

## CENTRAL BEDFORDSHIRE COUNCIL

At a meeting of the **DEVELOPMENT MANAGEMENT COMMITTEE** held at Council Chamber, Priory House, Chicksands on Wednesday, 23 September 2009

### PRESENT

Cllr P F Vickers (Chairman)

Cllrs	P N Aldis	Cllrs	K Janes
	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		J N Young

Apologies for Absence: Cllrs D Jones  
A Shadbolt  
Mrs C Turner

Substitutes: Cllrs R W Johnstone (In place of A Shadbolt)  
P Snelling (In place of D Jones)  
J Street (In place of Mrs C Turner)

Members in Attendance: Cllrs P A Blaine  
Mrs D B Gurney  
T Nicols,

#### DM/09/182 **Chairman's Announcements**

The Chairman advised the Committee that the two Mineral Matter items 18 and 19 would be considered after item 7 Planning Enforcement Cases Where Formal Action Has Been Taken.

Item 15 – Gravenhurst Lower School, High Street, Gravenhurst would be considered prior to item 8.

#### DM/09/183 **Minutes**

##### **RESOLVED**

***that the Minutes of the meetings of the Development Management Committee held on the 26 August 2009 and 9 September 2009 be confirmed and signed by the Chairman as a correct record, subject to the inclusion of Cllr A D Brown as having been in attendance at both meetings.***

DM/09/184 **Members' Interests**

(a) **Personal Interests:-**

<b>Member</b>	<b>Item</b>	<b>Nature of Interest</b>	<b>Present or Absent during discussion</b>
Cllr Ms C Maudlin	13	Nominated school governor	Present
Cllr P N Aldis	13	Community Governor	Present

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

None.

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

<b>Member</b>	<b>Item</b>	<b>Parish/Town Council</b>	<b>Vote Cast</b>
Cllr A A J Rogers	9	Clifton Parish Council	Did not vote
Cllr P N Aldis	12, 13 and 17	Sandy Town Council	Did not vote
Cllr H J Lockey	14	Clophill Parish Council	Did not vote – was not at meeting

DM/09/185 **Petitions**

Prior to consideration of item 12 a petition from residents of Sandy was received.

DM/09/186 **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/09/187 **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/09/188 **Planning Application No. BC/CM/2009/1**

**RESOLVED**

***that the Planning Application No. BC/CM/2009/1 relating to Caddington Golf Club be approved as set out in the Schedule appended to these Minutes.***

DM/09/189 **Planning Application No. BC/CM/2008/27**

**RESOLVED**

***that Planning Application No. BC/CM/2008/27 relating to Stone Lane Quarry, Woburn Road, Heath and Reach be approved as set out in the Schedule appended to these Minutes.***

DM/09/190 **Planning Application No. CB/09/05598/FULL**

**RESOLVED**

***that the Planning Application No. CB/09/05598/FULL relating to Gravenhurst Lower School, High Street, Gravenhurst be delegated to the Director of Sustainable Communities to approve, pending expiry of the neighbours consultation on 24 September 2009 and no new issues being raised, as set out in the Schedule appended to these Minutes.***

DM/09/191 **Planning Application No. CB/09/05723/FULL**

**RESOLVED**

***that Planning Application No. CB/09/05723/FULL relating to Hambleton, Dunstable Road, be delegated to the Director of Sustainable Communities to approve on the grounds as set out in the Schedule appended to these Minutes.***

DM/09/192 **Planning Application No. 09/05512/FULL**

**RESOLVED**

***that Planning Application No. 09/05512/FULL relating to Land to the Rear of 65 Shefford Road, Clifton be deferred to enable a site visit.***

DM/09/193 **Planning Application No. 09/05325/FULL**

**RESOLVED**

***that Planning Application No. 09/05325/FULL relating to 10 Mount Pleasant, Aspley Guise be delegated to the Director of Sustainable Communities to approve subject to an acceptable Unilateral Obligation (Section 106) being received, as set out in the Schedule appended to these Minutes.***

DM/09/194 **Planning Application No. CB/09/05548/FULL**

**RESOLVED**

***that Planning Application No. CB/09/05548/FULL relating to Linpac GPG International, Luton Road, Dunstable be approved as set out in the Schedule appended to these Minutes.***

DM/09/195 **Planning Application No. CB/09/05612/FULL**

**RESOLVED**

***that Planning Application No. CB/09/05612/FULL relating to 22 Market Square, Sandy be approved as set out in the Schedule appended to these Minutes.***

DM/09/196 **Planning Application No. MB/08/01968/FULL**

**RESOLVED**

***that Planning Application No. MB/08/01968/FULL relating to Playing Field, Merlin Drive, Sandy be approved as set out in the Schedule appended to these Minutes.***

DM/09/197 Planning Application No. CB/09/05637/FULL

**RESOLVED**

***that Planning Application No. CB/09/05637/FULL relating to Land Rear of 91 High Street, Clophill be approved as set out in the Schedule appended to these Minutes.***

DM/09/198 Planning Application No. CB/09/05282/FULL

**RESOLVED**

***that Planning Application No. CB/09/05282/FULL relating to Bumblebees Playgroup, Appenine Way, Leighton Buzzard be approved as set out in the Schedule appended to these Minutes.***

DM/09/199 Planning Application No. CB/09/05594/FULL

**RESOLVED**

***that Planning Application No. CB/09/05594/FULL relating to 18 Poplar Close, Sandy be approved as set out in the Schedule appended to these Minutes.***

DM/09/200 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 21 October 2009:***

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

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

***Cllr P N Aldis***

***A R Bastable***

***A A J Rogers***

(Note: The meeting commenced at 2.00 p.m. and concluded at 4.50 p.m.)

