the site is agricultural land.

The application site is washed over by the South Bedfordshire Green Belt and is located within the Chilterns Area of Outstanding Natural Beauty, the Oldhill Wood 'Area of Special Character' and a designated Area of Great Landscape Value.

The Application:

This application seeks permission for the retention of a recently built replacement dwelling with alterations to the height of the main roof and to the front projection. The existing pitched roof would be modified by reducing the height of the ridge by approximately 0.75 metres and replacing it with a flat crown. The roof over the front projection would be reduced by 0.9 metres which would result in the bedroom built over the garage being removed and the first floor layout altered to retain four bedrooms.

RELEVANT POLICIES:**National Policies (PPG & PPS)**

PPS1 - Delivering Sustainable Development
PPG2 - Green Belts
PPS3 - Housing
PPS7 - Sustainable Development in Rural Areas
PPG13 - Transport

Regional Spatial Strategy

East of England Plan (May 2008)

ENV7 - Quality in the Built Environment

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

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

Planning History

SB/TP/06/0719 - Permission for insertion of three pitched roof dormer windows into front and rear roofslopes.

SB/TP/06/1046 - Refusal for erection of detached double garage.

SB/TP/06/1369 - Permission for erection of link-detached double garage.

SB/TP/07/0141 - Permission for the erection of single storey rear extension.

SB/TP/07/0866 - Refusal for erection of replacement dwelling. Subsequent appeal withdrawn.

SB/TP/08/0300 - Permission for erection of single storey rear extension, garage extension and raising of ridge height incorporating loft conversion.

SB/TP/08/0901 - Permission for erection of replacement dwelling.

SB/TP/09/0077 - Refusal for retention of replacement dwelling.

Representations:

(Parish & Neighbours)

Parish Council No response received.

Neighbours Concord, Woodland Rise, Sans Souci, The Sheiling, Pebbles, (all Oldhill Wood), High Wood, Byslips Road, 18 Kensworth Road, Studham, & Home Reddings, Common Road, Studham
Support retention of dwelling in current form.

Hastoe, Treelands, Lyngen, High Acre, The Ranch, Holly End, Nimba Lodge, High Trees (all Oldhill Wood), 13 Dunstable Road, Studham & Adelaide Cottage, Common Road, Studham
Support current application

Rustlings, Oldhill Wood
Objects on the grounds that the proposal does not address the reasons for the refusal of the previous application.

Consultations/Publicity responses

Highway Officer No highway objection.

Environmental Health No objection, recommends conditions.

MoD Defence Estates No safeguarding objection.

Determining Issues

The main considerations considered relevant to the determination of this application are:

1. Recent Planning History of Application Site
2. Impact on Green Belt
3. Affect on Area of Special Character
4. Impact on Residential Amenity

Considerations

1. Recent Planning History of Application Site

As can be seen from the history, planning permission has previously been both granted and twice refused for a replacement dwelling on this site. The relative sizes of the proposals are set out in the table below.

	Original Dwelling	1st Refused Replacement (07/0866)	Approved Replacement (08/0901)	2nd Refused Replacement (09/0077)	Current Application
Footprint	165.5 m ²	250 m ²	264 m ²	293 m ²	293 m ²
Floor Area	272 m ²	480 m ²	401 m ²	516 m ²	478 m ²
Footprint increase over original	-	84.5 m ² +51%	98.5 m ² +60%	127.5 m ² +77%	127.5 m ² +77%
Floor area increase over original	-	208 m ² +76%	129 m ² +47%	244 m ² +90%	206 m ² +75%
Footprint increase over refused replacement	-	-	14 m ² +6%	43 m ² +17%	43 m ² +17%
Floor area increase over first refused replacement	-	-	-79 m ² -16%	36 m ² +7.5%	-1 m ² -0.5%
Footprint increase over approved replacement	-	-	-	29 m ² +11%	29 m ² +11%
Floor area increase over approved replacement	-	-	-	115 m ² +29%	80 m ² +20%
Footprint reduction over second refused replacement	-	-	-	-	0 m ²
Floor area reduction over second refused replacement	-	-	-	-	35m ² -30%

2. Impact on Green Belt

The application seeks permission for the retention of a replacement dwelling on a site which is located within the Green Belt. Replacement dwellings within the Green Belt are controlled by way of Policy H14 of the South Bedfordshire Local Plan Review which states that:

PLANNING PERMISSION WILL NOT BE GRANTED FOR A REPLACEMENT DWELLING IN THE GREEN BELT UNLESS IT WOULD:

- (i) NOT BE MATERIALLY LARGER THAN;
- (ii) BE NO MORE INTRUSIVE IN THE LANDSCAPE THAN; AND
- (iii) OCCUPY THE SAME FOOTPRINT AS;

THE DWELLING IT REPLACES.

The supporting text for this policy states that only in exceptional circumstances should planning permission be given for a replacement dwelling, as sympathetic renovation and restoration will usually be more appropriate. Only where this option is impractical is replacement a viable option.

H14 – Part (i)

This part of the policy states that the replacement dwelling should not be materially larger than the existing dwelling. The proposed alterations would result in the loss of a bedroom over the garage, however the floor area of the dwelling would still be approximately 20% greater than that previously approved and some 75% larger than the original dwelling. Accordingly the proposal would fail to comply with criterion (i) of Policy H14.

H14 – Part (ii)

The proposed replacement dwelling in its modified form would be approximately 0.75 metres higher than the original dwelling and have a maximum height approximately the same as that of the previously approved replacement dwelling. Accordingly the proposal would, in real terms, be broadly in compliance with criterion (ii) of Policy H14.

H14 – Part (iii)

The proposed siting of the replacement dwelling would correspond with that of the original dwelling and the footprint of the approved extensions, however the footprint would be larger than that of both the original and previously approved dwellings. Accordingly it is considered that the proposal would not meet the requirements of criterion (iii) of Policy H14.

It is clear that the proposal fails to comply with the provisions of Policy H14 and can therefore be considered as inappropriate development in the Green Belt. In addition to the harm by inappropriateness the current proposal by virtue of its size, bulk and massing results in a further harmful reduction in the openness of the Green Belt.

Very Special Circumstances

The current application is not accompanied by any justification for the retention of the dwelling as built and no case for 'very special circumstances' has been submitted.

The previous application for a replacement dwelling (SB/TP/08/0901) was submitted as a result of the majority of the original dwelling being demolished, including a significant proportion indicated to be retained on the plans submitted with the approved application to extend the property. That application was accompanied by a supporting statement explaining that as work on the approved development was commenced it was discovered that the existing foundations were substandard and that in order to meet the Building Regulations it was necessary for additional reconstruction to occur. In granting permission for the previous scheme the earlier grant of permission for extensions and alterations was considered to be a significant material consideration especially as that application was for the construction of a dwelling identical to that which would have resulted from a completion of the previous permission. The previous grant of permission (SB/TP/08/0300) for a proposal whose end result was identical to that which would have resulted from that application being granted permission and the situation regarding the condition of the existing dwelling were considered to be 'very special circumstances' that would amount to the previous application for a replacement dwelling being acceptable having regard to the apparent conflict with the criteria of Policy H14.

The previously accepted 'very special circumstances' do not apply to the current proposal, and no new case for 'very special circumstances' has been advanced to support a proposal that is clearly contrary to the long established provisions of both Planning Policy Guidance Note 2: Green Belts and Policy H14 of the Local Plan Review.

3. Affect on Area of Special Character

The most recent application on this site, that for the retention of the dwelling as built was refused on the grounds that the additional height and bulk of that scheme was significantly greater than that previously approved such that it results in an over intensive, excessively urban form of development located within a semi-rural street scene. The proposed alterations reduce the scale, bulk and visual impact of the development to a degree that, on balance, is considered not to result in undue harm to the acknowledged character of the designated Oldhill Wood Area of Special Character.

The proposed development would have no significant impact upon the character and landscape quality of either the Chilterns Area of Outstanding Natural Beauty or the Area of Great Landscape Value

4. Impact on Residential Amenity

We are satisfied that the current proposal would have no significant impact on the residential amenities of the occupiers of neighbouring properties in terms of overlooking, loss of privacy, loss of sunlight and daylight or overbearing appearance having regard to the previously approved development.

Conclusion

This application is recommended for refusal of the grounds that the proposal constitutes inappropriate development in the Green Belt and no case for 'very special circumstances' has been advanced.

It should be noted that the proposed alterations are those which would reduce the size of the development to as close as possible to that of the approved replacement

dwelling without substantial demolition and reconstruction. Should the recommendation be accepted and permission refused, and notwithstanding the consequential right of appeal, it is likely an Enforcement Notice may be served to ensure the ongoing breach of planning control is resolved. The requirements of such a notice, would in all likelihood, result in the near total demolition of the dwelling in order that it could be rebuilt in compliance with the previous permission.

Recommendation

That Planning Permission be **REFUSED** for the following reason:

- 1 The proposed replacement dwelling would by virtue of its size, bulk and massing be both materially larger than, and more intrusive in the landscape than the original dwelling to the detriment of the openness of the Green Belt. The proposed scheme is therefore considered to be inappropriate development within the Green Belt and no very special circumstances have been justified in support of the proposal. The proposed scheme is therefore contrary to the advice contained within Planning Policy Guidance Note 2: 'Green Belts' and to the provision of Policy H14 of the South Bedfordshire Local Plan Review.

