

## CENTRAL BEDFORDSHIRE COUNCIL

At a meeting of the **DEVELOPMENT MANAGEMENT COMMITTEE** held at Council Chamber, Priory House, Monks Walk, Shefford on Wednesday, 22 July 2009

### PRESENT

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

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

Apologies for Absence: Cllr J N Young

Substitutes: Cllr D Bowater (In place of J N Young)

Members in Attendance: Cllrs P A Blaine  
P A Duckett  
D J Lawrence  
Mrs A M Lewis  
T Nicols  
G Summerfield,

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

### DM/09/106 **Chairman's Announcements**

The Chairman announced that Item No. 8 relating to East Lodge School, Amphill Road, Shefford had been withdrawn at the request of the applicant.

DM/09/107 **Minutes**

**RESOLVED**

*that the Minutes of the meeting of the Development Management Committee held on the 8 July 2009 be confirmed and signed by the Chairman as a correct record.*

DM/09/108 **Members' Interests**

(a) **Personal Interests:-**

None

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

<b>Member</b>	<b>Item</b>	<b>Nature of Interest</b>	<b>Present or Absent during discussion</b>
Cllr P F Vickers	11	Some Land owners were now new clients of the Member's Employers Company in Biggleswade.	Absent

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

<b>Member</b>	<b>Item</b>	<b>Parish/Town Council</b>	<b>Vote Cast</b>
Cllr P N Aldis	22	Sandy Town Council	Did not vote
	23	Sandy Town Council	Did not vote
Cllr P F Vickers	22	Biggleswade Town Council	Did not vote
	23	Biggleswade Town Council	Did not vote
Cllr Mrs C Turner	16	Stotfold Town Council	Did not vote

DM/09/109 **Petitions**

None received.

DM/09/110 **Disclosure of Exempt Information**

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

DM/09/111 **Planning Enforcement Cases Where Formal Action Has Been Taken**

**RESOLVED**

***that the bi-monthly update of Planning Enforcement cases where formal action has been taken be received.***

DM/09/112 **Late Sheet and Representations**

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

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

DM/09/113 **Planning Application No. MB/08/00850/FULL**

**RESOLVED**

***that Planning Application No. MB/08/00850/FULL relating to East Lodge School, Ampthill Road, Shefford had been withdrawn at the request of the applicant.***

DM/09/114 **Planning Application No. CB/09/01037/FULL**

**RESOLVED**

***that Planning Application No. CB/09/01037/FULL relating to 14 Birch Close, Broom be delegated to the Director of Sustainable Communities to approve the application subject to the relevant conditions and Section 106 obligation as set out in the Schedule appended to these minutes.***

DM/09/115 **Planning Application No. CB/09/00837/FULL**

**RESOLVED**

***that Planning Application No. CB/09/00837/FULL relating to 20 – 20a Horslow Street, Potton be delegated to the Director of Sustainable Communities to refuse the application for the reasons as set out in the schedule appended to these minutes.***

DM/09/116 Planning Application No. MB/03/01205/OUT

**RESOLVED**

***that the Deed of Variation Planning Application No. MB/03/01205/OUT relating to land south of Biggleswade be agreed as set out in the schedule appended to these minutes.***

DM/09/117 Planning Application No. MB/03/02216/OUT

**RESOLVED**

***that Planning Application No. MB/03/02216/OUT relating to land adjacent to Station Road, Maulden bypass, Ampthill be approved as set out in the schedule appended to these minutes and subject to the inclusion of a requirement in the Section 106 that access only be taken via the adjacent development site to the South (the Hallam land).***

DM/09/118 Planning Application No. SB/09/00189/TP

**RESOLVED**

***that Planning Application No. SB/09/00189/TP relating to Poplars Nursery Garden Centre, Harpenden Road, Toddington be approved as set out in the schedule appended to these minutes.***

DM/09/119 Planning Application No. CB/09/00691/FULL

**RESOLVED**

***that Planning Application No. CB/09/00691/FULL relating to 14-19 Gloscester Court, Ampthill be approved as set out in the schedule appended to these minutes.***

DM/09/120 Planning Application No. MB/07/01869/FULL

**RESOLVED**

***that Planning Application No. MB/07/01869/FULL relating to The Limes, Dunstable Street, Ampthill be approved as set out in the schedule appended to these minutes.***

DM/09/121 Planning Application No. CB/09/00784/FULL

**RESOLVED**

*that Planning Application No. CB/09/00784/FULL relating to Tower Close, Toplars Hill, Astwick be approved as set out in the schedule appended to these minutes.*

DM/09/122 Planning Application No. CB/09/00991/FULL

**RESOLVED**

*that Planning Application No. CB/09/00991/FULL relating to 98 Dell Lane, Biggleswade be approved as set out in the schedule appended to these minutes.*

DM/09/123 Planning Application No. CB/09/01141/FULL

**RESOLVED**

*that Planning Application No. CB/09/01141/FULL relating to 58 Cambridge Road, Langford be approved as set out in the schedule appended to these minutes.*

DM/09/124 Planning Application No. SB/08/01217/TP

**RESOLVED**

*that Planning Application No. SB/08/01217/TP relating to Fourne Mill Farm, Eastern Way, Heath and Reach, Leighton Buzzard be approved as set out in the schedule appended to these minutes.*

DM/09/125 Planning Application No. CB/09/05173/TP

**RESOLVED**

*that Planning Application No. CB/09/05173/TP relating to Grove House, 76 High Street North, Dunstable be approved as set out in the schedule appended to these minutes.*

DM/09/126 Planning Application No.CB/09/05174/LB

**RESOLVED**

*that Planning Application No. CB/09/05174/LB relating to Grove House, 76 High Street North, Dunstable be approved as set out in the schedule appended to these minutes.*

DM/09/127 Planning Application No. CB/09/00932/FULL

**RESOLVED**

*that Planning Application No. CB/09/00932/FULL relating to St Swithins Lower School, Ivel Road, Sandy be approved as set out in the schedule appended to these minutes.*

DM/09/128 Planning Application No.MB/09/00369/FULL

**RESOLVED**

*that Planning Application No. MB/09/00369/FULL relating to St Swithins School, Ivel Road, Sandy be approved as set out in the schedule appended to these minutes.*

DM/09/129 Planning Application No. CB/09/00968/FULL

**RESOLVED**

*that Planning Application No. CB/07/00968/FULL relating to Shillington Lower School, Greenfields, Shillington be approved as set out in the schedule appended to these minutes.*

DM/09/130 Planning Application No. CB/09/00903/RM

**RESOLVED**

*that Planning Application No. CB/09/00903/RM relating to Lower School, Lower Shelton Road, Marston Mortaine be approved as set out in the schedule appended to these minutes.*

DM/09/131 **Site Inspection Appointment(s)**

**RESOLVED**

***that the following Members be appointed to conduct any site inspections requested in advance of the next meeting of this Committee to be held on Wednesday 5 August 2009:***

***Chairman (or his nominee)***

***Vice-Chairman (or his nominee)***

***Cllrs A R Bastable***

***K Janes***

***A A J Rogers***

***Mrs C Turner***

(Note: The meeting commenced at 2.00 p.m. and concluded at 4.15 p.m.)

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**LATE SHEET****DEVELOPMENT MANAGEMENT COMMITTEE 22/07/2009****SCHEDULE A*****Item 8 (Page11-20) –MB/08/00850/FULL– East Lodge School, Ampthill Road, Shefford, SG17 5BH*****Additional Consultation/Publicity Responses**

N/A

**Additional Comments**

The Applicant was invited to provide the Council with details of any updated marketing information. No further updates have been received.

Since the March Committee the Council has become aware that the premises are occupied and a sign has been erected recently .

**Additional/Amended Conditions**

N/A

***Item 9 (Page 21-26) –CB/09/01037/FULL–14 Birch Close, Broom, SG18 9NR*****Additional Consultation/Publicity Responses**

Response received from the Highways Section raise comments regarding the location of the proposed access crossing over the existing access for no. 10 High Street. They have suggested that the proposed access be located towards the northeast therefore providing two independent crossovers and have suggested a condition to deal with this issue. Comments also received advising that the use of gravel is inappropriate as a surface material due to it travelling into the highway where it may cause a hazard.

**Additional Comments**

The Ward Councillors on the agenda are incorrect and should be Cllr P Turner and Cllr C Maudlin.

A unilateral undertaking was received in accordance with the Supplementary Planning Document 'Planning Obligations'. However, this was not complete and therefore the application contained insufficient information in the form of a completed unilateral undertaking. An additional reason for refusal has been added below.

**Additional/Amended Conditions****Additional reason for refusal:**

The application contains insufficient information in the form of a legal agreement requiring contributions to local infrastructure; as such the proposal is contrary to the Mid

Bedfordshire District Council's Adopted Supplementary Planning Guidance: Planning Obligations Strategy (2008).

***Item 10 (Page27-36) –CB/09/00837/FULL–20 & 20a Horslow Street, Potton***

**Additional Consultation/Publicity Responses**

Consultation response received from Ramblers Association – No objection to proposal

**Additional Comments**

Revised plan received – amendments to first floor layout. The amendments are to clarify the use of each room on the first floor of both units.

Amendment to Officers Report – The report states that the former bakery unit (No. 20) is to be converted to a three bedroom property. Revised plans received indicate that there are two bedroom and a study. See plan number 072898/2A, received 24/06/09.

**Additional/Amended Conditions**

Amended plan condition

**SCHEDULE B**

***Item 11(Page37-44) –MB/03/01205/OUT– Land South Of Potton Road, Biggleswade***

**Additional Consultation/Publicity Responses**

As mentioned in the original Committee Report due to Officer ill health confirmation had not been received from the Highways Team in respect of the Public Transport Contributions.

The Highways Team have now confirmed that they have no objections to the Public Transport 1<sup>st</sup> Instalment being deferred from the 50<sup>th</sup> occupation to the 100<sup>th</sup> occupation; the Public Transport 2<sup>nd</sup> Instalment being deferred from the 50<sup>th</sup> occupation plus 1 year to the 100<sup>th</sup> occupation plus 1 year; and the Public Transport 3<sup>rd</sup> Instalment being deferred from the 50<sup>th</sup> occupation plus 2 years to the 100<sup>th</sup> occupation plus two years.

In addition the Highway Team has confirmed that the completion of the Eastern Relief Road could be deferred from 350 occupations to 700 occupations. This delay would have no detrimental impact upon the overall development as the occupiers of these dwellings should be encouraged to go south along the Eastern Relief Road to access the A1 (S) junction.

The southern part of the Eastern Relief Road would give access to the first 700 dwellings and this would ensure that the traffic generated from this element of the development would have to use Saxon Drive or Chambers Way. The Highways Team have confirmed that Saxon Drive / Chambers Way have sufficient capacity for this level of additional traffic. As such it is considered that this variation to the legal agreement is acceptable.

**Additional Comments**

Altering these contributions should help enable the development, by reducing the early financial impact of the Legal Agreement. In addition it is not considered that varying these trigger dates would result in a detrimental impact upon the overall site.

Taking into consideration the above Consultation Response it is recommended that the following is considered to be acceptable:

The Public Transport Instalments triggers and the completion of the Eastern Relief Road Trigger are put back in accordance with the consultation response above.