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<b>Item No. 18</b>
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**SCHEDULE D**

<b>APPLICATION NUMBER</b>	<b>BC/CM/2009/1</b>
<b>LOCATION</b>	<b>Caddington Golf Club</b>
<b>PROPOSAL</b>	<b>Importation of clean inert material to form six new holes, change of use of land to a golf course and remodeling of part of the existing golf course, including landscaping and ancillary works</b>
<b>PARISH</b>	Caddington
<b>WARD &amp;</b>	South East Bedfordshire
<b>COUNCILLORS</b>	Councillors Stay and Gammons
<b>CASE OFFICER</b>	James Delafield
<b>DATE REGISTERED</b>	7 January 2009
<b>EXPIRY DATE</b>	29 April 2009
<b>APPLICANT</b>	Caddington Golf Club Ltd
<b>AGENT</b>	Savills L&P Ltd
<b>REASON FOR COMMITTEE TO DETERMINE</b>	<b>Development in the Greenbelt/Chilterns AONB</b>
<b>RECOMMENDED DECISION</b>	<b>Approval subject to conditions.</b>

It is recommended that planning permission be approved subject to the following conditions:

1. Planning permission shall extend to the area edged with a thick black line on the attached plan no. BC/CM/2009/1-1. The development shall be carried out in accordance with the planning application received on 7 January 2009 and additional information submitted on 22 April 2009, 8 June 2009 and 18 June 2009, except where modified by other conditions of this permission and except for any minor amendments which may be agreed in writing by the Local Planning Authority.

*(Reason: To define the permission and allow for minor amendments)*

Time Limits

2. The development hereby permitted shall be begun not later than the expiration of 3 years from the date of this permission. Written notification of the date of commencement shall be sent to the Local Planning Authority within 7 days of such commencement.

*(Reason: To comply with section 51 of the Planning and Compulsory Purchase Act 2004)*

3. The waste operations hereby permitted shall cease on, or before, three years of the date of commencement and the restoration of the site, excluding the aftercare requirements, shall be completed within a further 12 months of the cessation date.

*(Reason: To ensure that operations are completed within an acceptable timescale and to prevent the prolonged disturbance to the local environment)*

#### Phasing

4. Except for such modifications as may be approved in writing by the Local Planning Authority, the site shall be worked in four phases as shown on plan GGD-165-2015, and subsequent phases shall not proceed without the written consent of the Local Planning Authority, which shall be dependent on progress in the restoration of the previous phases, in accordance with the approved scheme.

*(Reason: to provide for a satisfactory restoration of the site)*

5. Upon completion of each phase as shown on plan GGD-165-2015, a topographical survey shall be carried out and submitted to the Local Planning Authority. The survey should demonstrate that the phase has been restored in accordance with the contours shown on drawing no. GGD-165-2016.

*(Reason: To provide for a satisfactory restoration of the site)*

#### Hours of operation

6. Unless otherwise approved in writing by the Local Planning Authority, no operations authorised or required under this permission, including HGV movements to and from the site, shall take place except between the hours of 07:00 hours to 17:00 hours Monday to Fridays and 07:00 hours to 13:00 on Saturdays.

*(Reason: To protect the amenities of neighbouring properties)*

7. No operations hereby approved shall take place on Sundays or Public Holidays.

*(Reason: To protect the amenities of neighbouring properties)*

#### Access

8. There shall be no access to the site other than the existing site access off Chaul End Road as shown on plan BC/CM/2009/1-1.

*(Reason: In the interests of highway safety)*

9. No HGVs shall deliver waste material to the site unless and until improvements to Chaul End Road northwards of the golf club entrance have been agreed in writing with the Local Planning Authority and subsequently, implemented in full. The details of the improvements shall include a requirement for a survey of the stretch of road to be widened once these works have been completed and a requirement for the verge affected, to be reinstated once waste imports to the site have ceased.



*(Reason: In order to minimise danger, obstruction and inconvenience to users of the highway and the site)*

#### Vehicle Movements

10. Unless otherwise approved in writing by the Local Planning Authority, there shall be not more than 400 HGV<sup>1</sup> movements<sup>2</sup> entering and exiting the site in any one working day (pro-rata for part days).

*(Reason: In the interests of highway safety)*

11. No HGV's shall turn right out of the site access onto Chaul End Road.

*(Reason: To minimise the danger, obstruction, and inconvenience to users of the highway and of the site.)*

12. No HGVs shall deliver waste material to the site unless and until a CCTV camera has been installed which monitors the entrance to the site in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of;

- the columns and cameras to be used,
- the area covered,
- the capability for remote access viewing,
- The removal of the CCTV following completion of the works.

The CCTV system shall thereafter be implemented only in accordance with the agreed scheme.

*(Reason: To allow the monitoring of traffic movements)*

13. No HGVs shall deliver waste material to the site unless and until a method statement that addresses the potential conflict of movements of HGVs, golfers and walkers using the site during operations has been submitted to and approved in writing by the Local Planning Authority. Thereafter, the approved scheme shall be carried out in full.

*(Reason: To address health and safety)*

#### Public Rights of Way

14. All public rights of way across the course should remain usable at all times.

*(Reason: to minimise disturbance to users of the public rights of way)*

#### Environmental Protection

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<sup>1</sup> All vehicles over 7.5 tonnes gross vehicle weight.