DECISION

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APPLICATIONS RECOMMENDED FOR REFUSAL

Schedule Type: **A**Item Number: **01**Application No: **SB/TP/09/0077** Start Date: **09/02/2009** Expiry Date: **06/04/2009**Applicant: **Mr Brewer**Agent: **Briffa Phillips Architects**Location **Conway, Oldhill Wood, Studham, Dunstable, LU6 2NE**Proposal **Erection of replacement dwelling (Revised application SB/TP/08/0901).**Ward: **Kensworth/Totternhoe/Studham/Whipsnade**Ward Councillors: **Cllr Mrs M Mustoe & Cllr Ms C Wyles**Parish: **Whipsnade**Application Type: **Planning Application**Case Officer: **Simon Barnett****BACKGROUND PAPERS:**

None other than as referred to in the report.

DESCRIPTION:

The application site comprises the former curtilage of 'Conway', a detached single storey dwelling located in Oldhill Wood, Studham (Parish of Whipsnade). The site is flanked by the adjacent properties 'Rustlings' and 'The Shieling'. To the rear of the site is agricultural land.

The development for which planning permission is sought is described on the application form as the 'construction of a four bedroom dwelling', however the building the subject of the application is largely complete and effectively this application seeks to regularise the existing building that has not been built in compliance with planning permission SB/TP/08/0901.

The principle differences between the current and previously proposed schemes are:

- an increase in the width of the dwelling of 0.5 metres;
- an increase in the depth of the dwelling of 0.6 metres;
- an increase in the depth of the front projection by 0.9 metres;
- an increase in the width of the front projection by 0.4 metres;
- an increase in the depth of the rear projection by 1.5 metres;
- an increase in the width of the dormer windows of 0.8 metres;
- an increase in the ridge height of the dwelling by approximately 0.6 metres; and

APPLICATIONS RECOMMENDED FOR REFUSAL

- an increase in the ridge height of the front projection of 1.0 metres.

RELEVANT HISTORY:

- SB/TP/06/0719 - Permission for insertion of three pitched roof dormer windows into front and rear roofslopes.
SB/TP/06/1046 - Refusal for erection of detached double garage.
SB/TP/06/1369 - Permission for erection of link-detached double garage.
SB/TP/07/0141 - Permission for the erection of single storey rear extension.
SB/TP/07/0866 - Refusal for erection of replacement dwelling. Subsequent appeal withdrawn.
SB/TP/08/0300 - Permission for erection of single storey rear extension, garage extension and raising of ridge height incorporating loft conversion.
SB/TP/08/0901 - Permission for erection of replacement dwelling.

RELEVANT POLICIES:

National Policies

PPS1 - Delivering Sustainable Development, PPG2 - Green Belts, PPS3 - Housing, PPS7 - Sustainable Development in Rural Areas & PPG13 - Transport

Regional Spatial Strategy

East of England Plan (May 2008)

ENV7 - Quality in the Built Environment

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

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

CONSULTATION / PUBLICITY RESPONSES:

1. Environmental Health (11/02/09): Recommends condition and informative's.
2. Environment Agency (10/02/09): No comment.
3. 'Pebbles' (24/02/09), 'The Ranch' (26/02/09) & 'The Shieling' (25/02/09), Oldhill Wood: Support the application.

The consultation period does not end until 11th March and any further comments received will be reported at the Meeting.

APPLICATIONS RECOMMENDED FOR REFUSAL

COMMENTS:

This application has been referred to the Planning Committee at the request of the Ward Councillor, Mrs Mustoe.

As can be seen from the history, planning permission has previously been both granted and refused for a replacement dwelling on this site. The relative sizes of the proposals are set out in the table below.

	Original Dwelling	Refused Replacement (SB/TP/07/0866)	Approved Replacement (SB/TP/08/0901)	Proposed Replacement
Footprint	165.5 m ²	250 m ²	264 m ²	293 m ²
Floor Area	272 m ²	480 m ²	401 m ²	516 m ²
Footprint increase over original	-	84.5 m ² +51%	98.5 m ² +60%	127.5 m ² +77%
Floor area increase over original	-	208 m ² +76%	129 m ² +47%	244 m ² +90%
Footprint increase over refused replacement	-	-	14 m ² +6%	43 m ² +17%
Floor area increase over refused replacement	-	-	-79 m ² -16%	36 m ² +7.5%
Footprint increase over approved replacement	-	-	-	29 m ² +11%
Floor area increase over approved replacement	-	-	-	115 m ² +29%

The application site is washed over by the South Bedfordshire Green Belt and is located within the Chilterns Area of Outstanding Natural Beauty, the Oldhill Wood Area of Special Character and a designated Area of Great Landscape Value.

Green Belt.

The application seeks permission for the erection of a replacement dwelling on a site which is located within the Green Belt. Replacement dwellings within the Green Belt are controlled by way of Policy H14 of the South Bedfordshire Local Plan Review which states that:

PLANNING PERMISSION WILL NOT BE GRANTED FOR A REPLACEMENT DWELLING IN THE GREEN BELT UNLESS IT WOULD:

- (i) NOT BE MATERIALLY LARGER THAN;
- (ii) BE NO MORE INTRUSIVE IN THE LANDSCAPE THAN; AND

APPLICATIONS RECOMMENDED FOR REFUSAL

- (iii) OCCUPY THE SAME FOOTPRINT AS;
THE DWELLING IT REPLACES.

The supporting text for this policy states that only in exceptional circumstances should planning permission be given for a replacement dwelling, as sympathetic renovation and restoration will usually be more appropriate. Only where this option is impractical is replacement a viable option.

H14 – Part (i)

This part of the policy states that the replacement dwelling should not be materially larger than the existing dwelling. The proposed replacement dwelling would be substantially larger than both the original dwelling and that previously approved and accordingly the proposal would fail to comply with criterion (i) of Policy H14.

H14 – Part (ii)

The proposed replacement dwelling would be at least 1.5 metres higher than the original dwelling and approximately 0.6 metres higher than the previously approved dwelling. Accordingly the proposal would fail to comply with criterion (ii) of Policy H14.

H14 – Part (iii)

The proposed siting of the replacement dwelling would correspond with the footprint of the original dwelling and the footprint of the approved extensions, however the footprint would be larger than both the original and previously approved dwellings. Accordingly it is considered that the proposal would meet the requirements of criterion (iii) of Policy H14.

It is clear that the proposal fails to comply with the provisions of Policy H14 and can therefore be considered as inappropriate development in the Green Belt. In addition to the harm by inappropriateness the currently proposal by virtue of its size, bulk and massing results in a further harmful reduction in the openness of the Green Belt.

Very Special Circumstances

The current application is not accompanied by any justification for the retention of the dwelling as built and no case for 'very special circumstances' has been submitted.

The previous application for a replacement dwelling (SB/TP/08/0901) was submitted as a result of the majority of the original dwelling being demolished, including a significant proportion indicated to be retained on the plans submitted with the approved application to extend the property. That application was accompanied by a supporting statement explaining that as work on the approved development was commenced it was discovered that the existing foundations were substandard and that in order to meet the Building Regulations it was necessary for additional reconstruction to occur. In granting permission for the previous scheme the earlier grant of permission for extensions and

APPLICATIONS RECOMMENDED FOR REFUSAL

alterations was considered to be a significant material consideration especially as that application was for the construction of a dwelling identical to that which would have resulted from a completion of the previous permission. The previous grant of permission (SB/TP/08/0300) for a proposal whose end result was identical to that which would have resulted from that application being granted permission and the situation regarding the condition of the existing dwelling were considered to be 'very special circumstances' that would amount to the previous application for a replacement dwelling being acceptable having regard to the apparent policy conflict with the criteria of Policy H14.

The previously accepted 'very special circumstances' do not apply to the current proposal which is clearly contrary to the long established provisions of both Planning Policy Guidance Note 2: Green Belts and Policy H14 of the Local Plan Review.

Design

The additional height and bulk of the current proposal is considered to be significantly greater than that previously approved such that it results in an over intensive, excessively urban form of development located within a semi-rural street scene. The proposal therefore has an adverse affect on the acknowledged character of the designated Oldhill Wood Area of Special Character.

Impact on Residential Amenity.

We are satisfied that the current proposal would have no significant impact on the residential amenities of the occupiers of neighbouring properties in terms of overlooking, loss of privacy, loss of sunlight and daylight or overbearing having regard to the previously approved development.

Other Matters

The proposed development would have no significant impact upon the character and landscape quality of either the Chilterns Area of Outstanding Natural Beauty or the Area of Great Landscape Value.