**Additional/Amended Conditions**

N/A

***Item 12(Page45-82) –MB/03/02216/OUT– Land adjacent Station Road, Maulden Bypass, Ampthill***

**Additional Consultation/Publicity Responses**

No comments received

**Additional Comments**

N/A

**Additional/Amended Conditions**

N/A

***Item 13(Page83-94) –SB/09/00189/TP–Poplars Nursery Garden Centre, Harlington Road, Toddington, Dunstable, LU5 6HE***

**Additional Consultation/Publicity Responses**

No comments received

**Additional Comments**

N/A

**Additional/Amended Conditions**

N/A

***Item 14(Page95-104) –CB/09/00691/FULL–Flats 14-19 Gloucester Court, Ampthill, MK45 2JU***

**Additional Consultation/Publicity Responses**

No comments received

**Additional Comments**

1. The tree officer has no further comments to make to those previously forwarded.

2. The description of development is to be amended to include the erection of a bin store.
3. Condition 3 is to be varied so that it refers to the Drawing no. and not the date of submission

### **Additional/Amended Conditions**

#### Amended condition 3.

The permission shall extend only to the application as amended by plan numbers 0740wd2.02/P4, 0740/wd2.04/P2 and 0740wd2.01/P2.

Reason: For the avoidance of doubt and to ensure that the development is implemented in accordance with the plans formally approved by the Local Planning Authority.

### ***Item 15(Page105-160) –MB/07/01869/FULL–The Limes, Dunstable Street, Ampthill, MK45 2JU***

#### **Additional Consultation/Publicity Responses**

Highways Officer – no comments.

Ampthill Town Council – recommend refusal of application. Concerned about children walking close to Sweetbriar Ditch which can flood, as well as beside car parks and turning circles within the development. Suggest the footway route for school children should be negotiated with Alameda Middle and Firs Lower Schools, as well as with Safe Route to School Officer. Query safety of pedestrian crossing in Station Road given that Station Road entrance is to be widened. Concerned footway close to 10 Dunstable Street will cause anti social behaviour. Question who will manage the timed gate on the footway access into the school site. Object to increased traffic movements into and out of the site. Concerned about increased traffic movements close to Oliver Street where Fire and Ambulance Stations are based.

Neighbours – response in letter and e mail from 10 Dunstable Street. Concerned that there might be anti social behaviour on access path alongside their boundary wall. Request landscaping belt along boundary on application site side of thorny shrubs. Would not wish to see trees removed.

#### **Additional Comments**

The concern of the Town Council about footway access through the site is generally not influenced by the changes to the scheme currently proposed and is therefore already the subject of a resolution to grant permission. The exception is the line of the proposed footway adjacent to the side of the Richardson Building where its location is varied. Condition 29 is recommended for further adaptation to address this concern so that its precise relationship to the car park accesses can be considered, as well as that of the adjacent neighbour who has now requested a landscaped belt between the pathway and his boundary.

The Town Council is also concerned about traffic safety on Station Road and Dunstable Street. The impact of the revised layout is such that the quantity of traffic using Station Road will be reduced because this closed cul de sac will now serve only the new build element of the site. Traffic will proportionally increase as a result directly onto

Dunstable Street, but again given that traffic travelling in a northerly direction will then not use either the Station Road or Oliver Street roundabouts, there is arguably benefit to this revised layout. The Highways Officer is happy with the revisions proposed.

As the timed access gate is at the entrance into the schools site, it is highly likely that this would be controlled by the schools to ensure their security, but is a matter that in the meantime is controlled by suggested condition 29.

#### **Additional/Amended Conditions**

Revise Condition 29 to read:

*Prior to the commencement of development on the new build residential units, full details of the proposed access bridge over the brook at the western end of the site, including details of long term maintenance and timed access facilities, shall be submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with the approved details and the bridge and pedestrian route through the site made available for use prior to the occupation of any of the new build units. There shall be no occupation of the residential converted units without provision being made for the necessary pedestrian link to the west, the precise line of which across the site shall have previously been agreed in writing with the Local Planning Authority, such details to include the provision of a landscaped belt between the new footway and the boundary to 10 Dunstable Street.*

#### **SCHEDULE C**

#### **Item 16 (Page161-166) –CB/09/00784/FULL– Tower Close, Toplars Hill, Astwick, SG18 9TA**

##### **Additional Consultation/Publicity Responses**

N/A

##### **Additional Comments**

N/A

##### **Additional/Amended Conditions**

N/A

#### **Item 17 (Page167-174) –CB/09/00991/FULL–98 Dells Lane, Biggleswade, SG18 8HN**

##### **Additional Consultation/Publicity Responses**

N/A

##### **Additional Comments**

N/A

##### **Additional/Amended Conditions**

N/A

**Item 18 (Page175-180)CB/09/01141/FULL-58 Cambridge Road,  
Langford, SG18 9PS**

**Additional Consultation/Publicity Responses**

N/A

**Additional Comments**

N/A

**Additional/Amended Conditions**

N/A

**Item 19 (Page181-188)SB/08/01217/TP-Fourne Hill Farm, Eastern Way,  
Heath And Reach, Leighton Buzzard, LU7 9LF**

**Additional Consultation/Publicity Responses**

N/A

**Additional Comments**

N/A

**Additional/Amended Conditions**

N/A

**Item 20 (Page189-196)CB/09/05173/TP-Grove House, 76 High Street  
North, Dunstable, LU6 1NF**

**Additional Consultation/Publicity Responses**

Dunstable Town Council – No objections.

**Additional Comments**

N/A

**Additional/Amended Conditions**

N/A

**Item 21 (Page197-202)CB/09/05174/LB-Grove House, 76 High Street  
North, Dunstable, LU6 1NF**

**Additional Consultation/Publicity Responses**

Dunstable Town Council – No objections.

**Additional Comments**

N/A

**Additional/Amended Conditions**  
N/A

***Item 22 (Page203-208)CB/09/00932/FULL–St Swithins Lower School, Ivel Road, Sandy, SG19 1AX***

**Additional Consultation/Publicity Responses**  
N/A

**Additional Comments**  
N/A

**Additional/Amended Conditions**  
N/A

***Item 23 (Page209-216)MB/09/00369/FULL–St Swithins School, Ivel Road, Sandy, SG19 1AX***

**Additional Consultation/Publicity Responses**  
N/A

**Additional Comments**  
N/A

**Additional/Amended Conditions**  
N/A

***Item 24 (Page217-222)CB/09/00968/FULL–Shillington Lower School, Greenfields, Shillington, SG5 3NX***

**Additional Consultation/Publicity Responses**  
N/A

**Additional Comments**  
N/A

**Additional/Amended Conditions**  
N/A

***Item 25 (Page223-228)CB/09/00903/RM–Lower School, Lower Shelton Road, Marston Moretaine***

**Additional Consultation/Publicity Responses**  
N/A

**Additional Comments**  
N/A

**Additional/Amended Conditions**  
N/A

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**Item No. 8**

<b>APPLICATION NUMBER</b>	<b>MB/08/00850/FULL</b>
<b>LOCATION</b>	<b>East Lodge School, Ampthill Road, Shefford, SG17 5BH</b>
<b>PROPOSAL</b>	<b>Full: Change of use from school to residential use.</b>
<b>PARISH</b>	<b>Campton/Chicksands</b>
<b>WARD</b>	<b>Shefford</b>
<b>WARD COUNCILLORS</b>	<b>Councillors L Birt &amp; T Brown</b>
<b>CASE OFFICER</b>	<b>Mary Collins</b>
<b>DATE REGISTERED</b>	<b>15 May 2008</b>
<b>EXPIRY DATE</b>	<b>10 July 2008</b>
<b>APPLICANT</b>	<b>Mr A and Mrs V Green</b>
<b>REASON FOR COMMITTEE TO DETERMINE</b>	<b>Councillor Birt request; considers there has now been an intensive programme of advertisement for the property.</b>
<b>RECOMMENDED DECISION</b>	<b>Refuse</b>

Withdrawn Application – The Application was withdrawn at the request of the applicant.

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**Item No. 9**

<b>APPLICATION NUMBER</b>	<b>CB/09/01037/FULL</b>
<b>LOCATION</b>	<b>14 Birch Close, Broom, Biggleswade, SG18 9NR</b>
<b>PROPOSAL</b>	<b>Full: Single storey dwelling with associated access.</b>
<b>PARISH</b>	<b>Southill</b>
<b>WARD</b>	<b>Northill &amp; Blunham</b>
<b>WARD COUNCILLORS</b>	<b>Councillors Blaine &amp; Aldis</b>
<b>CASE OFFICER</b>	<b>Dee Walker</b>
<b>DATE REGISTERED</b>	<b>02 June 2009</b>
<b>EXPIRY DATE</b>	<b>28 July 2009</b>
<b>APPLICANT</b>	<b>DC Blayney Associates Ltd</b>
<b>AGENT</b>	<b>DC Blayney Associates Ltd</b>
<b>REASON FOR COMMITTEE TO DETERMINE</b>	<b>Cllr Aldis requested the application go to committee for the following reasons: The proposed building is of a sympathetic design to neighbouring properties, is of a suitable size for the plot offering good amenities to future occupiers and is in-fill as it has a separate entrance on to the road</b>
<b>RECOMMENDED DECISION</b>	<b>Refuse</b>

Delegated Application – that the Director of Sustainable Communities be delegated authority to approve the application subject to the following conditions and to the submission of a Section 106 undertaking:-

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

Reason: To comply with Section 91 of the Town and Country Planning Act 1990 which is designed to ensure that a planning permission does not continue in existence indefinitely if the development to which it relates is not carried out.

2. Prior to the commencement of development a scheme shall be submitted for written approval by the Local Planning Authority setting out the details of the materials to be used for the external walls and roof. The development shall be carried out in accordance with the approved scheme.

Reason: To protect the visual amenities of the building and of the area generally.

4. Prior to the commencement of development a scheme shall be submitted for written approval by the Local Planning Authority setting out the following:
  1. Details of the construction of foundations in the vicinity of the sycamore tree;
  2. Details of the access and parking in the area of the sycamore tree;
  3. Details of the measures for protecting the sycamore tree and other

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

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

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

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

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

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

7. 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.hhh

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

8. A scheme shall be submitted for written approval by the Local Planning Authority indicating the type of boundary treatment to be erected. The boundary treatment shall be complied with the scheme before the building(s) is/are occupied.

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

### **Notes to Applicants**

1. The applicant is advised that gravel is not a suitable surfacing material as it travels into the highway where it causes a hazard.
2. The applicant is advised that no works associated with the construction of the vehicular access should be carried out within the confines of the public

highway without prior consent, in writing, of the Central Bedfordshire Council. Upon receipt of this Notice of Planning Approval, the applicant is advised to contact the Central Bedfordshire Council's Customer Contact Centre on 0300 300 8049 quoting the Planning Application number and supplying a copy of the Decision Notice and a copy of the approved plan. This will enable the necessary consent and procedures under Section 184 of the Highways Act to be implemented. The applicant is also advised that if any of the works associated with the construction of the vehicular access affects or requires the removal and /or the relocation of any equipment, apparatus or structures (e.g. street name plates, bus stop signs or shelters, statutory authority equipment etc.) then the applicant will be required to bear the cost of such removal or alteration.

3. The applicant is advised that the requirements of the New Roads and Street Works Act 1991 will apply to any works undertaken within the limits of the existing public highway. Further details can be obtained from the Central Bedfordshire Council's Customer Contact Centre on 0300 300 8049.
4. The applicant is advised that photographs of the existing highway that is to be used for access and delivery of materials will be required by the Local Highway Authority. Any subsequent damage to the public highway resulting from the works as shown by the photographs, including damage caused by delivery vehicles to the works, will be made good to the satisfaction of the Local Highway Authority and at the expense of the applicant. Attention is drawn to Section 59 of the Highways Act 1980 in this respect.