<sup>2</sup> A vehicle entering the site and then exiting the site is classed as 2 movements.

15. No operations shall take place in each phase until the limits of waste disposal delineated on the ground in accordance with a scheme which has first been submitted to and approved in writing by the Local Planning Authority.

*(Reason: To define the limits of the permission and allow for monitoring of other planning conditions)*

16. At all time adequate precaution shall be taken to keep roads free of mud and dust arising from the site.

*(Reason: To minimise any disturbance by reason of dust and in the interest of highway safety)*

17. No HGVs shall leave the site without first passing through the wheel cleaning system, as shown on the facilities set up, drawing no SK 002.

*(Reason: To prevent the transport of mud onto the highway and in the interest of highway safety)*

18. Except for temporary operations, the free field Equivalent Continuous Noise Level,  $L_{Aeq,1hr}$ , due to operations in the site, shall not exceed 55 dB  $L_{Aeq,1hr}$ , when measured at the boundary of any residential dwelling. For temporary operations such as site preparation, soil and overburden stripping, screening, bund formation and removal and final restoration, the free-field noise level due to work at the nearest point to each dwelling shall not exceed 70dB  $L_{Aeq,1hr}$ , when measured at the boundary of any residential dwelling. Temporary operations shall not exceed a total of eight weeks in any calendar year.

*(Reason: To minimise any nuisance to nearby residents by reasons of noise)*

19. No development shall take place on site unless and until a scheme detailing measures to be undertaken in the event of any complaint about noise, has been submitted and approved in writing by the Local Planning Authority. The scheme shall include details of;

- monitoring location;
- monitoring frequency and duration;
- equipment used for monitoring;
- the logging of all weather conditions and on site and off site events occurring during measurements including 'phased out' extraneous noise events;
- any breaches of the prescribed noise levels, together with recommended noise mitigation measures.

*(Reason: To enable compliance with prescribed noise levels for on-site operations to be adequately monitored and assessed in the event of complaints about noise being received)*

20. In the event of any complaint about noise arising from on-site operations being received by the Local Planning Authority, the applicant shall carry out noise monitoring in accordance with the scheme approved under condition 19, with the results reported to the Local Planning Authority in writing.

*(Reason: To enable compliance with prescribed noise levels for on-site operations to be adequately monitored and assessed in the event of complaints about noise being received)*

21. No development shall commence on site until a detailed scheme for the suppression and control of dust has been submitted to and approved in writing by the Local Planning Authority. Thereafter, the approved scheme shall be carried out in full.

*(Reason: To protect the amenities of residents in the locality from the effects of any dust arising from operations on site).*

22. No vehicles shall exceed a speed of 15mph within the application areas.

*(Reason: To minimise any nuisance to nearby residents by reason of dust)*

23. No floodlighting shall be used on site until a scheme for floodlighting has been submitted to and approved in writing by the Local Planning Authority. Thereafter, no floodlighting shall be used unless in accordance with the approved scheme.

*(Reason: To minimise disturbance to the local environment).*

24. Nothing other than inert material shall be imported to or tipped on the site.

*(Reason: To exercise control over the development and protect the amenities of neighbouring properties)*

25. Topsoils and subsoils in each phase shall not be stripped, stored and replaced except in accordance with a scheme of soil handling and machine movements, which shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, the approved scheme shall be carried out in full.

*(Reason: To protect the structure of the soils and to ensure the satisfactory restoration of the site)*

#### Archaeology

26. No development shall take place unless and 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 in writing by the Local Planning Authority. Thereafter, the approved scheme shall be carried out in full.

*(Reason: To ensure that archaeological remains likely to be disturbed in the course of the works are adequately investigated and recorded)*

#### Wildlife Protection

27. No development shall take place on site unless and until a detailed mitigation plan for the surveying and protection of all legally protected/BAP species during operations has been submitted to and agreed in writing by the Local

Planning Authority. Thereafter, the approved scheme shall be carried out in full.

*(Reason: To ensure the protection of protected species.)*

28. No clearance of vegetation or soil stripping shall take place except between September and March, being outside the bird nesting season, unless a prior survey has been undertaken to ensure no nesting birds will be disturbed, and only then with prior notification to the Local Planning Authority.

*(Reason: To ensure the protection of nesting birds.)*

#### Landscaping, Restoration and Aftercare

29. No development shall take place on site unless and until a detailed landscaping scheme for planted areas has been submitted to and approved in writing by the Local Planning Authority. Such a scheme shall include provision for:

- Retention and safeguarding of existing trees;
- A specification of the number, species, size and location (existing and new) of the trees to be transplanted, together with details of additional mature stock if required;
- A specification detailing the species, size, number, and location of all other trees, shrubs and hedgerows to be planted;
- Grassland and aquatic mixes;
- Details of topsoils proposed for planted areas together with details of ripping and other soil amelioration treatments, if required.
- Maintenance of all trees, shrubs and hedgerows for a period of 5 years from the date of planting;
- Progressive implementation;
- Annual monitoring meetings;
- Any other matters as relevant.

*(Reason: To ensure a satisfactory restoration of the site)*

30. No development shall take place on site unless and until a scheme for the aftercare and management of the restored ponds and grassland areas has been submitted to and agreed in writing by the Local Planning Authority. The scheme shall include,

- Provision for the establishment and development of wildlife conservation features;
- The provision and upkeep of protective fences;
- Measures to protect the ecological habitats from potential use of fertilizers and pesticides.
- Maintenance of an annual cutting regime appropriate to the development of grassland habitats;
- Annual monitoring meetings;

- Implementation of the approved management scheme amended as necessary at the annual meetings for a period of 5 years from completion of planting.