RECOMMENDATION: that Planning Permission be REFUSED for the following:

REASONS FOR REFUSAL

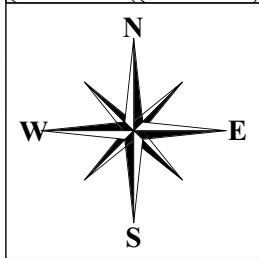
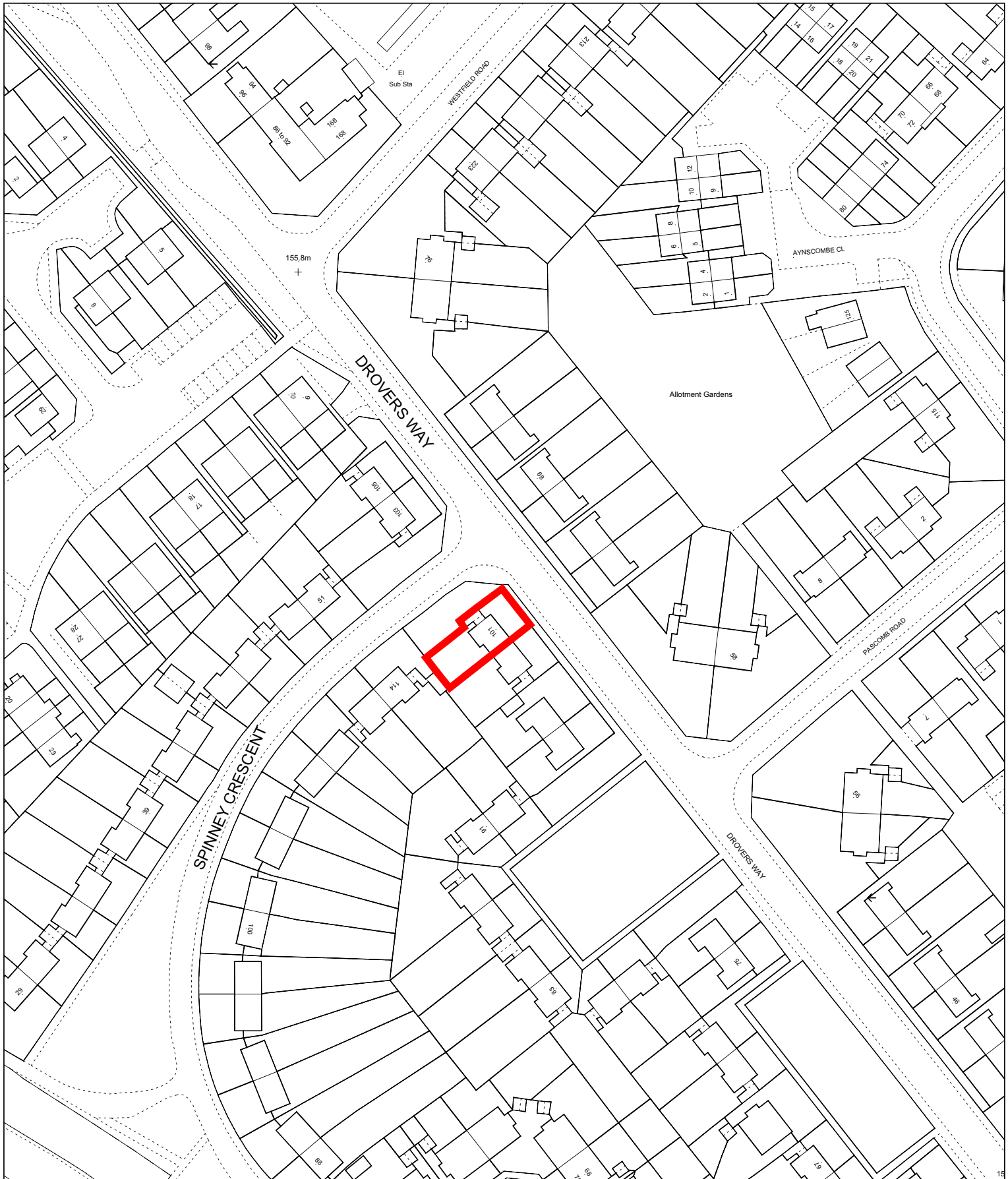
1. R17 The proposed replacement dwelling would by virtue of its size, bulk and massing be both materially larger than, and more intrusive in the landscape than the existing dwelling to the detriment of the openness of the Green Belt. The proposed scheme is therefore considered to be inappropriate development within the Green Belt and no very special circumstances have been justified in support of the proposal. The proposed scheme is therefore contrary to the advice contained within Planning Policy Guidance Note 2: 'Green Belts' and contrary to the provision of Policy H14 of the South Bedfordshire Local Plan Review.
2. R38 The proposed development would result in an overly intrusive and

APPLICATIONS RECOMMENDED FOR REFUSAL

urbanising feature within the semi-rural street scene and which makes a significant contribution towards the designated Oldhill Wood Area of Special Character. It would result in a more urbanised form of built development within the street scene, harmful to its character and that of the locality. The proposal is therefore contrary to Policies BE8 and BE6 of the South Bedfordshire Local Plan Review.

DECISION

For further information on this application please contact **Simon Barnett** on direct dial/extension 0845 849 6301



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Date: 25:June:2009

Map Sheet No

ITEM NO. 8

APPLICATION NO. CB/09/05154/TP

Scale: 1:1250

101 Drovers Way, Dunstable, LU6 1AL

8.1

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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

Site Location:

The application site comprises the curtilage of number 101 Drovers Way, together with an area of land measuring 11 metres deep by an average of 1.8 metres wide located adjacent to the existing rear garden. This parcel of land (which is in the ownership of Central Bedfordshire Council) currently forms part of the verge flanking number 101 Drovers Way and the carriageway of Spinney Crescent.

Number 101 Drovers Way is a semi-detached, two-storey dwellinghouse located at the junction of Spinney Crescent with Drovers Way. The site is flanked to the south by the adjoining dwelling number 99 Drovers Way and to the west (the rear) by number 114 Spinney Crescent.

The Application:

Planning permission is sought for the erection of a two-storey side extension and subdivision to form two dwellings together with the erection of a canopy to the front and formation of new vehicular access to the front.

The extension would replace an existing extension/outbuilding to the side and have a footprint measuring 7.1 metres deep by 3.0 metres wide, with the first floor having a depth a metre less and being set back by that amount. The extension would have a pitched roof subordinate to that of the existing dwelling.

The proposed internal subdivision would result in the formation of two, small three bedroom dwellings and effectively turn the existing pair of semi-detached dwellings into a terrace of three.

The parcel of land outside of the applicants ownership would be incorporated as residential curtilage to allow the provision of rear gardens measuring five metres wide to both properties.

Parking would be provided at a ration of one space per dwelling with the existing access to the rear of Spinney Crescent being retained and a new access off Drovers Way formed to the front of the site.

RELEVANT POLICIES:

National Policies (PPG & PPS)

PPS1 - Delivering Sustainable Development, PPS3 - Housing & PPG13 - Transport

Regional Spatial Strategy

East of England Plan (May 2008)

ENV7 - Quality in the Built Environment

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

South Bedfordshire Local Plan Review Policies

H2 - Fall-In Sites

H8 - Extensions to Dwellings

BE8 - Design Considerations

T10 - Parking - New Developments

Planning History

SB/TP/09/0142 - Refusal for conversion of dwelling into two flats with pitched roofs over front porch and side extension and parking space to front.

Representations:

(Parish & Neighbours)

Town Council No response received.

Neighbours 114 Spinney Crescent
Raises the following issues in respect of the fence realignment:

- new fence would go through existing tree partly on own land;
- removal of tree would cause damage to hedge and garage entrance;
- fence relocation would make access using existing slabs difficult;
- access is over own land.

Consultations/Publicity responses

Highway Officer Objects on the grounds that insufficient parking is proposed.

Environmental Health No comments in regard to contaminated land.

Environment Agency No comment

Determining Issues

The main issues considered relevant to the determination of this application are:

1. Principle of Development
2. Design & Appearance
3. Impact on Residential Amenity
4. Parking & Access

Considerations

1. Principle of Development

The application site is located within the built envelope of Dunstable where both national and local planning policy encourages the reuse of suitable sites for residential purposes at higher densities. The principle of extending and subdividing the existing dwelling is therefore considered acceptable. The incorporation of land such as that included in the application site is often considered as being an unacceptable loss of amenity land. In this instance having regard to the limited size of the parcel of land and the retention of almost seven metres of verge, its loss would have no material impact on the character of the locality.

2. Design & Appearance

The design of the proposed extension and alterations are considered to be in keeping with both the existing dwelling and the wider locality. Accordingly whilst the application site is located in a prominent corner location, the proposed development would not appear at odds with the streetscene and would harmonise with the area.

3. Impact on Residential Amenity

The proposal, by virtue of its relationship with adjacent dwellings, would have not any significant affect on the living conditions of the occupiers of those properties.

4. Parking & Access

The proposal makes provision for one off street parking space for each proposed dwelling. The Highway Officer considers that such a level of provision for a three bedroom house in this location is inadequate and would be likely to create additional on-street parking problems which would cause inconvenience and danger to users of the public highway.

Conclusion

The proposal whilst acceptable in principle, makes insufficient provision for on site parking such that it would lead to additional on-street parking with a consequential increase in inconvenience and danger to users of the public highway.