[Note: (1) In advance of the consideration of this application the Committee were advised of consultation received as set out in the late sheet appended to these Minutes.

- (2) In advance of the consideration of the application the Committee received representations made under the public participation scheme.]

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**Item No. 10**

<b>APPLICATION NUMBER</b>	<b>CB/09/00837/FULL</b>
<b>LOCATION</b>	<b>20 AND 20A HORSLOW STREET, POTTON, SANDY, SG19 2NX</b>
<b>PROPOSAL</b>	<b>FULL: CHANGE OF USE AND CONVERSION OF FORMER BAKERY WITH RESIDENTIAL ACCOMMODATION AND GARAGING FOR TWO DWELLINGS (RETROSPECTIVE)</b>
<b>PARISH</b>	<b>Potton</b>
<b>WARD</b>	<b>Potton</b>
<b>WARD COUNCILLORS</b>	<b>Cllr D Gurney &amp; Cllr A Lewis</b>
<b>CASE OFFICER</b>	<b>Sam Boyd</b>
<b>DATE REGISTERED</b>	<b>12 May 2009</b>
<b>EXPIRY DATE</b>	<b>07 July 2009</b>
<b>APPLICANT</b>	<b>Connection Builders</b>
<b>AGENT</b>	<b>Phillips Planning Services Ltd</b>
<b>REASON FOR COMMITTEE TO DETERMINE</b>	<b>CLLR REQUEST. CLLR LEWIS REQUEST - REASON OF CONTENTION BEING ONE OF OVERLOOKING WHICH ARE IN THE SAME OWNERSHIP AND WHICH ARE ORIGINAL.</b>
<b>RECOMMENDED DECISION</b>	<b>Refuse</b>

Delegated Application – that the Director of Sustainable Communities be delegated authority to refuse the application as follows:

1. The proposed development if permitted would lead to an increase in use of an access that is substandard in its visibility provision leading to vehicular conflicts to the detriment of highway safety; as such the proposal is contrary to Policy HO6 and DPS6 of the Mid Bedfordshire Local Plan (First Review) 2005.
2. The application site lies within the Potton Conservation Area and the external alterations proposed would detract from the character and appearance of this part of the Area; as such the proposal is contrary to PPG15 and Policy CHE11 of the Mid Bedfordshire Local Plan (2005).
3. The proposal, by way of loss of privacy and amenity to occupiers of adjacent dwellings, would result in an unacceptable form of development; as such the proposal is contrary to Policies DPS6 and HO6 of the Mid Bedfordshire Local Plan First Review 2005.
4. The application contains insufficient information in the form of a legal agreement requiring contributions to local infrastructure; as such the proposal is contrary to Mid Bedfordshire District Council's Adopted Supplementary Planning Document: Planning Obligations Strategy (2008).

- [Note: (1) In advance of the consideration of this application the Committee were advised of consultation received as set out in the late sheet as appended to these Minutes.
- (2) In advance of the consideration of the application the Committee received representations made under the Public Participation Scheme.]



**Item No.11**

<b>APPLICATION NUMBER</b>	<b>MB/03/01205/OUT</b>
<b>LOCATION</b>	<b>LAND SOUTH OF, POTTON ROAD, BIGGLESWADE</b>
<b>PROPOSAL</b>	<b>OUTLINE: RESIDENTIAL DEVELOPMENT OF APPROXIMATELY 1450 DWELLINGS, CONSTRUCTION OF EASTERN RELIEF ROAD, LOCAL CENTRE, PRIMARY SCHOOL, PUBLIC OPEN SPACE, STRUCTURAL LANDSCAPING, INFRASTRUCTURE INCLUDING SURFACE WATER BALANCING FACILITIES AND ASSOCIATED WORKS. DEMOLITION OF 128 POTTON ROAD TO FACILITATE VEHICULAR ACCESS. (ALL MATTERS RESERVED EXCEPT MEANS OF ACCESS)</b>
<b>PARISH</b>	<b>Biggleswade</b>
<b>WARD</b>	<b>Biggleswade</b>
<b>WARD COUNCILLORS</b>	<b>Cllr M Jones, Cllr D Lawrence, Cllr J Lawrence &amp; Cllr P Vickers</b>
<b>CASE OFFICER</b>	<b>Hannah Pattinson</b>
<b>APPLICANT</b>	<b>Martin Grant Homes (UK) Ltd and Taylor Woodrow Developments Ltd</b>
<b>AGENT</b>	<b>King's Reach Project Management</b>
<b>REASON FOR COMMITTEE TO DETERMINE RECOMMENDED DECISION</b>	<b>PUBLIC INTEREST  APPROVE THE DEED OF VARIATION</b>

[Note: In advance of the consideration of this application the Committee were advised of consultation received as set out in the late sheet as attached to these Minutes.]

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**Item No. 12**

**SCHEDULE B**

<b>APPLICATION NUMBER</b>	<b>MB/03/02216/OUT</b>
<b>LOCATION</b>	<b>Land Adjacent To Station Road, Maulden Bypass, Ampthill</b>
<b>PROPOSAL</b>	<b>Outline: Residential development - all matters reserved except means of access.</b>
<b>PARISH</b>	<b>Ampthill</b>
<b>WARD</b>	<b>Ampthill</b>
<b>WARD COUNCILLORS</b>	<b>Councillors P Duckett &amp; G Summerfield</b>
<b>CASE OFFICER</b>	<b>Nicola Stevens</b>
<b>DATE REGISTERED</b>	<b>21 January 2004</b>
<b>EXPIRY DATE</b>	<b>21 April 2004</b>
<b>APPLICANT</b>	<b>Lisscourt Limited</b>
<b>AGENT</b>	<b>C W &amp; ER C Shrimplin</b>
<b>REASON FOR COMMITTEE TO DETERMINE</b>	<b>Major Development – To appraise members of progress on S106 and to seek variation to agreed conditions</b>
<b>RECOMMENDED DECISION</b>	<b>S106 Pending</b>

That the application be granted planning permission subject to a Section 106 Agreement and the following conditions:-

1 Approval of the details of:-

- (a) the siting of the buildings;
- (b) the design of the buildings;
- (c) the external appearance of the buildings;
- (d) the landscaping of the site;

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

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

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

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

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

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

- 4 Unless otherwise agreed in writing by the Local Planning Authority, no Reserved Matters Application shall be submitted until and unless the illustrative Masterplan (Figure 12 of the Development Brief) has been expanded upon to provide the following:

- i) A detailed landscape strategy for the whole site
- ii) a strategy for improving ecological opportunities on the site
- iii) a breakdown of residential densities across the whole site in accordance with the Development Brief.
- iv) a strategy for the location and provision of 28% of housing to be affordable, to include a proportion to be constructed to the 'lifetime homes' standard of construction.
- v) a strategy for the location and provision of a minimum 2% of housing to contain annexes for extended families and self build plots unless otherwise agreed in writing with the Local Planning Officer, to include reference to their spread across the application site
- vi) the location and scale of play, sport and open space facilities.
- vii) the provision of lighting to all communal car parking areas.
- viii) an Energy, Pollution and Waste Minimisation Strategy to include energy reduction measures in all buildings, to provide recycling and waste facilities and storage on a household level, to control the disposal of waste material and recycling of topsoil within the construction phase of the development and to demonstrate the provision of additional energy/sustainability features in each showhome to be constructed on the site, all to be implemented in accordance with the guidance in PPS 22 and PPS23, such strategy to demonstrate compliance with RSS14 and the Development Brief and the Managing Waste in New Developments Supplementary Planning Guidance and other such guidance at the time of submission which may be deemed necessary.
- ix) Notwithstanding the details contained in the Design Statement February 2007, parameters shall be agreed with the Local Planning Authority to define the maximum storeys, heights, widths and depths of buildings
- x) Notwithstanding the details contained in the Travell Plan October 2006, further details shall be agreed in accordance with the Highway Authority letter dated 16 July 2007

The development shall be implemented in accordance with the agreed details and with the principles established within the West Ampthill Planning and Development Brief 2006 and the Mid Bedfordshire Local Plan First Review Adopted 2005.

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

- 5 Each Reserved Matters Application shall be accompanied by a written Design Statement which (unless otherwise agreed with the Local Planning Authority) shall demonstrate how the application is in accord with the adopted or approved Strategies, and Development Brief required by condition 4 above.

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

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

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

- 7 The Landscape Strategy required by condition 4 above shall define and provide for the retention and protection of appropriate existing landscape features including the woodland in the north east corner of the site protected by a Tree Preservation Order.

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

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

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

- 9 All new dwellings shall be designed to meet the Eco Homes rating system with BREEAM or equivalent "very good" standard or its equivalent and shall be accredited on a housing standard basis by an approved BRE-licensed assessor prior to occupation.

Reason: To satisfy requirements for sustainable development contained in the Development Brief.

- 10 Each reserved matters application shall incorporate the provision of 8% of housing being to mobility standards and shall include a detailed justification for its mix of house types, tenures and sizes demonstrating how this meets

the principles of Objective 1 of the Development Brief.

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

- 11 Each reserved matters application shall incorporate the provision of a minimum of 2% of self build plots unless otherwise agreed in writing with the Local Planning Authority, and shall include a detailed justification for its mix of house types, tenures and sizes demonstrating how this meets the principles of Objective 1 of the Development Brief.

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

- 12 Each reserved matters application shall incorporate the provision of 10% of live/work units and house types unless otherwise agreed in writing with the Local Planning Authority, and shall include a detailed justification for its mix of house types, tenures and sizes demonstrating how this meets the principles of Objective 1 of the Development Brief.

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

- 13 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995, or any Order revoking or re-enacting that Order with or without modification, no works shall be undertaken for the removal of annex accommodation in extended family units and live/work accommodation without the specific grant of planning permission by the Local Planning Authority.

Reason: In order to ensure a range of accommodation is retained across the site in the interests of sustainable community living.

- 14 Before any works commence on site details of advance or structural landscape planting in accordance with Figure 10 of the Development Brief shall be submitted to and approved in writing by the Local Planning Authority. The details thereby approved shall be carried out prior to any houses being first occupied unless otherwise agreed in writing by the Local Planning Authority.

This shall be protected during building operations and maintained to encourage its establishment for a minimum of five years following the practical completion of the development. Any trees or significant areas of planting which are removed, die or become, in the opinion of the Local Planning Authority, seriously damaged or defective within this period shall be replaced as soon as is reasonably practicable to the satisfaction of the Local Planning Authority.

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

- 15 Before any development is commenced on the site details of the layout and design of play and sport facilities, including the equipment, furniture,

surfacing and boundary treatment to be installed, shall be submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details to a timescale to be agreed in writing with the Local Planning Authority.

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

- 16 No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a plan indicating the positions, design, materials and type of boundary treatment to be erected. The boundary treatment shall be completed in accordance with a timescale agreed in writing with the Local Planning Authority. Development shall be carried out in accordance with the approved details.

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

- 17 No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a plan indicating the position and design, and appropriate safety measures for the construction of the balancing ponds/attenuation areas. The balancing ponds/attenuation areas shall be completed in accordance with a timescale agreed in writing with the Local Planning Authority. Development shall be carried out in accordance with the approved details.

Reason: To safeguard the appearance of the completed development and security of the site.

- 18 No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a plan indicating the position, design, materials and type of boundary treatment to be erected within the structural landscaping along the western boundary with the A507. The boundary treatment shall be completed prior to any houses being first occupied unless otherwise agreed in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

Reason: To safeguard the appearance of the completed development and provide a secure boundary along the A507.