*(Reason: to secure ecological enhancement)*

#### Miscellaneous

31. Throughout the period of landfilling and restoration operations, a copy of this planning permission including all documents, plans and details of pre-development schemes shall be displayed on the site during working hours in a location which is readily accessible to any person undertaking the development.

*(Reason: For the avoidance of doubt)*

*NB Where conditions include the phrase "Except as may be/unless otherwise approved in writing by the LPA....", this is to allow for exceptions to be approved for temporary periods for special circumstances or minor amendments to be made.*

#### **Notes to Applicant**

1. An advisory note for HGVs to avoid villages in the area and to use Junction 11 of the M1 where possible.

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**Item No. 19**

**SCHEDULE D**

<b>APPLICATION NUMBER</b>	<b>BC/CM/2008/27</b>
<b>LOCATION</b>	<b>STONE LANE QUARRY, WOBURN ROAD, HEATH AND REACH</b>
<b>PROPOSAL</b>	<b>RESTORATION OF THE FORMER QUARRY TO PRE-EXTRACTION LEVELS THROUGH THE IMPORTATION OF INERT WASTE.</b>
<b>PARISH</b>	Heath & Reach Parish Council
<b>WARD &amp; COUNCILLORS</b>	Plantation – Cllr Shadbolt & Cllr Rawcliffe
<b>CASE OFFICER</b>	Anita Taylor
<b>DATE REGISTERED</b>	5 <sup>th</sup> September 2008
<b>EXPIRY DATE</b>	26 <sup>th</sup> December 2008
<b>APPLICANT</b>	Arnold White Estates
<b>AGENT</b>	Hives Planning Ltd
<b>REASON FOR COMMITTEE TO DETERMINE</b>	<b>SIGNIFICANT OBJECTIONS &amp; DEVELOPMENT IN THE GREEN BELT</b>
<b>RECOMMENDED DECISION</b>	<b>APPROVE SUBJECT TO S106 AGREEMENT AND PLANNING CONDITIONS</b>

It is recommended that, subject to the signing of a S106 legal agreement to allow for the provision of the public rights of way, planning permission be granted subject to the planning conditions listed below.

**Draft planning conditions and reasons for the restoration of Stone Lane Quarry using imported inert waste material:**

**Permission Area**

1. Planning permission shall extend to the area edged with a thick black line on the attached plan reference BC/CM/2008/27-1. The development shall be carried out in accordance with the planning application dated August 2008 and the accompanying supporting information as supported and amended by further information dated 31<sup>st</sup> October 2009, 4<sup>th</sup> December 2008, 9<sup>th</sup> April 2009, and 11<sup>th</sup> August 2009, except for minor amendments which may be agreed in writing by the Planning Authority.

(Reason: To define the permission and allow for minor amendments)

**Time limits**

2. The development hereby permitted shall be begun not later than the expiration of 3 years from the date of this permission. Written notification of the date of commencement shall be sent to the Planning Authority within 7 days of such commencement.

(Reason: To comply with section 51 of the Town and Country Planning Act)

3. The waste operations hereby permitted shall cease on, or before, ten years of the date of commencement and the restoration of the site, excluding the aftercare requirements, shall be completed within a further year.

(Reason: To ensure the development is completed within an acceptable timescale)(Policy GE26 of the MWLP)

4. Except for such modifications as may be approved in writing by the Planning Authority, the site shall be worked in seven phases as shown on plans 01892/003 to 01892/010 and subsequent phases shall not proceed without the written consent of the Planning Authority, which shall be dependent on progress in the restoration of the previous phases, in accordance with the approved scheme.

(Reason: To ensure a high standard of development and restoration of the site)(Policy GE26 of the MWLP)

#### Access

5. No development shall take place on site unless and until details of the works required to provide a visibility splay of 2.4 metres by 90 metres are submitted to and approved in writing by the Planning Authority and thereafter implemented in full

(Reason: In the interests of highway safety)(Policy GE23 of the MWLP)

6. No HGV's<sup>1</sup> exiting the site access onto the public highway shall turn left out of the site.

(Reason: To ensure that HGV's do not travel through the village of Heath and Reach and in the interests of highway safety)(Policy GE23 of the MWLP)

7. No waste shall be delivered to the site unless and until the wheel wash and wheel shaker shown on drawing no. 2007.2576.001 Rev B have been provided. Thereafter no HGV exiting the site shall do so without first passing over the wheel cleaning facilities.

(Reason: To maintain safe highway conditions in the interests of highway safety)(Policy GE23 of the MWLP)

8. No waste shall be delivered to the site unless and until a sign, the design and content of which has been previously approved by the Planning Authority, has been erected at the entrance instructing all drivers of heavy goods vehicles to turn right out of the site. The sign shall be maintained for the duration of the use of access for the purposes hereby permitted and removed thereafter.

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<sup>1</sup> All vehicles over 7.5 tonnes gross vehicle weight.



(Reason: To ensure that HGV's do not travel through the village of Heath and Reach in the interests of highway safety)(Policy GE23 of the MWLP)

9. Unless otherwise approved in writing by the Planning Authority, there shall not be more than 110 HGV movements<sup>2</sup> entering and exiting the site in any one working day (pro rata for part days).

(Reason: To restrict throughput capacity at the site and in the interests of highway safety)(Policy GE23 of the MWLP)

10. A record of daily HGV movements shall be maintained on site at all times and submitted to the Planning Authority at the end of every six month period from the beginning to the conclusion of operations.