Recommendation

That Planning Permission be **REFUSED** for the following reason:

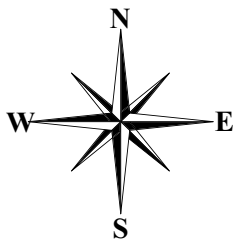
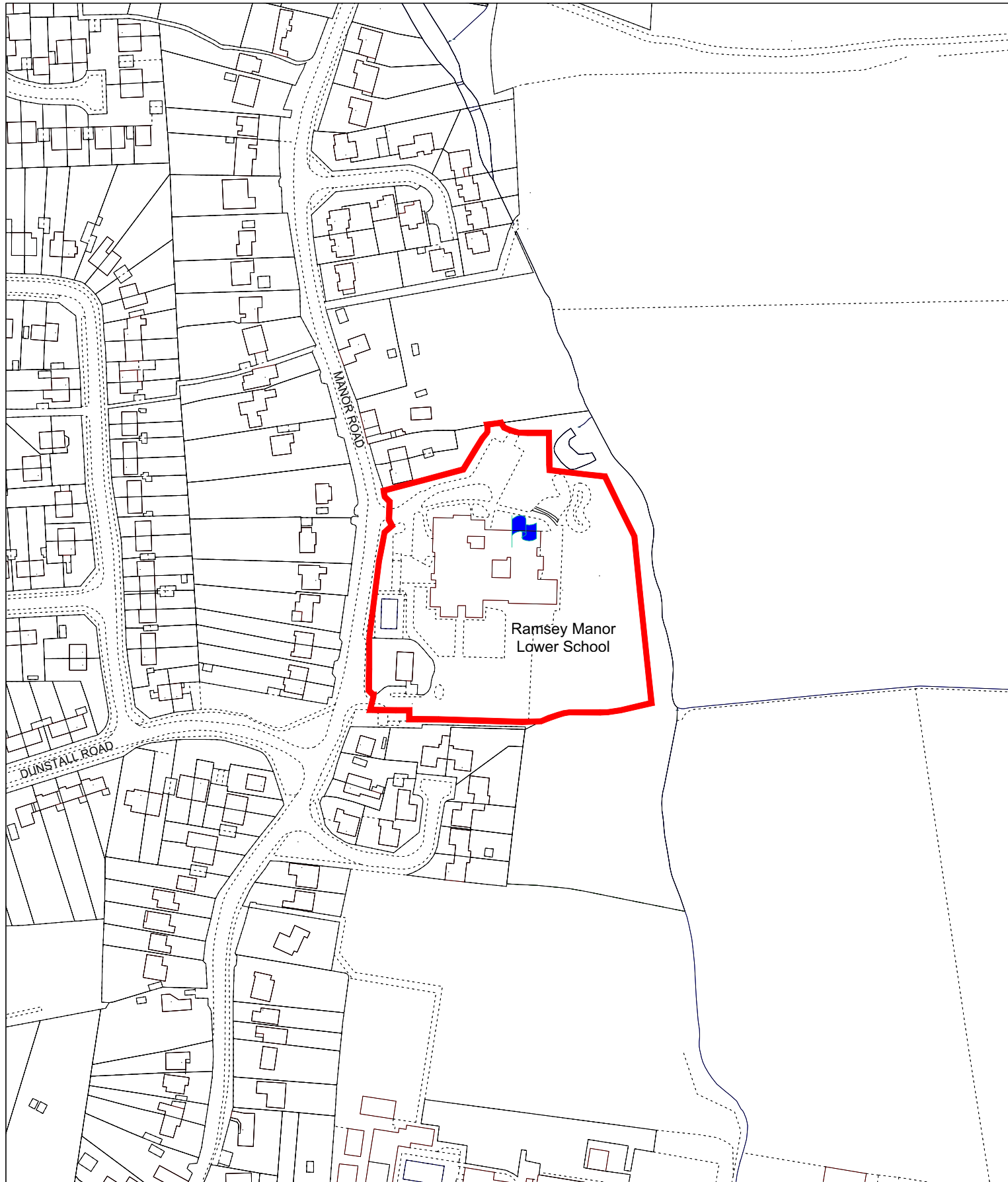
- 1 The proposed development fails to make adequate provision for off-street parking and if permitted would lead to an increase in on-street parking thereby resulting in unacceptable traffic congestion and additional hazards for users of the highway. The proposal is therefore contrary to the provisions

of PPG13: 'Transport' and to Policy T10 of the South Bedfordshire Local Plan Review.

DECISION

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Date: 25:June:2009

Map Sheet No

ITEM NO. 9

APPLICATION NO. CB/09/05088/TP

Scale: 1:2500

Ramsey Manor Lower School, Manor Road, Barton-le-Clay
9.1

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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

Site Location:

Ramsey Manor Lower School, with an overall area of approximately 1.6ha, lies on the eastern side of Manor Road, opposite No's 106 – 120, immediately to the north of Blakelands. The school comprises extensive single storey buildings with raised clerestory-style lean-to roofed projections above the main roofline over the central section of the building. The school is set in extensive grounds. To the front of the building is a swimming pool and single storey store. The main vehicular access point is in the north western corner of the site, adjacent to No. 131. The road frontage is delineated by a mix of close boarded fencing; railings and tree/hedge planting while other boundaries comprise a mix of low railings, close boarded fencing and hedges. The caretaker's bungalow lies to the south of the swimming pool enclosure at No. 133 Manor Road. To the south of this is an open barn-type structure adjacent to the common boundary with No. 135 and 4 Blakelands.

There is residential development to the north and south and to the west, on the opposite side of Manor Road. To the south east lie the grounds of Arnold Middle School. To the east lies open countryside.

The whole site falls within the Green Belt. The School is outside but adjoins the eastern boundary of the Manor Road Area of Special Character.

The Application:

Planning permission is sought for the erection of a free-standing single storey building to provide an extended schools facility for pre-school age children and for

pupils at both Ramsey Manor and Arnold Middle Schools (ages 4-13). This would involve the removal of the swimming pool and store building.

The current application is a revised scheme following a previous grant of planning permission for two similar proposals on 18 December 2008 under reference SB/TP/08/1065 and on 18 March 2009 under reference SB/TP/09/00051.

The building in the current scheme would have an overall floor area of approximately 244 sq.m. The approved schemes are approximately 252 sq.m (08/1065) and 206 sq.m (09/00051). This scheme is broadly the same as that approved under 09/00051 but provides for an enlargement of the foyer area by 38 sq.m. It would provide the following accommodation:

- Pre-School facility of 32 places for sessions in the morning and afternoon;
- Breakfast Club for up to 30 children from 08:00 – 08:50 (ages 4 – 13)
- After School Club for up to 30 children from 15:20 – 18:00 (Ages 4 – 13)
- Holiday Club for up to 30 children from 08:00 – 18:00 (Ages 4 – 13)
- Community Support facilities
- Evening & Weekend Adult education.

The building would be flat roofed. The maximum width of the development would be 21.7m wide by 12.2m deep to a maximum height of 4m, while the store/buggy park front projection would measure 9.65m wide by 3.27m deep. That front projection and the foyer area would have a height of 3.2m. The materials of construction would comprise buff coloured facing brick with red engineering brick for contrast details plus burgundy fascias and white powder coated window frames. There would be a covered external play area on the southern elevation measuring 3.9m wide by 10.7m deep.

The details of the proposal include:

- The Pre-School flexible main teaching/play area of approx. 70 - 80sq.m with a dedicated area for wet play and quiet activities. This area would also be used for the breakfast, after school and holiday club.
- Community area of approx. 40 - 50sq.m
- Reception office area
- Kitchen for preparation of snacks, breakfasts, etc.
- Cloakroom facility including ambulant disabled toilet and baby change facilities
- Covered link to the main school building
- External play area, partially covered
- Covered buggy park
- Five additional car parking spaces and delivery bay
- New railings and landscaping along the road frontage. Length of close-boarded fencing retained. Loss of some tree and hedge specimens. The close boarded fence line has been moved back into the site, shaving a small strip off the play area for the Pre-School to allow for planting to the front to soften the appearance of the fence line. Full planting details also shown on the submitted plan.

A detailed Design, Access and Planning Statement has been submitted in support of the scheme.

RELEVANT POLICIES:

National Policies (PPG & PPS)

PPS1 - Delivering Sustainable Development
PPG2 - Green Belts.
PPS7 - Sustainable Development In Rural Areas

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.

Planning History

SB/CC/96/0001	Permission for siting of single temporary classroom.
SB/CC/98/0013	Permission for single storey extension to school building.
SB/CC/00/0001	Permission for provision of 8 additional car park spaces.
SB/CC/00/0002	Permission for single storey extension and alterations.
SB/CC/06/0858	Permission for canopy and creation of hard play area.
SB/TP/071478	Permission for construction of roof and windows over existing inner courtyard forming 35m2 extension to existing library.
SB/TP/08/1065	Permission for the erection of a 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).
SB/TP/09/00051	Permission for the erection of a 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 scheme to SB/TP/08/1065.
CB/09/05047/TP	Undetermined application for the retention of six canopies in the playground. Being reported to Development Management Committee on 24 June 2009.