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

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

- 20 No development shall take place until a Scheme of Archaeological Resource Management has been submitted to and approved by the Local Planning

Authority. The scheme shall be implemented fully in accordance with the approved details.

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

- 21 There shall be no destruction or removal of vegetation during the months of March to August inclusive, except as otherwise approved in writing by the Local Planning Authority.

Reason: To protect breeding birds.

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

Reason: To ensure the protection of badgers.

- 23 Development shall not begin until a scheme protecting the proposed dwellings from noise from road traffic adjacent to the development hereby approved, to include provision of an acoustic barrier along the western boundary with the A507 and mitigation measures for any dwellings falling within NEC 'B' in accordance with Figure 2 of the Peter Brett Associates Acoustic Assessment November 2006 has been submitted to and approved in writing by the Local Planning Authority; and no dwelling shall be occupied before the works relevant to it have been completed.

Reason: To ensure that the amenities of residents are not prejudiced by excessive noise and in accordance with the aims of the Development brief.

- 24 Prior to the commencement of works pursuant to this permission details shall be submitted, of:

i) A phase 2 site investigation report documenting the ground conditions of the site with regard to potential contamination, and incorporating chemical and gas analysis as identified as being appropriate by the already submitted phase 1 environmental desk study report, and following its recommendations.

ii) A detailed scheme for remedial works and measures to be undertaken to mitigate any risks to human health and the wider environment posed by any contaminants and/or gases identified by the phase 2 report.

iii) Any remediation scheme shall be agreed in writing by the local planning authority prior to the commencement of works.

iv) Any remediation scheme, as agreed in writing shall be fully implemented before the development hereby permitted is first occupied.



v) All variations to any remediation scheme shall be agreed in writing with the Local Planning Authority.

vi) On completion of the development, the developer shall provide written confirmation that any and all works have been completed in accordance with the agreed remediation scheme in the form of a validation report.

Reason: To protect human health and the environment.

- 25 Details of the method of disposal of foul and surface water drainage to include a stage 2 Flood Risk Assessment shall be submitted to and agreed in writing by the Local Planning Authority including any land drainage system, before the development is commenced. Thereafter no part of the development shall be brought into use until the approved drainage scheme has been implemented.

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

- 26 Prior to the commencement of development, a scheme for the provision and implementation of a sustainable urban drainage system that results in no increase in peak storm water discharges from the site shall be submitted to and approved in writing by the Local Planning Authority. No building shall be occupied until the works for the disposal of surface water have been constructed in accordance with the approved details.

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

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

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

- 28 No development shall commence until a Code of Construction Practice has been submitted to and approved by the Local Planning Authority which shall detail methods that all developers, contractors and sub-contractors will employ and shall include:

- i) details of traffic routes and points of access/egress to be used for construction purposes,
- ii) measures to suppress dust,
- iii) the siting and appearance of works compounds
- iv) wheel cleaning facilities for construction traffic

The implementation of the development shall only be undertaken in accordance with the approved Code.

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

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

Reason: To safeguard the amenities of the adjoining occupiers.

- 30 A waste audit shall be prepared and submitted for the site in accordance with the following:

a) Prior to the submission of any reserved matters application, an outline waste audit shall be submitted to and approved in writing by the Local Planning Authority to deal with the broad principles of waste management in the development;

b) Before the development hereby permitted is commenced a detailed Waste Audit addressing the construction and subsequent occupation of the development has been submitted and approved in writing by the Local Planning Authority. The Detailed Waste Audit must be in accordance with the approved Outline Waste Audit required by condition - a) above. The Detailed Waste Audit must include details of;

- i) The anticipated nature and volumes of waste that the development will generate.
- ii) Measures to maximise the re-use on-site of waste arising from demolition/engineering/landscaping
- iii) Steps to be taken to ensure effective segregation of wastes at source during demolition and subsequent construction of the development including, as appropriate, the provision of waste sorting, storage and recovery and recycling facilities
- iv) Any other steps to be taken to minimise the generation of waste throughout any required demolition and during construction of the development,
- v) Provision within the proposed development to encourage occupiers to manage their waste effectively and sustainably. This may include provision for waste and recycling storage areas, road and development layouts which allow waste and recyclables to be collected effectively, provision of community recycling facilities.
- vi) Provision for monitoring the implementation of steps i) – v)
- vii) A timetable for implementing steps i) – vi)

Reason: To ensure that waste is managed sustainably during the development in accordance with objectives of Policies W5 and W6 of the Bedfordshire and Luton Waste Local Plan 2005.

- 31 This permission shall not extend to the layout and associated engineering details submitted in support of the application with the exception of the roundabout design on the entrance to the site as shown on Drg No 203068/20 Rev D.

Reason. For the avoidance of doubt.

- 32 The sole means of vehicular access to the site shall be via the entrance roundabout as shown on Drg No 203068/20 Rev D and through the Hallam land to the south. No other means of vehicular access shall be taken at any other point without separate planning consent.

Reason: In the interest of road safety and to reduce the number of points at which traffic will enter and leave the public highway.

- 33 Before the access is first brought into use, the existing private access from the A507 to the development land shall be closed in a manner to the Local Planning Authority's written approval.

Reason: In the interest of road safety and to reduce the number of points at which traffic will enter and leave the public highway.

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

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

- 35 No development shall commence until details of a pedestrian and cycleway access from the application site to Station Road as shown on Drg No 203068/20 Rev D have been submitted to and approved by the Local Planning Authority. The development shall be undertaken in strict accordance with the approved details.

Reason: To facilitate development of the whole area in accordance with the approved development brief

- 36 No development shall commence until details of a pedestrian and vehicular access from the application site to the Hallam land to the south have been submitted to and approved by the Local Planning Authority. The development shall be undertaken in strict accordance with the approved details.

Reason: To facilitate development of the whole area in accordance with the approved Development Brief.

- 37 Prior to the commencement of development details of cycle parking provision across the site together with details of the design and signage of the cycle and pedestrian routes shall be submitted to and approved in writing by the Local Planning Authority. The development shall be undertaken in

strict accordance with the approved details.

Reason: In the interests of the amenity of pedestrians and cyclists using the development.

38. The permission shall authorise the erection of no more than 40 dwellings.

Reason: In order to ensure the development meets the guidance contained within the West Ampthill Planning and Development Brief 2006 and to ensure compatability with elements of the associated Section 106 agreement.

39. Prior to the commencement of development a scheme for the provision and future maintenance of public art shall be submitted to and approved in writing by the Local Planning Authority. The public art shall be sited as approved prior to the occupation of the 20<sup>th</sup> dwelling. The development shall be implemented solely in accordance with the approved details.

Reason: In order to achieve a satisfactory form of development in accordance with the West Ampthill Development Brief and Policy DPS27 of the Mid Bedfordshire Local Plan First Review Adopted 2005.

### Notes to Applicant

1. The applicant is advised that in order to comply with Conditions ( above) of this permission it will be necessary for the developer of the site to enter into an agreement with Bedfordshire County Council as Highway Authority under Section 278 of the Highways Act 1980 to ensure the satisfactory completion of the access and associated road improvements. Further details can be obtained from the Development Planning and Control Group, Bedfordshire County Council, County Hall, Bedford, MK42 9AP.
2. The applicant is advised that no highway surface water drainage system designed as part of a new development, will be allowed to enter any existing highway surface water drainage system without the applicant providing evidence that the existing system has sufficient capacity to account for any highway run off generated by that development., Existing highway surface water drainage systems may be improved at the developers expense to account for extra surface water generated. The Development Planning and Control Group, Bedfordshire County Council must approve any improvements. Further details can be obtained from the Engineering Policy and Planning Group, Bedfordshire County Council, County Hall, Bedford, MK42 9AP.
3. The applicant is advised that the requirements of the New Roads and Street Works Act 1991 will apply to any works undertaken within the limits of the existing public highway. Further details can be obtained from the Bedfordshire Highways, Streetworks Co-ordination Unit, County Hall, Bedford, MK42 9AP.

4. The applicant is advised that no works associated with the construction of the vehicular access should be carried out within the confines of the public highway without prior consent, in writing, of the Bedfordshire County Council. Upon receipt of this Notice of Planning Approval, the applicant is advised to write to Bedfordshire County Council's Customer Contact Centre, 6th Floor, County Hall, Bedford, MK42 9AP quoting the Planning Application number and supplying a copy of the Decision Notice and a copy of the approved plan. This will enable the necessary consent and procedures under Section 184 of the Highways Act to be implemented. The applicant is also advised that if any of the works associated with the construction of the vehicular access affects or requires the removal and/or relocation of any equipment, apparatus or structures (e.g. street name plates, bus stop signs or shelters, statutory authority equipment etc.) then the applicant will be required to bear the cost of such removal or alteration.
5. The applicant is advised that the closure of existing access(es) shall include the reinstatement of the highway to include any footway, verge and kerbing in a manner to be agreed in writing with Bedfordshire Highways, Bedfordshire County Council's, Customer Contact Centre, 6<sup>th</sup> Floor, County Hall, Bedford, MK42 9AP. No work shall be carried out within the confines of the public highway without prior consent. The applicant will also be expected to bear all costs involved in closing the access(es).
6. All roads to be constructed within the site shall be designed in accordance with Bedfordshire County Council's publication "Highway Development Control Design Guide - January 1995" and the Department of the Environment/Department of Transport's "Design Bulletin 32", or any amendment thereto.
7. The applicant is advised that as a result of the development, new highway street lighting will be required and the applicant must contact the Engineering Policy and Planning Group, Bedfordshire County Council, County Hall, Bedford MK42 9AP, for details of the works involved, the cost of which shall be borne by the developer. No development shall commence until the works have been approved in writing and the applicant has entered into a separate legal agreement covering this point with the Highway Authority.
8. The developer's attention is drawn to the attached copy of Waste Management Notes.
9. The developer is reminded that works involving the habitat of badgers, bats, breeding birds, etc may require a protected species disturbance licence. Further information can be obtained from Natural England, Beds and Cambs Team, Ham Lane House, Ham Lane, Nene Park, Orton Waterville, Peterborough, PE2 5UR Tel 01733 405 850.
10. The applicant/developer is advised that under the terms of the adopted Development Brief there is no provision made for direct vehicular access to be taken to Station Road via the adjacent site currently the subject of a residential development but formerly known as Morgana Works, and that

any application which proposed such a connection would not be looked upon favourably by the Local Planning Authority.

- [Note: (1) In advance of the consideration of the application the Committee were advised of consultations received as set out in the late sheet appended to these minutes.
- (2) In advance of the consideration of the application the Committee received representations made under the Public Participation Scheme.]
- (3) The report incorrectly specified Condition Numbers 35 and 36, reference should have been made to Conditions 38 and 39.

**Item No. 13**

<b>APPLICATION NUMBER</b>	<b>SB/09/00189/TP</b>
<b>LOCATION</b>	<b>Poplars Nursery Garden Centre, Harlington Road, Toddington, Dunstable, LU5 6HE</b>
<b>PROPOSAL</b>	<b>Demolition of buildings and erection of replacement building to be used for garden centre retail sales, workshop/store and educational classroom in association with county wildlife site. Erection of 2.4m high security fence and extension to car park (Revised application SB/TP/07/1493).</b>
<b>PARISH</b>	<b>Toddington</b>
<b>WARD</b>	<b>Toddington</b>
<b>WARD COUNCILLORS</b>	<b>Cllr N Costin and Cllr T Nicols</b>
<b>CASE OFFICER</b>	<b>Mr C Murdoch</b>
<b>DATE REGISTERED</b>	<b>27 March 2009</b>
<b>EXPIRY DATE</b>	<b>26 June 2009</b>
<b>APPLICANT</b>	<b>Mr J Little</b>
<b>AGENT</b>	<b>HHP Design &amp; Management Ltd</b>
<b>REASON FOR COMMITTEE TO DETERMINE</b>	<b>Proposal is major development and is departure from development plan</b>
<b>RECOMMENDED DECISION</b>	<b>Grant Planning Permission</b>

**Reasons for Granting:**

The proposed development complies with relevant National Guidance and Development Plan policies in respect of its impact on the openness of Green Belt and in respect of its siting, design and overall appearance.