(Reason: To enable the monitoring of other planning conditions)

11. Access gates shall not be closed during operational hours.

(Reason: In the interests of highway safety)(Policy GE23 of the MWLP)

12. No waste operations shall take place unless and until a CCTV camera has been installed which monitors the entrance to the site in accordance with a scheme to be submitted to and approved in writing by the Planning Authority. The scheme shall include details of;

- the columns and cameras to be used,
- the area covered,
- the capability for remote access viewing by the Planning Authority.

The CCTV system shall thereafter be implemented only in accordance with the agreed scheme.

(Reason: To allow the monitoring of traffic movements and the condition of the site entrance and public highway)

#### Hours of operation

13. Unless otherwise agreed in writing by the Planning Authority no operations authorised or required under this permission shall take place on site except between the hours of 07:00 and 18:00 Monday to Friday. There shall be no operations on site on Saturdays, Sundays or Public Holidays.

(Reason: To minimise disturbance to nearby residential properties and to protect the amenities of the surrounding environment)(Policy GE18 of the MWLP)

#### Marking of limits

14. No operations shall take place until the limits of waste disposal have been marked out on site in accordance with a scheme which

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<sup>2</sup> A vehicle entering the site and then exiting the site is classed as 2 movements.

has first been submitted to and approved in writing by the Planning Authority.

(Reason: To define the limits of the permission and allow for monitoring of other planning conditions)

15. Prior to the commencement of development a scheme of fencing shall be submitted to and approved in writing by the Planning Authority. The scheme shall provide for protective fencing for the sensitive historic ridge and furrow areas during the landfilling process.

(Reason: To protect archaeological features)(Policy GE14 of the MWLP)

#### Environmental Protection

16. No waste other than solid inert waste material shall be deposited on the site.

(Reason: to prevent the possible contamination of the groundwater and protect the amenities of neighbouring properties)(Policy GE 17 of the MWLP)

17. No subsoils or topsoils shall be spread, unless and until a topographical survey of the site has been submitted to and approved by the Planning Authority.

(Reason: to provide for a satisfactory and orderly method of working and eventual restoration of the site)(Policy GE 26 of the MWLP)

18. The development shall not commence unless and until a scheme for the control and monitoring of dust has been submitted to and approved in writing by the Planning Authority and be implemented on commencement of the development. The results of the dust monitoring shall be submitted to the County Planning Authority in accordance with the scheme.

(Reason: to protect local amenity)(Policy GE 18 of the MWLP)

19. No development shall take place on site unless and until a scheme for surface water drainage has been submitted to and approved in writing by the Planning Authority and thereafter implemented in full. Such a scheme shall include details and locations of the drainage swales and ditches.

(Reason: To prevent the possible contamination of groundwater and of flooding)(Policy GE17 and GE19 of the MWLP)

20. No development shall take place until a scheme for the monitoring and control of noise has been submitted to and approved in writing by the Planning Authority and thereafter no development shall take place except in accordance with the approved scheme. The scheme shall include:

- (a) Noise monitoring locations
- (b) Except for temporary operations, the free-field equivalent continuous noise level LAeq (1 hour), attributable to the

operations subject to this permission, shall not exceed 55 dB  $L_{Aeq, 1 \text{ hour free field}}$ , or 10dB(A) above the existing background noise level.

- (b) For temporary operations, including site preparation, soil and overburden stripping, bund formation and removal and final restoration, the free field noise level at the points in (a) shall not exceed 70 dB  $L_{Aeq, 1 \text{ hour free field}}$  for a total of eight weeks in any calendar year, except as may be agreed in writing by the Planning Authority.
- (c) Noise monitoring and recording procedures.
- (d) Presentation of results.
- (e) Noise suppression measures.
- (f) Procedures to be adopted in the event of the maximum permitted noise levels being exceeded.

(Reason: To minimise disturbance to nearby sensitive receptors by reason of noise)(Policy GE 18 of the MWLP)

Erection of buildings, plant, machinery

21. Notwithstanding the provisions of the Town and Country Planning General Permitted Development Orders, detailed proposals of any new or replacement buildings, fixed plant and machinery to be erected shall be submitted to the Planning Authority for approval in writing and the details shall be implemented as approved.

(Reason: To enable the Planning Authority to exercise control over any development within the site which could be detrimental to the amenities of the area)(Policy GE 9 and GE18 of the MWLP).

22. No external lighting shall be installed except in accordance with a scheme which shall be submitted to and approved in writing by the Planning Authority.

(Reason: To protect the amenities of the area) (Policy GE 18 of the MWLP)

Restoration and aftercare

23. No development shall take place on site until a detailed restoration scheme has been submitted to and approved in writing by the Planning Authority. Such a scheme shall include provision for:

- a. The species, size, number, and location of the energy crop and seed mix of meadow grassland,
- b. measures to be undertaken for their protection from weeds and vermin.
- c. a timetable for implementation.

(Reason: To ensure a satisfactory restoration of the site)(Policy GE26 of the MWLP)

24. No development shall take place until a five year scheme for the aftercare and management of the restored land has been submitted to and approved in writing by the Planning Authority.

(Reason: To provide for the satisfactory restoration of the site)(Policy GE 27 of the MWLP).