Representations: (Parish & Neighbours)

Barton-le-Clay Parish Council	No response received
Occupier 108 Manor Road	Objection on the following grounds: <ul style="list-style-type: none">• traffic congestion and parking problems already exist at the school at drop-off and collection times. Manor

Road is reduced to a single carriageway. Residents living in close proximity to the school are frequently unable to access their driveways at drop-off and collection times;

- on the proposed plans there is insufficient additional parking for the size of the building. At least an additional 13 spaces would be required for teachers, assistants and so on.
- a better solution would be to use the former swimming pool for parking and dropping off and the location of the old barn adjacent to the playground would be a better site for this building.

Occupier 112 Manor Road

Objection on the following grounds:

- little point in objecting again as it all appears to be 'done and dusted' – just making amendments to enlarge the building and hoping that the enlargement is disguised well enough within the detailed proposal that people won't notice;
- hours of usage far exceed those on the initial plan as weekends now included along with evenings;
- the plan is simply outrageous – on all the grounds of previous complaints – most notably the highways issue and the safety of both residents and visitors to the building;
- patrons won't walk and the road is busy and dangerous not just at school times but into the evenings as well;
- pavements are narrow, cars have to swerve to avoid vehicles parked on street when faced with on-coming traffic;
- the school has extensive grounds and undoubtedly has the room for a spacious car park facility to accommodate the usage – without compromising the children's play area. Roads should not be cluttered with parked cars;
- separate access to the building is a proposed benefit of siting it on the road frontage as there is a concern over security of the school premises. Would query what sort of patrons will use the facility. There could be a risk to the security of local residents from antisocial behaviour;
- would be better if the building were sited at the rear of the school site. This has previously been discounted as being too expensive. Yet additional money has been found to enlarge the building so why hasn't this been used to look at an alternative siting?
- it is possible to improve facilities at the school without disturbing the whole neighbourhood and all those involved at Ramsey Manor School should explore and investigate more appropriate alternatives

Headteacher & Governing Body Arnold Middle School	Support the proposal as this will be a vital resource to help meet the needs of children, families and the local community.
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Consultations/Publicity responses

Sport England	No objections.
Environmental Health Officer	No objections but requests precautionary condition concerning potential site contamination.
Bedfordshire Police Architectural Liaison Officer	Objects as the proposal has not considered community safety, security and crime prevention matters.
Landscape Officer	No objection provided previous landscaping conditions as applied to 08/1065 and 09/00051 are re-imposed.
Highways	No objection subject to conditions requiring an update of the school's Travel Plan and agreement of surfacing details.
Beds and River Ivel IDB	No objection, subject to the imposition of a suitably worded condition in relation to securing details of storm water discharge.

Determining Issues

The main considerations in the determination of the application are:

1. Principle of development
2. Green Belt
3. Design & External Appearance Considerations
4. Highway & Parking Considerations
5. Impact on residential amenity
6. Other matters

Considerations

1. Principle of development

The principle of the development has been accepted and there are two extant permissions for similar proposals (SB/TP/08/01065 and SB/TP/0900051).

2. Green Belt

The erection of the proposed would by definition, be inappropriate development in the Green Belt and 'very special circumstances' must be demonstrated to justify the grant of planning permission.

The Supporting statement puts forward a case for VSCs, which can be summarised as follows:

- There is a requirement for a dedicated Pre-School facility in the village. Both the schools need to provide accommodation for breakfast, after school and holiday clubs. The Pre-School is currently held in the Village Hall but as this is a shared facility there is a compromise in the type of

activities offered and there is no dedicated storage.

- It is both preferable and sensible for the Pre-School to be located with the schools as there is a natural progression from Pre-School to the lower and middle schools. A facility at Ramsey Manor would help the children have a smooth transition from Pre-School to School, as they would be familiar with the site.
- Neither school has a breakfast club at the moment. The after-school club is held in the main hall, which causes conflict with other after school activities such as gym club, for example. When other clubs are taking place the after-school club has to move to a classroom, which does not have sufficient space for the full range of after school activities.
- The frontage location has been chosen in order to minimise the visual appearance on the openness of the Green Belt, on an area previously developed with buildings/structures. The building, although linked to the main school, could be operated independently which means it could be used to provide both a school and community facility whilst ensuring the security of the school building would not be compromised.
- The building would also have wider community benefit.
- The proposals are part of the Department for Children, Schools and Families initiative under 'The Children's Plan – Building Brighter Futures, 2008', the Every Child Matters (ECM) agenda and the extended school facility 'RESPECT – Project (reaching out, extended school partnership, education, community, training). The primary aim is to place children at the centre of a network of services that have their learning and well being at heart with support for parents/carers in the form of parenting support, family learning, community access and adult learning (for example: IT skills, support for those seeking a return to work after a break to raise a family etc.)

These arguments are accepted and it is considered that the benefits to the school, children, parents/carers and the wider community outweigh the potential harm to the openness of the Green Belt of allowing an additional building. It is considered that a case for very special circumstances has been made and that the scheme should not fail on Green Belt grounds.

The proposal does not need to be referred to the Government Office for the East of England under the Town and Country Planning (Green Belt) Direction 2005 (Circular 11/2005) as the floorspace proposed is significantly below the 1,000 sq.m threshold and the development by reason of its scale, nature and location would not have a significant impact on the openness of the Green Belt.

3. Design & External Appearance Considerations

The building would be flat roofed with the central lobby link and wet play/quiet area/covered buggy park set at a lower height than the two main sections.

The revised building is of a similar design and external appearance to the approved schemes comprising a rectangular geometric shape with a flat roof, varying in height between 3.2m and 4.0m. The materials of construction would comprise buff coloured facing brick to contrast with the rest of the school with red engineering brick for soldier course and feature details, burgundy fascias and white powder coated window frames. The design and external

appearance of the building would be in keeping with the external appearance of the main school building.

The scheme would involve the loss of some trees along the Manor Road frontage. Those to be removed are in poor condition. There is an existing close-boarded fence along part of the road frontage, some of which would be removed to allow for a 2.0m high railing with low planting behind. This would open up views into the site from the Manor Road frontage and the front wall of the building would be closer to the highway frontage than is currently the case. The main school buildings are set back some distance from the road frontage and the existing single storey store and open pool are not visible along this frontage. However, the building is of single storey construction varying in height between 3m and 4m. The smaller front projection would be set back between 4.5 and 5.5m from the road and the 4m high element between 7.2m and 8.4m. The new railing would be just off-set from the back edge of the footpath. Although the proposals would be visible from Manor Road it is not considered that there would be an unacceptably harmful effect upon the visual amenity of the locality or the setting of the Manor Road Area of Special Character that would necessitate a refusal of planning permission. The landscaping proposals, particularly now that the remaining element of close boarded fencing would be repositioned to allow more screen planting, would also serve to soften and complement the built form.

4. Highway & Parking Considerations

There are five additional parking spaces proposed in connection with the new development, which is one less than the approved scheme 08/1065 and the same as approved scheme 09/00051. It is acknowledged that there is traffic congestion at school drop-off and collection times in the morning and afternoon. However, many of those attending Pre-School will be going to the site or being collected if they attend afternoon sessions with siblings at the Lower and/or Middle Schools, so not all Pre-School pupils will be generating additional trips at the morning and afternoon peak. For activities out of school hours, for example collection and dropping off at the out of school club or holiday clubs, the number of attendees will be significantly less than those attending schools, so on-road parking would be less of an issue and the school car park/drive could be used also. The Headteacher has confirmed that evening and weekend use is not going to be extensive and what currently takes place in the main school building will take place in the new building instead. There will be a limit on this use as it has implications for the evening hours that the school caretaker (Site agent) is asked to work in order to allow access to the building, to lock up and to allow cleaning to take place. Also, the numbers of people likely to be attending in the evenings and weekends would be less than the total number of pupils attending during the school day. Congestion at school drop off and collection is an inevitable feature of the area surrounding schools is of a relatively short duration and not of itself a reason to withhold planning permission. The Highway Officer raises no objections to the proposals. The School already has a Green Travel Plan. There is a recommended condition to review and update it as a consequence of this application, which should lead to a reduction in car-borne traffic attending the school.

5. Impact on residential amenity

The school site is bounded by residential development to the north, south and

west. The main disruption probably occurs during school drop-off and collection at the morning and afternoon peak. As stated above it is not considered that the additional Pre-School trip generation and extended day and holiday care would result in an unacceptable increase in car borne trip-generation to justify a refusal of permission. The after-school club already takes place in the main school building. Concern was expressed in relation to the earlier application about the evening and weekend use. The Headteacher has confirmed that this would be unlikely to increase above current levels due to the implications for the site manager and cleaning regime. Even if it were to, the numbers attending would be much less than the number of pupils attending the school. Although there is to be a new dedicated outdoor play facility for the Pre-School which would probably be used by the holiday and after-school clubs it is not considered that this of itself would generate unacceptable levels of noise. This area could be used for outdoor play and outdoor teaching anyway. On that basis it is not considered that there would be such an impact upon residential amenity in terms of noise, disruption and general disturbance to justify a refusal of planning permission.

6. Other matters

The comments of the Beds and River Ivel IDB can be addressed by condition.