**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, a landscaping scheme to include any hard surfaces and earth mounding shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented by the end of the full planting season immediately following the completion and/or first use of any separate part of the development (a full planting season means the period from October to March). The trees, shrubs and grass shall subsequently be maintained for a period of five years from the date of planting and any which die or are destroyed during this period shall be replaced during the next**

planting season and maintained until satisfactorily established.

**REASON: To ensure a satisfactory standard of landscaping.**

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

- 3 Before the development is first occupied or brought into use, the parking spaces, servicing and unloading areas shown on Drawing No. 5189-012A received 27/03/09 shall be completed and thereafter retained for this purpose.  
REASON: To ensure provision for car parking and servicing clear of the highway.  
(Policy T10, S.B.L.P.R.).
- 4 **Before development begins, samples of the materials to be used for the external walls and roof of the new 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.).**
- 5 Notwithstanding the details submitted with the application, further particulars of the external lighting to be installed in association with the development hereby permitted and further particulars of the design and external finish of the proposed security fencing shall be submitted to and approved in writing by the Local Planning Authority.  
REASON: To ensure proper control over the development in the interests of the visual amenity of the Green Belt.  
(Policy BE8, S.B.L.P.R.).
- 6 The use of the proposed extension to the internal sales area, indicated on Drawing No. 5189-010B received 27/03/09, shall extend only to the sale of plants, garden tools and sundries and for other purposes ancillary to the garden centre use of the premises. For the avoidance of doubt the proposed extension to the internal sales area shall not be used for the storage, sale or display of the goods listed in the Annex to the Planning Agreement made in association with Planning Permission SB/TP/05/0418. The educational facility, the 'education zone' indicated on Drawing No. 5189-010B received 27/03/09, shall only be used for the provision of education and for no other purpose in Class D1 of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (or any order revoking and re-enacting that Order with or without modification).  
REASON: To define the extent of the permission and to enable the Local Planning Authority to exercise proper control over the development in order to prevent the establishment of a general Class A1 retail use of the premises in this Green Belt location.  
(Policy SD1, S.B.L.P.R.).
- 7 The use of the external sales area on the north-eastern side of the proposed extension to the garden centre, indicated on Drawing No. 5189-010B received 27/03/09, shall extend only to the display and sale of the goods referred to in Condition 6 above. No permanent buildings, structures or plant shall be erected or positioned within the external sales area and any temporary buildings, structures or plant erected or positioned within the external sales area shall not exceed a maximum height of 3m.



REASON: To define the extent of the permission and to enable the Local Planning Authority to exercise proper control over the development in the interests of maintaining the openness and visual amenity of the Green Belt. (Policy BE8, S.B.L.P.R.).

- 8 **Notwithstanding the details submitted with the application and prior to the implementation of the planning permission, further particulars of a scheme for the establishment and management of the educational facility that will form part of the proposed extension to the garden centre, to include details of the precise layout of the educational facility, shall be submitted to and approved in writing by the Local Planning Authority.**

The proposed extension to the garden centre sales area shall not be brought into use until the works to establish the educational facility have been completed in accordance with the approved details/particulars.

For a period of 24 months from the date on which the proposed extension to the garden centre sales area is brought into use a written log shall be maintained indicating details of the schools and other organisations that use the educational facility and the dates on which their visits take place. At six monthly intervals, in order to assist the Local Planning Authority's monitoring of the use of the educational facility, a copy of the written log shall be submitted to the Local Planning Authority.

**REASON: To ensure that the educational facility is brought into use as part of a scheme to enhance access to the adjoining County Wildlife Site/Wadelows Nature Reserve, to ensure that the educational facility is brought into use in association with the proposed extension to the garden centre sales area and to ensure that inappropriate development in the Green Belt is not permitted without very special circumstances having been established.**

- 9 **Before development begins, details of a scheme for the disposal of surface water generated by the proposed development 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.**

- 10 This permission relates only to the details shown on Drawing Nos. 5189-006B, 5189-010B, 5189-011A, 5189-012A, 5189-013A, 5189-014A and 5189-015A received 27/03/09 or to any subsequent appropriately endorsed revised plan.

REASON: To identify the approved drawings and to avoid doubt.

### Notes to Applicant

1. In accordance with Article 22 of the Town & Country Planning (General Development Procedure) Order 1995 (as Amended), the Council hereby certify that the proposal as hereby approved conforms with the relevant

policies of the Development Plan comprising of the Regional Spatial Strategy for the East of England (the East of England Plan and the Milton Keynes and South Midlands Sub-Regional Strategy), Bedfordshire Structure Plan 2011 and the South Bedfordshire Local Plan Review and material considerations do not indicate otherwise. The policies which refer are as follows:

### **Regional Spatial Strategy**

#### **East of England Plan (May 2008)**

SS1 - Achieving Sustainable Development

SS4 - Towns other than Key Centres and Rural Areas

SS7 - Green Belt

E1 - Job Growth

T7 - Transport in Rural Areas

T9 - Walking, Cycling and other Non-Motorised Transport

T14 - Parking

ENV3 - Biodiversity and Earth Heritage

ENV7 - Quality in Built Environment

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

Strategic Policy 3 - Sustainable Communities

#### **South Bedfordshire Local Plan Review**

BE8 - Design and Environmental Considerations

T10 - Controlling Parking in New Developments

2. In accordance with Article 22 of the Town and Country Planning (General Development Procedure) Order 1995 (as Amended), the reason for any condition above relates to the Policies as referred to in the Regional Spatial Strategy (RSS), Bedfordshire Structure Plan 2011 (BSP) and the South Bedfordshire Local Plan Review (SBLPR).
3. This permission relates only to that required under the Town & Country Planning Acts and does not include any consent or approval under any other enactment or under the Building Regulations. Any other consent or approval which is necessary must be obtained from the appropriate authority.
4. With regard to Condition 9, the applicants are advised that in order for the Bedfordshire and River Ivel Internal Drainage Board to consider the proposed drainage scheme the Board will require further information, including the size of the impermeable area generated by the proposed development and the storage capacity available in the storage pond. In the event that sufficient capacity does not exist, any direct discharge to the nearby watercourse will require the Board's consent.

**Item No. 14**

**APPLICATION NUMBER** CB/09/00691/FULL  
**LOCATION** Flats 14 To 19, Gloucester Court, Ampthill  
**PROPOSAL** Full: New Single storey front porch and single storey Bike hut and formation of vehicular access onto Dunstable Street.

**PARISH** Ampthill  
**WARD** Ampthill  
**WARD COUNCILLORS** Councillors G Summerfield & P Duckett  
**CASE OFFICER** Sarah Fortune  
**DATE REGISTERED** 21 May 2009  
**EXPIRY DATE** 16 July 2009  
**APPLICANT** Grand Union Housing Association  
**AGENT** Kyle Smart Associates  
**REASON FOR COMMITTEE TO DETERMINE** Councillor Summerfield - highways issues relating to new entrance/exit

**RECOMMENDED DECISION** Full Conditional Approval

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

Reason: To comply with Section 91 of the Town and Country Planning Act 1990 which is designed to ensure that a planning permission does not continue in existence indefinitely if the development to which it relates is not carried out.

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

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

- 3 The permission shall extend only to the application as amended by plan numbers 0740wd2.02/P4, 0740/wd2.04/P2 and 0740wd2.01/P2.

Reason: For the avoidance of doubt and to ensure that the development is implemented in accordance with the plans formally approved by the Local Planning Authority.

- 4 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. The area of the access which is within the public highways needs to be surfaced in bituminous macadam and not block paved. 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.

- 5 The entrance and parking area shall be constructed using a “no-dig” method of construction as outlined in Arboricultural Practice Note no.1 (Driveways close to trees).

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

- 6 Apart from the provision of the new vehicular access no trees, shrubs or hedges existing on the site shall be removed or cut down without the prior written consent of the Local Planning Authority.

Reason: To safeguard the existing trees, shrubs and hedges on the site in the interest of visual amenity.

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

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

- 8 Replacement planting in accordance with approved details shall take place as soon as practicable and in any event within six months of the felling being carried out. The replacement planting shall be maintained for a period of three years beginning with the date of the felling operation and during this period any trees that die or become diseased shall be replaced with trees of the same size and species.

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

- [Note: (1) In advance of the consideration of this application the Committee were advised of consultation received as set out in the late sheet appended to these minutes.
- (2) In advance of the consideration of the application the Committee received representations made under the Public Participation Scheme.]

**Item No. 15****SCHEDULE B**

<b>APPLICATION NUMBER</b>	<b>MB/07/01869/FULL &amp; MB/07/01876/LB</b>
<b>LOCATION</b>	<b>The Limes, Dunstable Street, Ampthill</b>
<b>PROPOSAL</b>	<b>FULL and LB: Restoration and alteration of the listed former town hall, demolition of link to the 1990s extension, re-use of the former town hall as offices, refurbishment and extension of 1990s extension for residential use, construction of new residential development comprising 34 no. units, and associated parking and external works.</b>
<b>PARISH</b>	<b>Ampthill</b>
<b>WARD</b>	<b>Ampthill</b>
<b>WARD COUNCILLORS</b>	<b>Cllr G Summerfield and Cllr P Duckett</b>
<b>CASE OFFICER</b>	<b>Julia Ward/Anne Sammé</b>
<b>DATE REGISTERED</b>	<b>26 October 2007</b>
<b>EXPIRY DATE</b>	<b>25 January 2008</b>
<b>APPLICANT</b>	<b>Storey Property Developments Ltd</b>
<b>REASON FOR COMMITTEE TO DETERMINE</b>	<b>To update members following the resolution of the Development Control Committee of Mid Bedfordshire District Council on 16 January 2008</b>
<b>RECOMMENDED DECISION</b>	<b>Full Conditional Approval subject to Section 106 Agreement and Listed Building Consent</b>

Members confirmed the earlier resolution to GRANT Planning Permission for the application set out above subject to a Section 106 agreement, and to the conditions as set out in the original report and as amended/supplemented below:

- No development shall take place on any part of the site until full details of both hard and soft landscape works for that area have been submitted to and approved in writing by the Local Planning Authority and these works shall be carried out as approved. These details shall include:-
  - Proposed finished levels or contours;
  - Materials to be used for any hard surfacing, to include attention to the requirements of the visually disabled and impact of the hard surfacing on the character and appearance of the listed building and conservation area;
  - Minor structures (eg, furniture, signs, etc)
  - Proposed and existing functional services above and below ground level;
  - Planting plans, including schedule of size, species, positions, density and times of planting;
  - Cultivation details including operations required to establish new planting;
  - Details of existing trees and hedgerows on that part of the site, indicating those to be retained and the method of their protection during development works.

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

2. All hard and soft landscape works shall be carried out in accordance with the approved details. Any phasing of the development shall be agreed in writing with the Local Planning Authority, and the works shall be carried out prior to the first occupation of that phase of the site to which the detail relates unless an alternative timescale has been agreed in writing with the Local Planning Authority.