Monitoring

25. An Annual Environmental Monitoring Report for operations hereby permitted shall be submitted to the Planning Authority by 30 June each year for the preceding financial year (1 April to 31 March). The report shall contain the following;
- a. A statement of operations over the past year, to include noise, traffic, rates of processing, progress on restoration;
  - b. Identification of any problems caused by these operations and action taken to address these;
  - c. A statement of future planned operations over the next year;
  - d. Identification of any potential problems which could be caused by future operations and the action to be taken to address these;
  - e. Quantities of waste imports, and amount of void space remaining;

(Reason: The safeguard the amenities of the surrounding area and to assist the County Planning Authority in the forward planning process)

*N.B. Where conditions include the phrase "except as may be / unless otherwise agreed in writing by the Minerals and Waste Planning Authority..", this is only to allow for exceptions to be approved for temporary periods for special circumstances or minor amendments to be made.*

**Item No. 15**

**APPLICATION NUMBER** CB/09/05598/FULL  
**LOCATION** GRAVENHURST LOWER SCHOOL, HIGH STREET,  
 GRAVENHURST, BEDFORD, MK45 4HY  
**PROPOSAL** FULL: INSTALLATION OF 2 CANOPIES.  
**PARISH** Gravenhurst  
**WARD** Silsoe & Shillington  
**WARD COUNCILLORS** Cllr R Drinkwater, Cllr A Graham  
**CASE OFFICER** Sarah Fortune  
**DATE REGISTERED** 06 August 2009  
**EXPIRY DATE** 01 October 2009

**APPLICANT** Gravenhurst Lower School  
**AGENT** Mouchel Parkman  
**REASON FOR COMMITTEE TO DETERMINE** LAND OWNED BY CENTRAL BEDFORDSHIRE COUNCIL

**RECOMMENDED DECISION** GRANT PLANNING PERMISSION

*Deferred Application: that the Director of Sustainable Communities be delegated authority to approve the application, pending expiry of the neighbours consultation on 24 September 2009 and no new issues being raised, subject to the following conditions:*

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

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

- 2 Canopy A shall be removed from the site by 30/11/2012.

Reason: The classroom to which Canopy A is to be attached is only a temporary one and the planning permission for this classroom expires on 30/11/2012.

- [Note: 1. In advance of the consideration of the application, the Committee were advised of consultation 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. 8**

**SCHEDULE A**

**APPLICATION NUMBER** CB/09/05723/TP  
**LOCATION** Hambleton, Dunstable Road, Studham, Dunstable, LU6 2QJ  
**PROPOSAL** Erection of two storey side extension (Revised application CB/09/05198/TP)  
**PARISH** Studham  
**WARD** South West Bedfordshire  
**WARD COUNCILLORS** Cllr Ken Janes & Cllr Marion Mustoe  
**CASE OFFICER** Simon Barnett  
**DATE REGISTERED** 12 August 2009  
**EXPIRY DATE** 07 October 2009  
**APPLICANT** Mr & Mrs Hadland  
**AGENT** A P Whiteley Consultants Ltd  
**REASON FOR COMMITTEE TO DETERMINE** Called in by Ward Councillor Janes

**RECOMMENDED DECISION** Refuse Planning Permission

*Delegated Application:* that the Director of Sustainable Communities be delegated authority to approve the application subject to the following conditions:

- 1 The development shall begin not later than three years from the date of this permission.  
REASON: To comply with Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 New external brickwork and roofing materials shall match those of the existing building as closely as possible.  
REASON: To ensure that the development is in keeping with the existing building. (Policies BE8 & H8 S.B.L.P.R).
- 3 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 further extensions to the dwelling shall be carried out without the grant of further specific permission from the Local Planning Authority.  
REASON: To protect the openness of the Green Belt. (Policy BE8 S.B.L.P.R.).
- 4 This permission relates only to the details shown on Drawing No. HAD/20907/SIDEPLANNINGNEW received 12/08/09 or to any subsequent appropriately endorsed revised plan.  
REASON: To identify the approved drawing and to avoid doubt.

**NOTES TO APPLICANT**

- 1 In accordance with Article 22 of the Town & Country Planning (General Development Procedure) Order 1995 (as Amended), the Council hereby certify that the Development Management Committee determined that having regard to the very special circumstances case of the applicant, 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: ENV7 - Quality in the Built Environment

**Bedfordshire Structure Plan 2011**

7 - Areas of Great Landscape Value

**South Bedfordshire Local Plan Review**

H8 - Extensions to Dwellings

H13 - Extensions to Dwellings in GB

NE3 - Control of Development in AGLV

BE8 - Design Considerations

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

- [Note: 1. 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.
2. In advance of the consideration of the application, the Committee received representations made under the Public Participation Scheme.]



**Item No. 9**

**SCHEDULE B**

**APPLICATION NUMBER** CB/09/05512/FULL  
**LOCATION** Land To The Rear Of 65, Shefford Road, Clifton  
**PROPOSAL** Full: Erection of 3 no. four bedroom dwellings and associated access  
**PARISH** Clifton  
**WARD** Langford & Henlow Village  
**WARD COUNCILLORS** Cllr Clarke & Cllr Rogers  
**CASE OFFICER** Mark Spragg  
**DATE REGISTERED** 30 July 2009  
**EXPIRY DATE** 24 September 2009  
**APPLICANT** Mr D Eldridge  
**AGENT** Eades Hotwani Partnership  
**REASON FOR COMMITTEE TO DETERMINE** Councillor Rogers requests that the application be determined at Committee on the grounds of overdevelopment.

**RECOMMENDED DECISION** Grant Planning Permission

*Deferred Application:* This application be deferred to enable a site inspection.