The concerns of the Police Architectural Liaison Officer have been conveyed to the applicant's agent. The addendum to the Design and Access Statement to cover Secured-by Design matters has been submitted. This is being considered by the Police Architectural Liaison Officer and an update will be given at the Meeting.

Conclusion

The proposal will have no unacceptable impact on openness of Green Belt, setting of the Area of Special Character, character and appearance of the locality and residential amenity and can be treated as minor departure from Development Plan.

Reasons for Granting

Very special circumstances have been demonstrated to justify an exception being made to the normal presumption against inappropriate development in the Green Belt. The proposed development complies with national guidance and Policies BE6 and BE8 of the South Bedfordshire Local Plan Review in respect of the visual impact of the siting, design and external appearance of the development on the character and appearance of the locality generally, the setting of the Manor Road Area of Special Character and the openness of the Green Belt and the amenity of neighbouring occupiers.

Recommendation

That Planning Permission be **GRANTED** 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 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)

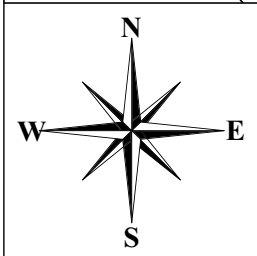
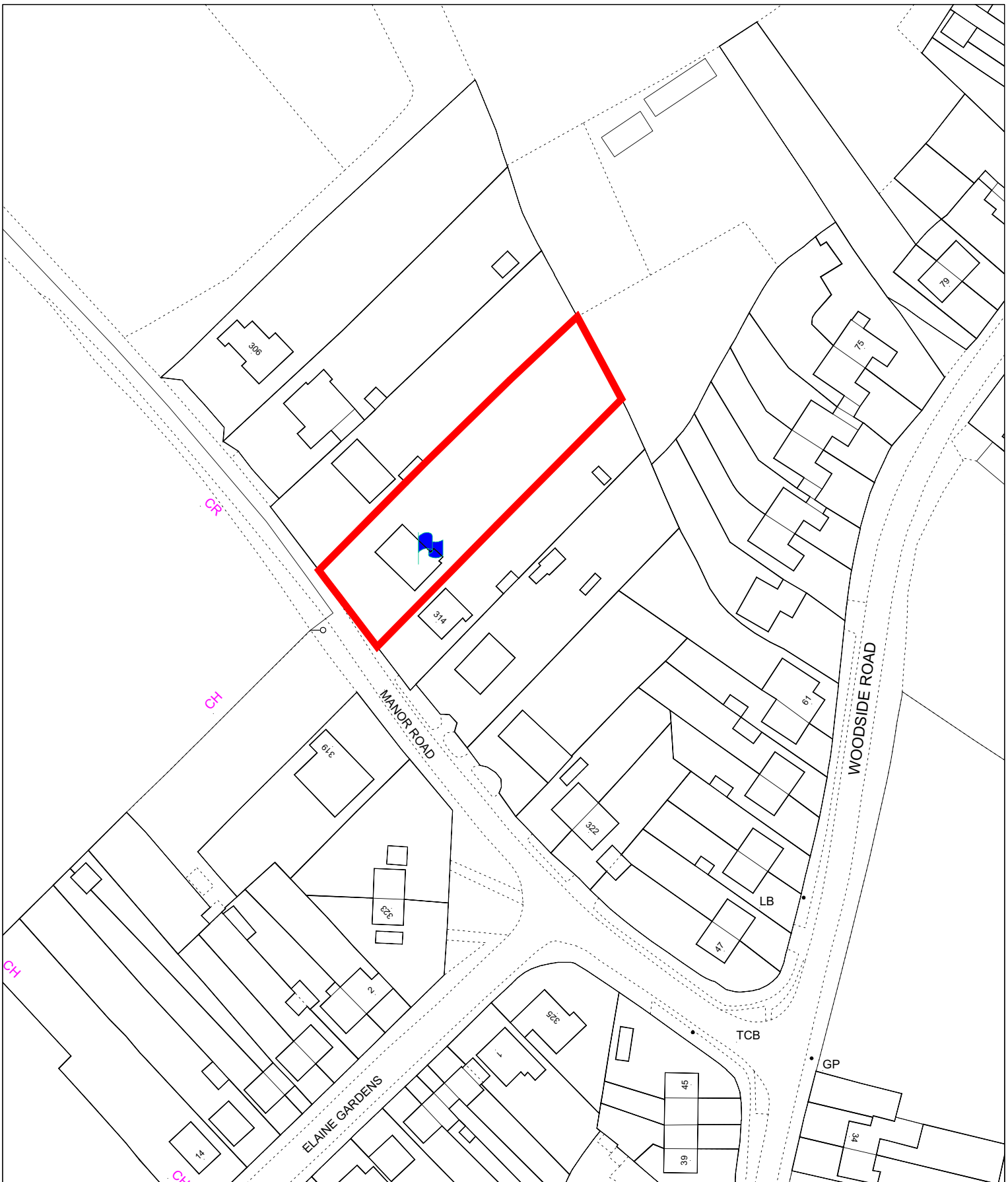
2. In accordance with Article 22 of the Town and Country Planning (General Development Procedure) Order 1995 (as Amended), the reason for any condition above relates to the Policies as referred to in the Regional Spatial Strategy (RSS), Bedfordshire Structure Plan 2011 (BSP) and the South Bedfordshire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

DECISION

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Date: 25:June:2009

Map Sheet No

ITEM NO. 10

APPLICATION NO. CB/09/05115/TP

Scale: 1:1250

312 Manor Road, Woodside, Luton, LU1 4DN

10.1

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Item No. 10**SCHEDULE B**

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

Site Location:

The application property is a detached bungalow which lies in the Green Belt to the north east of Manor Road outside the village envelope of Caddington. The site is flanked by numbers 310 and 314 on the north west and south east respectively and backs onto an open field.

The Application:

The proposal is in four parts, namely:

- the erection of side roof extensions involving the conversion of the existing hipped roof to half hips on both sides;
- the insertion of a front dormer window measuring approximately 3.3 metres deep, 2 metres wide and 2.5 metres high;
- the insertion of a rear facing dormer window measuring approximately 4 metres deep, 9.9 metres wide and 2.2 metres high;
- the erection of a single storey front extension involving the removal of an existing bedroom window and construction of a bay window with an overall projection of about 1 metre and a height of 4.2 metres to the ridge.

RELEVANT POLICIES:**National Policies (PPG & PPS)**

PPG2 - Green Belts

PPS1 - Delivering Sustainable Development

PPS7 - Sustainable Development in Rural Areas

Regional Spatial Strategy

East of England Plan (May 2008)

ENV7 - Quality in the Built Environment

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

Bedfordshire Structure Plan 2011

None saved.

Mid Bedfordshire Local Plan First Review 2005 Policies

Not Applicable

Supplementary Planning Guidance

Not applicable.

South Bedfordshire Local Plan Review Policies

BE8 - Design Considerations

H8 - Extensions to Dwellings

H13 - Extensions to Dwellings in Green Belt

Supplementary Planning Guidance

None.

Planning History

SB/TP/90/00203 - Permission to erect a single storey rear extension.

SB/TP/80/00534 - Permission to erect a single storey rear extension.

SB/TP/79/00450 - Permission for the retention of a carport.

Representations:

(Parish & Neighbours)

Parish Council No objections.

Neighbours Any comments received will be reported at the Meeting.

Consultations/Publicity responses

MOD, Defence Estates No objections.
Safeguarding

Determining Issues

The main considerations of the application are:

1. Whether or not the proposed development is inappropriate in the Green Belt
2. Impact on the character and appearance of the surrounding area
3. Impact on residential amenity

Considerations

1. **Whether or not the proposal is inappropriate in the Green Belt**
The property lies outside the village envelope of Caddington and is washed over by the Green Belt. The main consideration therefore is whether or not

the proposal amounts to inappropriate development in the Green Belt and, if so, whether there are any 'very special circumstances' sufficient to outweigh the harm by reason of inappropriateness, and any other harm, including harm to the character and appearance of the rural countryside.

Policy H13 of the adopted Local Plan states, in part that,

Extensions to dwellings in the Green Belt will only be permitted providing that the proposed extension is modest in scale and does not result in disproportionate cumulative addition over and above the size of the original building, having regard to the need to maintain the openness and protect the visual amenities of the Green Belt.

The only increase in the footprint of the existing dwelling would result from the front extension (3.9 square metres) would represent a cumulative addition to the foot print of the original dwelling of approximately 43.5 square metres or 39% hence falling within the limits normally considered appropriate within the Green Belt. The proposal is therefore considered appropriate in the Green Belt and as such acceptable subject to satisfying the requirements of Local Plan Policies BE8 and H8.

2. Design considerations

The proposed additions to the bungalow would respect the existing form and style of the dwelling and in particular, would maintain the existing symmetrical design. The extensions would therefore appear as a composite feature and would not detract from the appearance of the dwelling in the street scene. Furthermore, the street scene is characterised by dwellings that have been generously extended in the past hence the proposed development would be in keeping with the existing developments in terms of overall scale and massing .