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

3. No development shall take place on any part of the site until full details of boundary treatments for that area have been submitted to and approved in writing by the Local Planning Authority. The details shall include the positions, design, materials, and type of boundary treatment to be erected, and shall include full elevational and sectional drawings of the wall and railings to be erected at the frontage to Dunstable Street. The boundary treatments shall be completed in accordance with the approved details before the building to which it is related is first occupied.

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

4. No development shall take place on any part of the site until the applicant has submitted to the Local Planning Authority for its written approval a suitable exterior lighting design scheme for that part of the site, devised to complement the setting of the listed building, to provide illumination to shared areas and to eliminate any detrimental effect caused by obtrusive light or glare on proposed or existing neighbouring residential occupiers. All exterior lighting at the development shall be constructed and installed in accordance with the approved scheme before the building or area to which it is related is first occupied.

Reason: In order to protect the amenity of proposed and neighbouring residential occupiers from the adverse impact of obtrusive light or glare arising from exterior lighting on the development and to ensure that the appearance of such works is appropriate to the historic fabric of the site.

5. Prior to the commencement of development, the developer shall submit in triplicate:
  - (a) A phase 2 site investigation report documenting the ground conditions of the site with regard to potential contamination, and incorporating chemical and water analysis and consideration of all receptors as identified as being appropriate by the already submitted Phase 1 environmental desk study report (Tendrel Services Limited, May 2006) and following its recommendations.
  - (b) A detailed scheme for remedial works and measures to be taken to mitigate any risks to human health and the wider environment posed by any contaminants and/or gases identified by the Phase 2 report.

Any remediation scheme shall be agreed in writing by the Local Planning Authority prior to the commencement of works on the site, and shall include information on any phasing or subdivision of the site for development purposes. Any remediation scheme, as agreed in writing, shall be fully implemented before the development hereby permitted is first occupied, or in accordance with any alternative timescale that may have been agreed in writing in an alternative programme of phasing. All variations to any remediation scheme shall be agreed in writing by the Local Planning Authority.

On completion of any and each phase of the development the developer shall provide written confirmation that any and all works have been completed in accordance with the agreed remediation scheme in the form of a validation report, which shall include measures for maintenance, further monitoring and subsequent reporting to the Local Planning Authority.

Any changes to these agreed elements will require the express consent of the Local Planning Authority.

Reason: To protect human health and the environment.

6. No development shall take place on any part of the site until details of the method of disposal of foul and surface water drainage for that area has been submitted to and agreed in writing by the Local Planning Authority, including any land drainage system. Thereafter no part of the development shall be brought into use until the approved drainage scheme for that area has been implemented.

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

7. No development shall take place on any part of the site until a scheme for the provision of surface water drainage works for that area, including a comprehensive survey of the existing drainage on the site, has been submitted to and approved in writing by the Local Planning Authority. The scheme shall ensure that discharge rates to Sweetbriar Brook (to the west of the site) are kept equal to or below the existing levels. The approved drainage works shall be completed prior to the first occupation of any of the buildings in that defined area.

Reason: To prevent the increased risk of flooding by ensuring the provision of a satisfactory means of surface water disposal.

8. No development shall take place on any part of the site until a scheme for the ownership and maintenance of the surface water system for that area has been submitted to and agreed in writing by the Local Planning Authority. The approved works/scheme for that area shall be constructed and completed prior to the first occupation of the buildings in that area.

Reason: To ensure the satisfactory long-term operation of the system and prevention of the increased risk of flooding.

9. No building hereby approved shall be occupied until a revised Waste Audit for that part of the site has been submitted to and approved in writing by the Local Planning Authority. The revised Waste Audit(s) shall include the following:-
- (a) figures used to assess the waste storage requirements of the proposal;
  - (b) clarification of which bin storage areas serve which particular properties;
  - (c) further information on re-use of waste arising from construction/demolition processes.

The development shall be implemented in accordance with the submitted Waste Audit and the Revised Waste Audit(s) as required above.

Reason: To ensure that waste is managed sustainably during the construction and lifetime of the development in accordance with the objectives of Policies W5 and W6 of the Bedfordshire and Luton Waste Local Plan 2005.

10. No development shall take place on any part of the site until details of the materials to be used for the external finishes of development on that part of the site have been submitted to and approved in writing by the Local Planning Authority.

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

11. No development shall take place on any part of the site until full details of the final ground and slab levels of the dwellings in that area have been submitted to and approved in writing by the Local Planning Authority. Such details shall include sections through both the site and adjoining properties, the location of which shall first be agreed with the Local Planning Authority. Thereafter the site shall be developed in full accordance with the approved details.

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

12. No development shall take place on any part of the site until a scheme of works to address security risks within that area of the site, and to include control of access into undercroft parking areas, cycle stores and communal areas of buildings, has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include provision of details for the placing and maintenance of CCTV cameras at key locations within the site. The scheme shall be implemented in accordance with the approved details prior to the occupation of any units within that area of the site.

Reason: In order to ensure the development adequately addresses issues of community safety.



13. No work shall be undertaken on any part of the site until a bat survey of the existing buildings and suitable trees within that area has been undertaken by an experienced person holding a relevant licence. Subsequent works shall only be carried out in accordance with the findings of the survey and shall incorporate any necessary mitigation measures.

Reason: To protect features of recognised nature conservation importance.

14. No development shall commence in respect of the new build residential units until details of safe pedestrian crossing facilities across the junction of the proposed vehicular access with Station Road have been approved by the local planning authority and no building in that part of the site shall be occupied until the junction has been constructed in accordance with the approved details.

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

15. None of the new build residential units shall be occupied until a footway has been constructed on the eastern side of the access road from Station Road in accordance with details shown on the approved drawings or an alternative scheme to have been submitted to and approved in writing by the Local Planning Authority. Any Statutory Undertakers equipment or street furniture shall be re-sited to provide an unobstructed footway.

Reason: In the interests of road safety and pedestrian movement.

16. No development shall commence until a phasing plan has been submitted to and agreed in writing with the Local Planning Authority. No premises shall be occupied in any phase until all on site vehicular areas associated with that part of the development have been 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.

17. No development shall be undertaken without a wheel cleaning facility being provided at all site exits used by construction traffic. The facility shall be in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority. The wheel cleaner(s) shall be removed from the site once the roadworks necessary to provide adequate access to that part of the site from the public highway have been completed (apart from final surfacing) to the satisfaction of the Local Planning Authority.

Reason: In the interests of the amenity of the area and to prevent the deposit of mud or other extraneous material on the highway during the construction period.

18. No development shall be undertaken unless on-site parking is available for construction workers. Provision shall be in accordance with a scheme or schemes to be submitted to and approved in writing by the Local Planning Authority. The scheme(s) shall be implemented throughout any construction period.

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

19. No development shall commence until a phasing plan has been submitted to and agreed in writing with the Local Planning Authority. Development shall not be undertaken in any phase until a scheme detailing access provision to and from that part of the site for construction traffic, including details of arrangements for the restriction of vehicles to approved points of access and egress, has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be operated throughout the period of construction works.

Reason: To ensure the safe operation of the surrounding road network in the interests of road safety.

20. Visibility splay improvements shall be provided at the junction of the vehicular accesses with the public highway. The splay improvements (cutting back of hedges) shall be submitted to and approved in writing by the Local Planning Authority prior to the first occupation of any part of the development served by that vehicular access. The vision splays so described shall be maintained free of any obstructions to visibility at all times.

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

21. Prior to the commencement of development on the new build residential units, full details of the proposed access bridge over the brook at the western end of the site, including details of long term maintenance and timed access facilities, shall be submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with the approved details and the bridge and pedestrian route through the site made available for use prior to the occupation of any of the new build units. There shall be no occupation of the residential converted units without provision being made for the necessary pedestrian link to the west, the precise line of which shall have previously been agreed in writing with the Local Planning Authority such details to include the provision of a landscaped belt between the new footway and the boundary to 10 Dunstable Street (see late sheet).

Reason: To ensure satisfactory pedestrian access through the site and in the interests of the Safe Routes to Schools Scheme.

22. No development shall commence until a phasing plan has been submitted to and agreed in writing with the Local Planning Authority. Prior to the commencement of development of any phase full details of cycle storage, to include secure covered facilities, for that part of the site shall have been submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with the approved details prior to first occupation of the phase to which the facility relates.

Reason: To encourage use of alternative means of transport other than the private car.

23. No development shall commence in any part of the site until details have been submitted to and approved in writing by the Local Planning Authority of any works to be undertaken under the crowns of existing trees within that area. The details shall include information on the method of construction and materials to be used such that appropriate protection is put in place to avoid compaction and damage to tree roots.

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

- [Note: (1) In advance of the consideration of the application the Committee received consultations as detailed in the late sheet appended to these Minutes.
- (2) In advance of the consideration of the application the Committee received representations made under the Public Participation Scheme.]

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**Item No. 16**

**APPLICATION NUMBER** CB/09/00784/FULL  
**LOCATION** TOWERS CLOSE, TOPLERS HILL, ASTWICK,  
HITCHIN, SG18 9TA  
**PROPOSAL** FULL: SINGLE STOREY REAR AND SIDE  
EXTENSIONS AND DETACHED DOUBLE GARAGE  
**PARISH** Astwick  
**WARD** Stotfold & Arlesey  
**WARD COUNCILLORS** Cllrs Street, Turner, Saunders & Dalgarno  
**CASE OFFICER** Kate Phillips  
**DATE REGISTERED** 30 April 2009  
**EXPIRY DATE** 25 June 2009  
**APPLICANT** Mrs Gudgin  
**AGENT** Richard Beaty (Building Design)Ltd

**REASON FOR COMMITTEE TO DETERMINE** THE APPLICANT IS EMPLOYED BY THE COUNCIL.

**RECOMMENDED DECISION** FULL CONDITIONAL APPROVAL

**Recommendation**

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

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

Reason: To comply with Section 91 of the Town and Country Planning Act 1990 which is designed to ensure that a planning permission does not continue in existence indefinitely if the development to which it relates is not carried out.

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

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

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

Reason: To safeguard any material of archaeological interest which exists on the site in accordance with PPG 16 'Archaeology and Planning' (1990).

- 4 The developer shall provide access at all reasonable times to any archaeologist nominated by the Local Planning Authority, and shall allow him to observe the excavations and record items of interest and find. To this end the developer shall notify the Local Planning Authority beforehand of the date on which work under the permission is due to commence.

Reason: To safeguard any material of archaeological interest which exists on the site in accordance with PPG 16 'Archaeology and Planning' (1990).

**Item No. 17**

**APPLICATION NUMBER** CB/09/00991/FULL  
**LOCATION** 98 DELLS LANE, BIGGLESWADE, SG18 8HN  
**PROPOSAL** FULL: FIRST FLOOR SIDE/REAR EXTENSION  
**PARISH** Biggleswade  
**WARD** Biggleswade  
**WARD COUNCILLORS** Cllrs M Jones, D Lawrence, J Lawrence , P Vickers  
**CASE OFFICER** Dee Walker  
**DATE REGISTERED** 01 June 2009  
**EXPIRY DATE** 27 July 2009  
**APPLICANT** Mr & Mrs Oliver  
**AGENT** Dimensional Designs

**REASON FOR COMMITTEE TO DETERMINE** **APPLICANT IS A CENTRAL BEDFORDSHIRE COUNCIL MEMBER OF STAFF**

**RECOMMENDED DECISION** **FULL CONDITIONAL APPROVAL**

**Recommendation**

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

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

Reason: To comply with Section 91 of the Town and Country Planning Act 1990 which is designed to ensure that a planning permission does not continue in existence indefinitely if the development to which it relates is not carried out.