- [Note: 1. 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. In addition, an additional condition 19 was added and conditions 5 and 18 were revised.
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**

**APPLICATION NUMBER** CB/09/05325/FULL  
**LOCATION** 10 MOUNT PLEASANT, ASPLEY GUISE, MILTON KEYNES, MK17 8LA  
**PROPOSAL** FULL: REPLACEMENT DWELLING.  
**PARISH** Aspley Guise  
**WARD** Woburn and Harlington  
**WARD COUNCILLORS** Cllr F. Chapman and Cllr B. Wells  
**CASE OFFICER** Clare Golden  
**DATE REGISTERED** 24 July 2009  
**EXPIRY DATE** 18 September 2009  
**APPLICANT** A & M Developments  
**AGENT** Knight Architecture & Design  
**REASON FOR COMMITTEE TO DETERMINE** AN APPLICATION FOR THE SAME SCHEME HAS PREVIOUSLY BEEN CALLED TO THE DEVELOPMENT MANAGEMENT COMMITTEE BY COUNCILLOR CHAPMAN. IT IS CONSIDERED APPROPRIATE IN THE PUBLIC INTEREST FOR THIS APPLICATION TO ALSO BE DETERMINED AT COMMITTEE.  
**RECOMMENDED DECISION** GRANT PLANNING PERMISSION

*Delegated Application:* that the Director of Sustainable Communities be delegated authority to approve the application, subject to receipt of an acceptable Unilateral obligation (Section 106), subject to the following conditions:

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

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

- 2 Details of materials to be used for the external finishes of the development hereby approved shall be submitted to and approved in writing by the Local Planning Authority and the development shall be carried out in accordance therewith.

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

3 Full details of both hard and soft landscaping shall be submitted to and approved in writing by the Local Planning Authority. These details shall include:-

- proposed finished levels or contours;
- materials to be used for any hard surfacing;
- planting plans, including schedule of size, species, positions, density and times of planting;
- cultivation details including operations required to establish new planting;

The development shall be carried out in accordance with the approved details.

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

4 **A scheme shall be submitted for written approval by the Local Planning Authority indicating the positions, design, materials and type of boundary treatment to be erected. The boundary treatment shall be completed in accordance with the approved scheme before the building is occupied.**

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

5 Before the premises are occupied all on site vehicular areas shall be surfaced in a manner to the Local Planning Authority's approval so as to ensure satisfactory parking of vehicles outside highway limits. Arrangements shall be made for surface water from the site to be intercepted and disposed of separately so that it does not discharge into the highway.

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

6 Before the new dwelling is first occupied, the front boundary of the site shall be set back in line with the front boundary illustrated by the red line of the application site, clear of the highway.

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

7 Before development commences details of the realignment of the front boundary wall along the site boundary as shown on the Block Plan drawing so it does not encroach into the public highway shall be submitted to and approved by the Local Planning Authority and the approved details shall be implemented before the dwelling is occupied.

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

- 8 Visibility splays shall be provided at the junction of the access with the public highway before the development is brought into use. The minimum dimensions to provide the required splay lines shall be 2.4m measured along the centre line of the access from its junction with the channel of the public highway and 25.0m measured from the centre line of the proposed access along the line of the channel of the public highway. The required vision splays shall, on land in the applicant's control, be kept free of any obstruction.

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

- 9 Before the premises are occupied all on site vehicular areas shall be surfaced in a manner to the Local Planning Authority's approval so as to ensure satisfactory parking of vehicles outside highway limits. Arrangements shall be made for surface water from the site to be intercepted and disposed of separately so that it does not discharge into the highway.

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

- 10 The maximum gradient of the vehicular access shall be 10% (1 in 10).

Reason: In the interests of the safety of persons using the access and users of the highway.

- 11 Before the development begins, a scheme for the parking of cycles on the site shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall be fully implemented before the development is first occupied or brought into use and thereafter retained for this purpose.

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

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

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

**Notes to Applicant**

1. The applicant is advised that no works associated with the re-construction of the vehicular access should be carried out within the confines of the public highway without prior consent, in writing, of the Central Bedfordshire Council. Upon receipt of this Notice of Planning Approval, the applicant is advised to write to Central Bedfordshire Council's, Highways Help Desk P.O. Box 1395, Bedford MK42 5AN quoting the Planning Application number and supplying a copy of the Decision Notice and a copy of the approved plan. This enable the necessary consent and procedures under Section 184 of the Highways Act to be implemented. The applicant is also advised that if any works associated with the construction of the vehicular access affects or requires the removal and/or the relocation of any equipment, apparatus or structures (e.g. street name plates, bus stop signs or shelters, statutory authority equipment etc.) then the applicant will be required to bear the cost of such removal or alteration.
  
2. The applicant is advised that under the provisions of the Highway Act 1980, no part of the structure, including cellars, foundations and surface water hardware shall be erected or installed in, under or overhanging the public highway and no window, door or gate shall be fixed so as to open outwards into the highway.
  
3. The Highways Authority has the power under Section 143 of the Highways Act 1980, to remove any structure erected on a highway.
  
4. 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 form the Traffic Management group Highway and Transportation Division, Central Bedfordshire Council, P.O. Box 1395 Bedford, MK42 5AN.

- [Note:
1. 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.
  