3. Impact on residential amenity

The dwelling is set on a generously sized plot with reasonable separation distance from the adjoining residential properties. Furthermore, the proposed extensions would not result in the dwelling being closer to the adjoining properties than it is now. The proposed development would therefore not be overbearing and would not result in loss of outlook to the occupiers of the neighbouring property occupiers. The fact that no windows are proposed in the side elevations above the ground floor level means that the proposed extensions would not result in additional overlooking and loss of privacy to the occupiers of the adjoining properties. Should there be any requirement to insert windows in this position, planning permission would be required for non-obscure glazed windows as these would not be permitted development. A condition to this effect is therefore considered unnecessary.

Conclusion

The proposed development is appropriate in the Green Belt and would not be harmful to residential amenity.

Reasons for Granting

The proposal is in accordance with national, regional and local policies in respect of extensions to dwellings within the Green Belt.

Recommendation

That Planning Permission be **GRANTED** 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

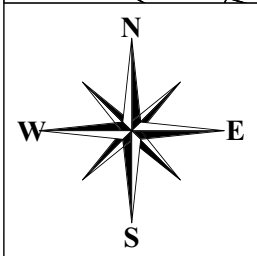
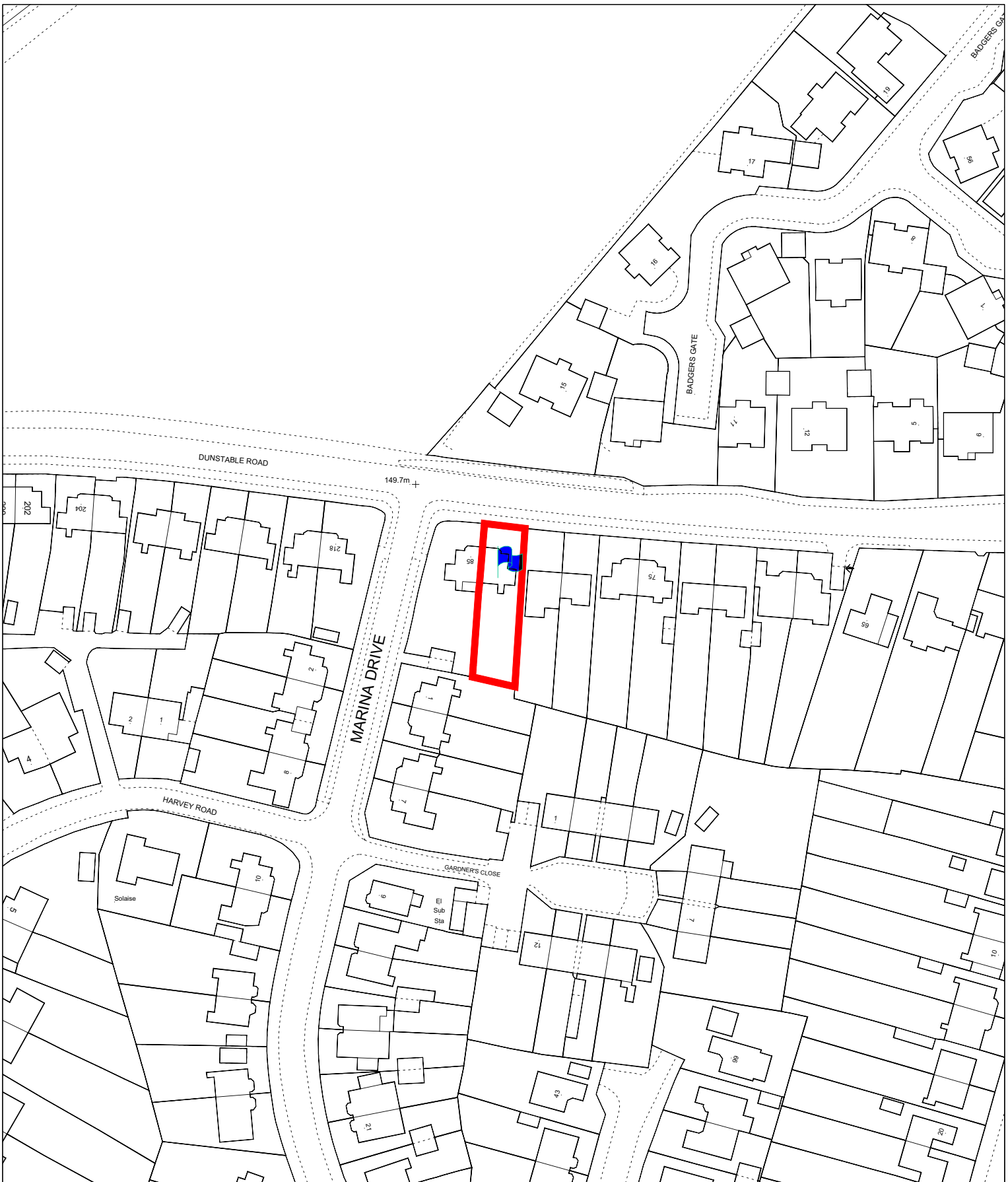
enactment or under the Building Regulations. Any other consent or approval which is necessary must be obtained from the appropriate authority.

DECISION

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Date: 25:June:2009

Map Sheet No

ITEM NO. 11

APPLICATION NO. CB/09/05075/TP

Scale: 1:1250

83 Totternhoe Road, Dunstable, LU6 2AQ

11.1

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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

Site Location:

The application property is a semi-detached house situated on a sloping site located on the south side of Dunstable Road close to its junction with Marina Drive. The site is flanked to the east by 85 Totternhoe Road, to the west by 80 Totternhoe Road and to the south (the rear) by 1 Marina Drive. The streetscene is characterised by similar semi-detached properties, many with garages and similar driveways to that which this application seeks to retain.

The Application:

Permission is sought to retain the block paved driveway which has already been constructed in place of the previously existing concrete surfaced drive. The area of hardstanding measures 11.6 metres in length and 3.3 metres in width and has been constructed to slope down away from the dwellinghouse towards the public highway. Some works on the public highway appear to have been carried out in the implementation of the development.

RELEVANT POLICIES:**National Policies (PPG & PPS)**

PPS1 (Delivering Sustainable Development)

PPG13 (Transport)

South Bedfordshire Local Plan Review Policies

BE8 (Design Considerations)

Planning History

SB/TP/85/0848 - Permission for two storey rear extension

Representations: (Parish & Neighbours)

Dunstable Town Council	No objection.
85 Totternhoe Road	Some confusion on the proposal due to neighbour misinterpretation of newspaper clipping - resolved on 03/06/09.

Consultations/Publicity responses

1. Senior Engineer (Central Bedfordshire) - No objection, however recommends a condition requesting details of the surface water drainage methods, which are required to be agreed in writing.
2. Environment Agency - No comments.
3. Internal Drainage Board - No objections.
4. Highways Development Control - No objection, however recommends an informative detailing the notification of Bedfordshire Highways which is required due to the works carried out on the publicly owned highway.

Determining Issues

The main considerations relevant to the determination of this application are:

1. Design Considerations
2. Affect on Highway Safety

Considerations

1. Design Considerations

The materials used and the style of the constructed hardstanding is similar to that which exists on many front gardens of dwellings within the locality and therefore we consider that it is consistent with and compliments the character of the area.

2. Affect on Highway Safety

No objections have been raised by the Highway Officer in respect of concerns regarding highway safety. However as part of the works appear to have been carried out on highway land, it has been suggested that an informative be added to the decision notice to make the occupier aware that the Councils Highway Service must be notified of the works so that any relevant consent can be sought in this regard.

The topography of the site is such that the driveway falls toward the highway and any surface water run off would be directly into the public highway. This has raised some concerns with the Councils Senior Engineer who has requested that details of a suitable method of water drainage is submitted within one month of the decision and a suitable means of water disposal be constructed within three months of the decision, to lessen the potential impact of flooding on the highway.

Conclusion & Reasons for Granting

The driveway by virtue of its design and scale compliments and harmonises with the character of the locality as required by Policy BE8 of the South Bedfordshire Local Plan Review 2004. Whilst there are concerns in relation to the surface water drainage, we consider these issues can be addressed by condition, with any further consent from the Highways Section that maybe required to be obtained by the applicant.

Recommendation

That Planning Permission be **GRANTED** 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.