- 2 **Prior to the first occupation of the building the first floor windows in the west elevation of the development shall be fitted with obscured glass of a type to substantially restrict vision through it at all times, and restriction on its opening, details of which shall have been previously submitted to and agreed in writing by the Local Planning Authority. The development shall accord with the approved details.**

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

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

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

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

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



**Item No. 18**

<b>APPLICATION NUMBER</b>	<b>CB/09/01141/FULL</b>
<b>LOCATION</b>	<b>58 CAMBRIDGE ROAD, LANGFORD, BIGGLESWADE, SG18 9PS</b>
<b>PROPOSAL</b>	<b>FULL: TWO STOREY SIDE EXTENSION.</b>
<b>PARISH</b>	<b>Langford</b>
<b>WARD</b>	<b>Langford &amp; Henlow Village</b>
<b>WARD COUNCILLORS</b>	<b>Cllr Clarke &amp; Cllr Rogers</b>
<b>CASE OFFICER</b>	<b>Sam Boyd</b>
<b>DATE REGISTERED</b>	<b>11 June 2009</b>
<b>EXPIRY DATE</b>	<b>06 August 2009</b>
<b>APPLICANT</b>	<b>Mr Smith</b>
<b>AGENT</b>	<b>Richard Beaty(Building Design) Ltd</b>
<b>REASON FOR COMMITTEE TO DETERMINE</b>	<b>THE APPLICANT IS EMPLOYED BY CENTRAL BEDFORDSHIRE COUNCIL</b>
<b>RECOMMENDED DECISION</b>	<b>Full Conditional Approval</b>

**Reasons for Granting:**

The proposed extension is acceptable in accordance with Policy DPS6 of the Mid Bedfordshire Local Plan First Review 2005. The proposed extension would not impact detrimentally upon the character and appearance of the surrounding area and there would be no adverse impact upon the residential amenity of neighbouring properties. The scheme therefore, by reason of its siting, design and location, is in conformity with Planning Policy Statement 1(2005), East of England Plan (May 2008), Milton Keynes and South Midlands Sub-Regional Strategy (March 2005) and Policy DPS6 of the Mid Bedfordshire Local Plan First Review (2005).

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

Reason: To comply with Section 91 of the Town and Country Planning Act 1990 which is designed to ensure that a planning permission does not continue in existence indefinitely if the development to which it relates is not carried out.

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

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

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

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

- 4 Prior to the first occupation of the building the first floor window in the western elevation of the development hereby permitted shall be fitted with obscured glass of a type to substantially restrict vision through it at all times. No further windows or other openings shall be formed in the elevation.

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

**Item No. 19**

**APPLICATION NUMBER** SB/08/01217/TP  
**LOCATION** Fourne Hill Farm, Eastern Way, Heath And Reach, Leighton Buzzard, LU7 9LF  
**PROPOSAL** Change of use to land and buildings for general industry (B2) purposes.  
**PARISH** Heath & Reach  
**WARD** Plantation  
**WARD COUNCILLORS** Cllr P Rawcliffe and Cllr A Shadbolt  
**CASE OFFICER** Simon Barnett  
**DATE REGISTERED** 21 January 2009  
**EXPIRY DATE** 22 April 2009  
**APPLICANT** Mr R Fox  
**AGENT** Clifford W & R C Shrimplin  
**REASON FOR COMMITTEE TO DETERMINE** Application advertised as a Members decision  
  
**RECOMMENDED DECISION** Grant Planning Permission

That Planning Permission be **GRANTED** subject to the following conditions:

- 1 Within 30 days of the date of this permission, a scheme for the parking of vehicles on the site shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall comply with the standards of the Local Planning Authority and shall be fully implemented within 60 days of its approval in writing and thereafter retained for this purpose.  
 REASON: To ensure provision for car parking clear of the highway.  
 (Policy T10 S.B.L.P.R).
  
- 2 All plant, machinery and equipment (including refrigeration and air conditioning systems, and public address and other amplified sound systems) to be used by reason of this permission shall be so installed, maintained and operated as to prevent the transmission of noise and vibration into any neighbouring premises and places of public resort.  
 REASON: To prevent nuisance from noise and vibration and to safeguard the amenities of the area.  
 (Policy BE8 S.B.L.P.R).
  
- 3 No goods, waste, materials or equipment shall be deposited or stored on the site in the open other than on any area/s defined for those purposes and shown on the approved plan.  
 REASON: To protect the amenities of the area and to ensure that vehicle parking, servicing and unloading areas are available for those purposes at all times.  
 (Policy BE8 S.B.L.P.R).

- 4 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no extensions to the building/s hereby permitted shall be carried out without the grant of further specific permission from the Local Planning Authority.  
REASON: To control the external appearance of the building/s in the interests of the amenities of the area and to safeguard the openness of the Green Belt.  
(Policy BE8 S.B.L.P.R).
- 5 This permission relates only to the details shown on the Site Location Plan received 21/01/09 and the Site Layout Plan received 29/12/08 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, in part, 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**  
NE12 - Re-use/Adaption of Rural Buildings  
BD8 - 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. We consider that the controlled waters at this site are of low environmental sensitivity, therefore we will not be providing detailed site-specific advice or comments with regards to land contamination issues for this site. We recommend that the requirements of PPS23 and the Environment Agency Guidance on Requirements for Land Contamination Reports/ EA 'Land Contamination: A Guide for Developers' should be followed.

6. Under the terms of the Water Resources Act 1991, the prior written consent of the Agency is normally required for any discharge of sewage or trade effluent into controlled waters, and may be required for any discharge of surface water to such controlled waters or for any discharge of sewage or trade effluent from buildings or fixed plant into or onto ground or into waters which are not controlled waters. Such consent may be withheld. (Controlled waters include rivers, streams, underground waters, reservoirs, estuaries and coastal waters).

No soakaways should be constructed in contaminated land. As part of our Groundwater Protection Policy the maximum acceptable depth for soakaways is two metres below existing ground level. We recommend that a minimum of 1 metre should be left between the base of the soakaway and the highest groundwater levels recorded as direct discharges to groundwater are unacceptable.

Any soakaways shall be designed and constructed wholly in accordance with BRE Digest 365 (or CIRIA Reports 156) and to the satisfaction of the Council's Building Control Section.

Only clean, uncontaminated water should be discharged to any soakaway.

Prior to being discharged into any surface water sewer or soakaway system, all surface water drainage from parking areas and hard standings susceptible to oil contamination shall be passed through an oil separator designed and constructed to have a capacity and details compatible with the site being drained. Roof water shall not pass through the interceptor.

7. If any controlled waste is to be removed off site, then site operator must ensure a registered waste carrier is used to convey the waste material off site to a suitably authorised facility. Further guidance is available on our website:

[www.environment-agency.gov.uk/subjects/waste/](http://www.environment-agency.gov.uk/subjects/waste/)

If any waste is to be used on site, the applicant will be required to obtain the appropriate exemption or authorisation from us. We are unable to specify what exactly would be required if anything, due to the limited amount of information provided.

Waste from the development must be re-used, re-cycled or otherwise disposed of in accordance with waste management legislation and in particular the Duty of Care. This is also applicable for any off-site movements of wastes. The developer as waste producer therefore has a duty of care to ensure all materials removed go to an appropriate licensed disposal site and all relevant documentation is completed and in accordance with regulations.

Further information can be obtained from your local Environment Agency office. Responsibility for the safe development and secure occupancy of this development rests with the developer.

8. Any liquid fertilizer storage facilities must be sited in properly constructed bunded areas of sufficient capacity to avoid contamination of any watercourse, surface water drains or water source in the event of spillage, and shall comply with the Fertilizer Manufacturer's Association – Code of Practice for the Prevention of Pollution from the Storage and Handling of Fluid Fertilizers.

Under the terms of the Control of Pollution (Silage, Slurry and Agricultural Fuel Oils) Regulations 1991 and as amended 1997, the person who proposes to have control over any relevant storage installation is required to serve notice on the Environment Agency specifying the type of structure to be used and its location at least 14 days before it is to be used for the keeping or storing of any relevant substance.

Any facilities, above ground, for the storage of oils, fuels or chemicals shall be sited on impervious bases and surrounded by impervious bund walls. The volume of the bunded compound should be at least equivalent to the capacity of the tank plus 10%. All filling points, vents, gauges and sight glasses must be located within the bund.

The drainage system of the bund shall be sealed with no discharge or any watercourses, land or underground strata. Associated pipework should be located above ground and protected from accidental damage. All filling points and tank overflow pipe outlets should be detailed to discharge into the bund.

All foul sewage or trade effluent, including cooling water containing chemical additives, or vehicle washing water, including steam cleaning effluent shall be discharged to the foul sewer. No foul sewage or trade effluent, including cooling water containing chemical additives, or vehicle washing water, including steam cleaning effluent, shall be discharged to the surface water drainage system.

Foul and surface water manhole covers should be marked to enable easy recognition, convention is red for foul and blue for surface water. This is to enable water pollution incidents to be more readily traced.

**Item No. 20**

**SCHEDULE C**

<b>APPLICATION NUMBER</b>	<b>CB/09/05173/TP</b>
<b>LOCATION</b>	<b>Grove House, 76 High Street North, Dunstable, LU6 1NF</b>
<b>PROPOSAL</b>	<b>Erection of new overthrow over existing gates, secured to existing columns. Replacement of defective section of railling.</b>
<b>PARISH</b>	<b>Dunstable</b>
<b>WARD</b>	<b>Dunstable Downs</b>
<b>WARD COUNCILLORS</b>	<b>Cllr Mrs C Hegley, Cllr T Green, Cllr P Freeman and Cllr N Young</b>
<b>CASE OFFICER</b>	<b>Gill Claxton</b>
<b>DATE REGISTERED</b>	<b>28 May 2009</b>
<b>EXPIRY DATE</b>	<b>23 July 2009</b>
<b>APPLICANT</b>	<b>Dunstable Town Council</b>
<b>AGENT</b>	<b>Brasier Freeth LLP</b>
<b>REASON FOR COMMITTEE TO DETERMINE</b>	<b>The application site abuts land owned by Central Bedfordshire Council</b>
<b>RECOMMENDED DECISION</b>	<b>Grant Planning Permission</b>

**Reasons for Granting**

The design, external appearance and materials of construction of the proposed works would reflect and replicate features of the existing gates and railings and would have no adverse effect upon the character and appearance of the Conservation Area, locality generally and setting of the adjacent Listed Building. The proposals would comply with Central Government guidance in PPG 15 – Planning and the Historic Environment, Policies ENV6 and ENV7 in the Regional Spatial Strategy, the East of England Plan and Policy BE8 of the South Bedfordshire Local Plan Review.

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 commences and notwithstanding any details submitted with the application, detailed drawings showing sectional profiles of key elements of the construction at a scale of 1:1 for the railings and gate overthrow and 1:20 for the stone plinth shall be submitted to and agreed in writing with the Local Planning Authority. The works shall be carried out and completed only in accordance with the approved details.**  
REASON: To control the appearance of the development in the interests of the visual impact upon the Conservation Area, the locality generally the historic and architectural form and fabric of the Listed

**Building and its setting.**

(PPG15 - 'Planning & the Historic Environment' and Policy BE8, S.B.L.P.R.).