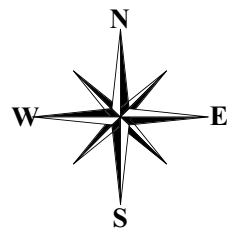
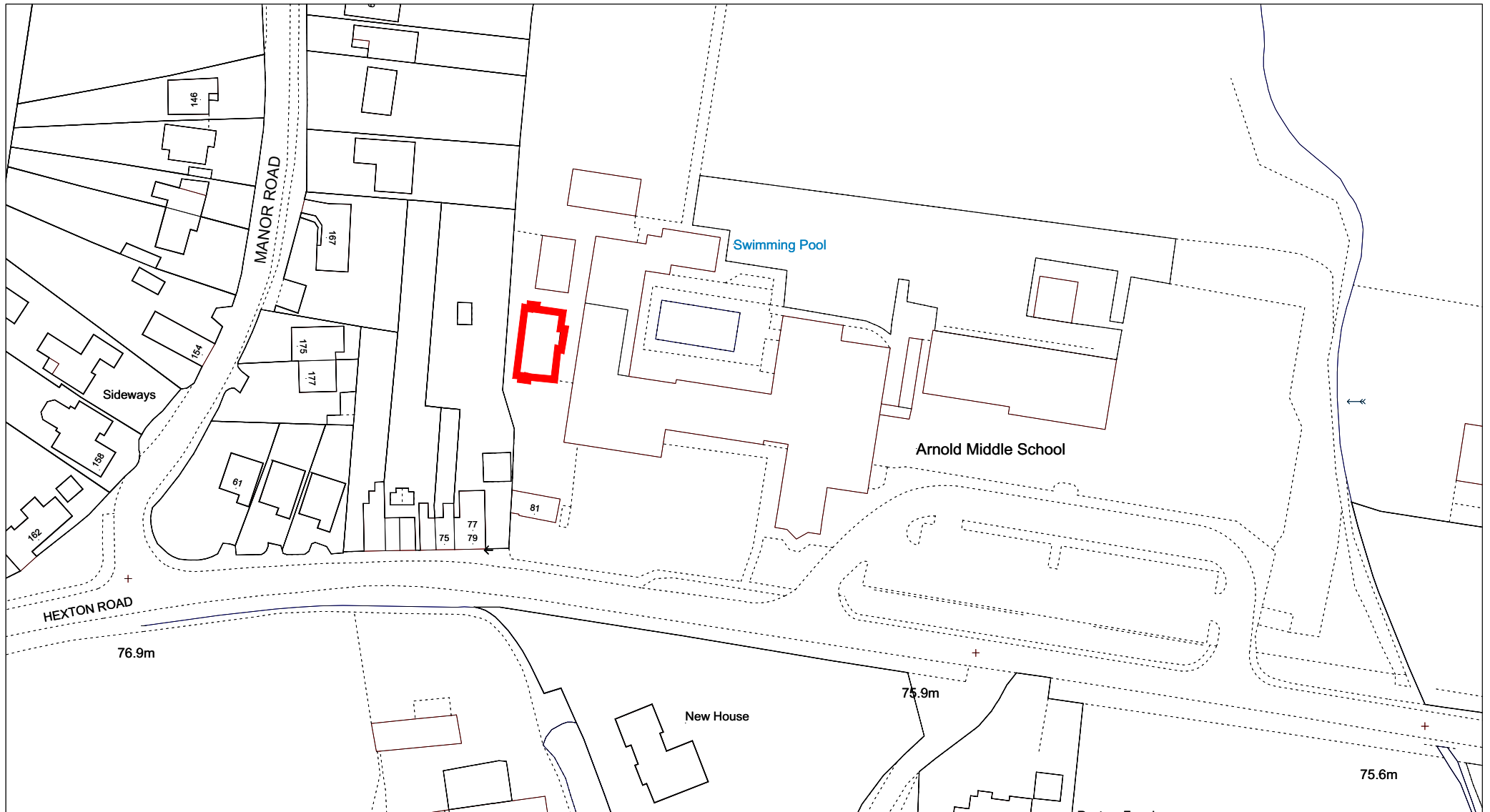
5. The applicant is advised that no surface water will be allowed to enter any existing highway surface water drainage system without the applicant providing evidence that the existing system has sufficient capacity to account for any highway run off generated by the development. Any improvements must 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.

DECISION

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Date: 25:June:2009

Map Sheet No

Scale: 1:1250

ITEM NO. 12

APPLICATION NO. CB/09/05117/REG3

Arnold Middle School, Hexton Road, Barton-le-Clay,
Bedford, MK45 4JZ
12.1

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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

Site Location:

The proposal site is at Arnold Middle School, Hexton Road, Barton-le-Clay, which is located to the north of Hexton Road on the eastern fringe of the village, approximately 130m from the junction with Old Road. The school was originally built circa 1970 and has had a number of extensions and modern additions. The building comprises 1,2 and 3-storey elements with a mixture of flat and pitched roofs, and is constructed in a buff coloured brick.

The proposal site is to the west of the school buildings, to the rear of residential properties no. 77-79 and no.81 Hexton Road. The site is a distance of approximately 25m north of No.81 Hexton Road, 30m north of no.77-79 Hexton Road and 40m to the north of Hexton Road. The site is not, however, visible from the highway. The site is level and between 2.5 & 4m to the east of the boundary with no. 77-79 Hexton Road, approximately 4m to the west of the main school building. The boundary with no.77-79 is characterised by a 2m high wall, a hedge and mature tree line. The area surrounding the site also has a number of mature trees. To the north of the site are school playing fields. The site is within the South Bedfordshire Green Belt. No.81 Hexton Road is a property owned by the school and used as accommodation by the school's site agent.

The Application:

The application proposes the retention of a temporary double classroom, which was granted planning permission as part of County Matter planning application BC/CC/2004/17. The double classroom measures 15m long, 8.4m wide and is between 3.4 - 3.6m high. The prefabricated unit is constructed with a steel frame, light green coated ply exterior and a roof which although appearing flat has a small pitch.

One classroom is used from 8:15am to 3:30pm daily as a pupil support area to comply with the DCSF (Department for Children, Schools and Families) guidelines with the ECM (Every Child Matters) agenda. It is used to provide service for extended school support and as an integration area to deliver inclusive support for all pupils. The second classroom is timetabled as a general classroom used by 28 to 30 pupils at a time, as there is insufficient teaching room for all groups in the main buildings. The classroom is also used every lunchtime for pupils with additional needs.

RELEVANT POLICIES:

National Policies (PPG & PPS)

PPS1 Delivering Sustainable Development

PPG2 Green Belt

PPS7 Sustainable Development in Rural Areas

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 Policies

BE8 - Design and Environmental Considerations

Planning History

BC/CC/2001/15	Permission for the erection of science laboratory.
BC/CC/2001/22	Siting of double classroom.
BC/CC/2002/40	Permission for the retention of two single temporary classrooms.
BC/CC/2004/17	Permission for the siting of a double temporary classroom.
BC/CC/2004/21	Extensions to form 600 place school including new classrooms, admin areas and extensions to existing classrooms, with ancillary accommodation, car parking and landscaping.
BC/CC/2005/28	Permission for a multi Use Games Area and floodlighting.
BC/CC/2005/34	Permission for the installation of temporary unit for science laboratory.

Representations: (Parish & Neighbours)

Parish Council	Any comments received will be reported at the Meeting.
Neighbours	The application was publicised by the direct notification of adjoining occupiers and the display of a site notice. No responses were received as a result.

Consultations/Publicity responses

Education Officer Any comments received will be reported at the Meeting.
Highway Officer Any comments received will be reported at the Meeting.

Determining Issues

The main considerations of the application are;

1. Background and principles of development
2. Design and siting
3. Impact on neighbours

Considerations

1. Background and principles of development

The temporary classroom was granted permission in 2004 for a period of five years, and was required due to the projected increase in the number of pupils and the need for additional space whilst permanent classrooms were being constructed. The proposal was linked with planning application BC/CC/2004/21, which was for the erection of new classrooms, extensions and works to the to increase the size of the Middle School to a 600 place school. The works were to be completed over 3 phases to be finished in 2007/8, but whilst phase 1 and 2 of the project have been completed phase 3 has not been started. Central Bedfordshire Council is the new Education Authority and a decision has yet to be made when phase 3 shall begin. A further temporary permission is therefore required.

The principle of development was accepted by the original grant of permission (BC/CC/2004/17). The erection of the proposed classroom was by definition, inappropriate development in the Green Belt, however, it was considered that the need to increase the size of the school was a 'very special circumstance', which would benefit the wider community.

The proposal does not need to be referred to the Government Office for the East of England under the Town and Country Planning (Green Belt) Direction 2005 (Circular 11/2005) as the floorspace proposed is significantly below the 1,000 sq.m threshold and the development by reason of its scale, nature and location would not have a significant impact on the openness of the Green Belt.

2. Design, siting and impact on neighbours

The siting of the building is in an area to the west of the main school building and rear of no.81 Hexton Road, and is not visible from public views.

The temporary building has a pre-fabricated construction, with a plain functional/utilitarian design, a roof with a small pitch and a steel frame construction. Given the siting of the building and its use as a temporary classroom, the design is considered to be acceptable and has no impact on the openness of the Green Belt.

3. Impact on residential amenity

The school site is bounded by residential development (77-79 Hexton Road) to

the southwest. The classroom is located 2.5-4m to the west of the boundary of no.77/79, which is characterised by a 2m high wall, a hedge and mature tree line and is approximately 30m to the north of the dwelling.

Due to the 30m separation distance, the 2m high walls, the hedge and tree line, the temporary classroom does not have a detrimental impact on the amenity of the adjacent residential property.

Conclusion

The proposal has no unacceptable impact on the openness of Green Belt, the character and appearance of the locality or residential amenity, and can be treated as minor departure from Development Plan.

Reasons for Granting

The proposed development complies with national guidance and Policy BE8 of the South Bedfordshire Local Plan Review in respect of its design, siting, impact on the appearance of the locality and the openness of the Green Belt and the amenity of neighbouring occupiers.

Recommendation

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.

DECISION

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