- 3 **Before development begins and notwithstanding the details submitted with the application, details of the final finished colour for the overthrow, railings and materials for the stone plinth 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 development in the interests of the character and appearance of the Conservation Area, locality generally and setting of the Grade II Listed Building. (Policy BE8, S.B.L.P.R.).**
- 4 This permission relates only to the details shown on Drawing Nos 8040b/01 and 8040b/02 received 28/05/09 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  
 ENV7 – Quality in the Built Environment

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

**South Bedfordshire Local Plan Review**

BE8 – Design Considerations

2. In accordance with Article 22 of the Town and Country Planning (General Development Procedure) Order 1995 (as Amended), the reason for any condition above relates to the Policies as referred to in the Regional Spatial Strategy (RSS), Bedfordshire Structure Plan 2011 (BSP) and the South Bedfordshire Local Plan Review (SBLPR).
3. This permission relates only to that required under the Town & Country Planning Acts and does not include any consent or approval under any other enactment or under the Building Regulations. Any other consent or approval which is necessary must be obtained from the appropriate authority.



4. In connection with Condition 2 above the applicant is advised to contact the Conservation and Design Officer, Development Management, Sustainable Communities, Central Bedfordshire Council, Priory House, Monks Walk, Chicksands, Shefford, Beds, SG17 5TQ. Tel: 0300 300 5511.

[Note: In advance of the consideration of the application the Committee were advised of consultation received as set out in the late sheet appended to these Minutes.]

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**Item No. 21**

<b>APPLICATION NUMBER</b>	<b>CB/09/05174/LB</b>
<b>LOCATION</b>	<b>Grove House, 76 High Street North, Dunstable, LU6 1NF</b>
<b>PROPOSAL</b>	<b>Erection of new overthrow over existing gates, secured to existing columns. Replacement of defective section of railing.</b>
<b>PARISH</b>	<b>Dunstable</b>
<b>WARD</b>	<b>Dunstable Downs</b>
<b>WARD COUNCILLORS</b>	<b>Cllr Mrs C Hegley, Cllr T Green, Cllr P Freeman and Cllr N Young</b>
<b>CASE OFFICER</b>	<b>Gill Claxton</b>
<b>DATE REGISTERED</b>	<b>28 May 2009</b>
<b>EXPIRY DATE</b>	<b>23 July 2009</b>
<b>APPLICANT</b>	<b>Dunstable Town Council</b>
<b>AGENT</b>	<b>Brasier Freeth LLP</b>
<b>REASON FOR COMMITTEE TO DETERMINE</b>	<b>The application site abuts land owned by Central Bedfordshire Council and applicant has served notice under Certificate B</b>
<b>RECOMMENDED DECISION</b>	<b>Listed Building Consent</b>

**Reasons for Granting**

The design, external appearance and materials of construction of the proposed works would reflect and replicate features of the existing gates and railings and would have no adverse effect upon the character, appearance and architectural or historic integrity of the Grade II Listed Building. The proposals would comply with Central Government guidance in PPG 15 - Planning and the Historic Environment, Policies ENV6 and ENV7 in the Regional Spatial Strategy, the East of England Plan and Policy BE8 of the South Bedfordshire Local Plan Review.

That Listed Building Consent be **GRANTED** subject to the following conditions:

- 1 The works shall begin not later than three years from the date of this consent.  
**REASON:** To comply with Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.
  
- 2 **Before development commences and notwithstanding any details submitted with the application, detailed drawings showing sectional profiles of key elements of the construction at a scale of 1:1 for the railings and gate overthrow and 1:20 for the stone plinth shall be submitted to and agreed in writing with the Local Planning Authority. The works shall be carried out and completed only in accordance with the approved details.**  
**REASON:** To control the appearance of the development in the interests of the impact upon the historic and architectural form and fabric of the Listed Building and its setting.

- 3 **Before development begins and notwithstanding the details submitted with the application, details of the final finished colour for the overthrow, railings and materials for the stone plinth 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 development in the interests of the character and appearance of the Grade II Listed Building.**
- 4 This consent relates only to the details shown on Drawing Nos 8040b/01 and 8040b/02 received 28/05/09 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 Regulation 3 (5) of the Planning (Listed Buildings And Conservation Areas) Regulations 1990, 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:

**East of England Plan (May 2008)**

ENV6 - The Historic Environment

ENV7 - Quality in the Built Environment

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

**South Bedfordshire Local Plan Review**

BE8 - Design Considerations

2. This consent relates only to that required under the Planning (Listed Building and Conservation Areas) Act 1990 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.
3. In connection with Condition 2 above the applicant is advised to contact the Conservation and Design Officer, Development Management, Sustainable Communities, Central Bedfordshire Council, Priory House, Monks Walk, Chicksands, Shefford, Beds, SG17 5TQ. Tel: 0300 300 5511.

[Note: In advance of the consideration of the application the Committee were advised of consultation received as set out in the late sheet appended to these Minutes.]

**Item No. 22**

<b>APPLICATION NUMBER</b>	<b>CB/09/00932/FULL</b>
<b>LOCATION</b>	<b>ST SWITHINS SCHOOL, IVEL ROAD, SANDY, SG19 1AX</b>
<b>PROPOSAL</b>	<b>FULL: EXTENSION TO STAFFROOM AT LOWER SCHOOL, REMOVAL OF BAY WINDOW AND REPLACEMENT WITH DOUBLE DOORS OF NURSERY SCHOOL AND PROVISION OF MONOPITCHED ROOF CANOPY</b>
<b>PARISH</b>	<b>Sandy</b>
<b>WARD</b>	<b>Sandy</b>
<b>WARD COUNCILLORS</b>	<b>Cllr Blaine &amp; Cllr Aldis</b>
<b>CASE OFFICER</b>	<b>Annabel Gammell</b>
<b>DATE REGISTERED</b>	<b>01 June 2009</b>
<b>EXPIRY DATE</b>	<b>27 July 2009</b>
<b>APPLICANT</b>	<b>St Swithins VC Lower School</b>
<b>AGENT</b>	<b>Mouchel Parkman</b>
<b>REASON FOR COMMITTEE TO DETERMINE</b>	<b>LAND OWNED BY CENTRAL BEDFORDSHIRE COUNCIL</b>
<b>RECOMMENDED DECISION</b>	<b>FULL CONDITIONAL APPROVAL</b>

That Planning Permission be granted subject to the following:

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

Reason: To comply with Section 91 of the Town and Country Planning Act 1990 which is designed to ensure that a planning permission does not continue in existence indefinitely if the development to which it relates is not carried out.

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

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

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**Item No. 23**

**APPLICATION NUMBER** MB/09/00369/FULL  
**LOCATION** ST SWITHINS SCHOOL, IVEL ROAD, SANDY, SG19 1AX  
**PROPOSAL** FULL: SINGLE STOREY EXTENSION TO PROVIDE AN AUTISM UNIT COMPRISING OF CLASSROOM, QUIET ROOM, OFFICE AND TOILETS.  
**PARISH** Sandy  
**WARD** Sandy  
**WARD COUNCILLORS** Cllr Blaine & Cllr Aldis  
**CASE OFFICER** Godwin Eweka  
**DATE REGISTERED** 30 April 2009  
**EXPIRY DATE** 25 June 2009  
**APPLICANT** Central Bedfordshire  
**AGENT** Mouchel Parkman

**REASON FOR COMMITTEE TO DETERMINE** APPLICATION IS ON COUNCIL OWNED LAND

**RECOMMENDED DECISION** FULL CONDITIONAL APPROVAL

**Reasons for Granting:**

The proposed development is considered acceptable and in scale, proportional to the existing building(s) and complies with the criteria of Policy DPS6 of the Mid Bedfordshire Local Plan 2005.

**RECOMMENDATION**

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

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

Reason: To comply with Section 91 of the Town and Country Planning Act 1990 which is designed to ensure that a planning permission does not continue in existence indefinitely if the development to which it relates is not carried out.

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

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

- 3 **No development shall take place within the development area as shown on the submitted plan and area of archaeological interest until the applicant has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted to and approved by the Local Planning Authority. The development shall be carried out in accordance with the details approved.**

**Reason: To safeguard archaeological interests in accordance with Planning Policy Guidance Note (PPG16).**



**Item No. 24**

<b>APPLICATION NUMBER</b>	<b>CB/09/00968/FULL</b>
<b>LOCATION</b>	<b>Shillington Lower School, Greenfields, Shillington, Hitchin, SG5 3NX</b>
<b>PROPOSAL</b>	<b>Full: Installation of two canopies</b>
<b>PARISH</b>	<b>Shillington</b>
<b>WARD</b>	<b>Silsoe &amp; Shillington</b>
<b>WARD COUNCILLORS</b>	<b>Councillors R Drinkwater &amp; A Graham</b>
<b>CASE OFFICER</b>	<b>Kate Phillips</b>
<b>DATE REGISTERED</b>	<b>28 May 2009</b>
<b>EXPIRY DATE</b>	<b>23 July 2009</b>
<b>APPLICANT</b>	<b>Shillington Lower School</b>
<b>AGENT</b>	<b>Mouchel</b>
<b>REASON FOR COMMITTEE TO DETERMINE</b>	<b>Land owned by Central Bedfordshire Council</b>
 <b>RECOMMENDED DECISION</b>	 <b>Full Conditional Approval</b>

**Reasons for Granting**

The proposal to erect the canopy structure would not impact detrimentally upon the character and appearance of the surrounding area and there would be no adverse impact upon the residential amenity of any neighbouring properties. The scheme therefore, by reason of its site, design and location, is in conformity with Planning Policy Statement 1 (2005), East of England Plan (May 2008), Milton Keynes and South Midlands Sub-Regional Strategy (March 2005) and Policy DPS6 of the Mid Bedfordshire Local Plan First Review (2005).

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

Reason: To comply with Section 91 of the Town and Country Planning Act 1990 which is designed to ensure that a planning permission does not continue in existence indefinitely if the development to which it relates is not carried out.

- 2 The materials to be used for the development hereby permitted shall be as detailed in the application hereby approved, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To protect the visual amenities of the surrounding area.

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**Item No. 25**

<b>APPLICATION NUMBER</b>	<b>CB/09/00903/ARM</b>
<b>LOCATION</b>	<b>Lower School, Lower Shelton Road, Marston Moretaine, Bedford, MK43 0LS</b>
<b>PROPOSAL</b>	<b>Reserved Matters: Prefabricated single storey classroom building with access ramp and steps</b>
<b>PARISH</b>	<b>Marston Moretaine</b>
<b>WARD</b>	<b>Marston</b>
<b>WARD COUNCILLORS</b>	<b>Councillors R Baker &amp; M Gibson</b>
<b>CASE OFFICER</b>	<b>Duncan Jordan</b>
<b>DATE REGISTERED</b>	<b>15 May 2009</b>
<b>EXPIRY DATE</b>	<b>10 July 2009</b>
<b>APPLICANT</b>	<b>Shelton Lower School</b>
<b>AGENT</b>	<b>RTG Associates</b>
<b>REASON FOR COMMITTEE TO DETERMINE RECOMMENDED DECISION</b>	<b>Land owned by Central Bedfordshire Council          Reserved Matters</b>

**Reasons for Granting:**

The portacabin proposed will be sited well back in the site so as to present an acceptable impact on the streetscene and located such that it will not unduly impact on neighbouring residential amenity such as to be in compliance with Policy DPS6 of the Mid Bedfordshire Local Plan, First Review, Adopted December 2005.

**Recommendation**

That reserved matters be unconditionally approved:

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