  2. The Highway Authority requested conditions to include visibility splays, graients and parking.]

**Item No. 11**

**SCHEDULE B**

<b>APPLICATION NUMBER</b>	<b>CB/09/05548/FULL</b>
<b>LOCATION</b>	<b>Linpac GPG International, Luton Road, Dunstable, LU5 4LN</b>
<b>PROPOSAL</b>	<b>Erection of two linked data centre buildings (incorporating data storage equipment servers and associated plant) Erection of boundary and secondary 3.0m high inner security fence with security gates and gatehouse. Erection of substation building to rear with associated car parking, buried fuel tank storage, loading bay and perimeter service road. (Revised application CB/09/05002/TP)</b>
<b>PARISH</b>	<b>Dunstable</b>
<b>WARD</b>	<b>Icknield</b>
<b>WARD COUNCILLORS</b>	<b>Cllr John Kane &amp; Cllr David McVicar</b>
<b>CASE OFFICER</b>	<b>James Clements</b>
<b>DATE REGISTERED</b>	<b>05 August 2009</b>
<b>EXPIRY DATE</b>	<b>04 November 2009</b>
<b>APPLICANT</b>	<b>Mr J Rooney</b>
<b>AGENT</b>	<b>Arcadium Associates Ltd</b>
<b>REASON FOR COMMITTEE TO DETERMINE</b>	<b>Called-in by Ward Councillor Kane</b>
<b>RECOMMENDED DECISION</b>	<b>Grant subject to Conditions and Section 106 Agreement</b>

To authorise the Assistant Director Development Management to issue the grant of PERMISSION subject to the completion of an Agreement under Section 106 of the Town and Country Planning Act 1990 to secure - Contributions towards Bedfordshire Police, sustainable transport measures, public art and a carbon offsetting fund.

- 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 scheme for the parking of cycles on the site shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall be fully implemented before the development is first occupied or brought into use and thereafter retained for this purpose.**  
**REASON: To ensure the provision of adequate cycle parking to meet the needs of occupiers of the proposed development in the interests of encouraging the use of sustainable modes of transport.**

- 3 Before development begins, a landscaping scheme including the management of the landscaping 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).

- 4 The plans and particulars submitted in accordance with Condition 3 above shall include:

- (a) A plan showing the location of, and allocating a reference number to, each existing tree on the site which has a stem with a diameter measured over the bark at a point 1.5 metres above ground level exceeding 75mm, showing which trees are to be retained and the crown spread of each retained tree;
- (b) details of the species, diameter (measured in accordance with paragraph (a) above, and the approximate height, and an assessment of the general state of health and stability, of each retained tree and of each tree which is on land adjacent to the site and to which paragraphs (c) and (d) below apply;
- (c) details of any proposed topping or lopping of any retained tree, or of any tree on land adjacent to the site;
- (d) details of any proposed alterations in existing ground levels, and of the position of any proposed excavation [within the crown spread of any retained tree or of any tree on land adjacent to the site] [within a distance from any retained tree, or any tree on land adjacent to the site, equivalent to half the height of that tree];
- (e) details of the specification and position of fencing [and of any other measures to be taken] for the protection of any retained tree from damage before or during the course of development.

In this condition “retained tree” means an existing tree which is to be retained in accordance with the plan referred to in paragraph (a) above.

**REASON:** to comply with Section 197 of the Town and Country Planning Act 1990 and to safeguard the existing trees on the site.

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

- 5 Before development begins, a scheme for screen fencing and/or screen walling shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be fully implemented before the development is first occupied or brought into use and thereafter retained.

**REASON:** To safeguard the amenity of the area.

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

- 6 Before the premises are occupied all on site vehicular areas shall be surfaced in a manner to the Local Planning Authority’s approval so as to ensure satisfactory parking of vehicles outside highway limits. Arrangements shall be made for surface water from the site to be



intercepted and disposed of separately so that it does not discharge into the highway.

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

- 7 **Before development begins, details of the levels of the proposed buildings, parking areas, landscaped areas and access roads shall be submitted to and approved in writing by the Local Planning Authority. Development shall thereafter be implemented accordingly.**  
**REASON:** To produce a satisfactory relationship between the various elements of the scheme and adjacent properties.  
**(Policy BE8, S.B.L.P.R).**
- 8 Details and samples of materials to be used for the external finishes of the development hereby approved shall be submitted to and approved in writing by the Local Planning Authority and the development shall be carried out in accordance therewith.  
**REASON:** To safeguard the appearance of the completed development by ensuring that the development hereby permitted is finished externally with materials to match/complement the existing building(s) and the visual amenities of the locality.
- 9 **Prior to the commencement of development, a Code of Practice for Construction shall be submitted to and approved in writing by the Local Planning Authority. The Code of Practice would relate to demolition, site clearance, ground works, preparation and construction phases and include detail upon:-**
- a) **Community relations, including a local point of contact and progress updates**
  - b) **Hours of working**
  - c) **Temporary hoardings**
  - d) **Access, including emergency service vehicles**
  - e) **Artificial lighting**
  - f) **Highway Management, including delivery times, traffic routes, wheel/road washing**
  - g) **Provision to accommodate all site operatives', visitors and construction vehicles loading, off-loading, parking and turning within the site during the construction period**
  - h) **Environmental controls to protect the environment from dust, air pollution, land contamination, asbestos, noise and vibration, water and effluent, pest control.**
- The development shall be implemented in accordance with the approved Code of Practice unless otherwise first agreed in writing by the Local Planning Authority.**  
**REASON:** To ensure that construction takes place in an appropriate manner with minimal inconvenience and disruption.
- 10 The office buildings hereby approved shall be ancillary to the main data centre use of the site.  
**REASON:** To prevent the establishment of an independent office unit on the site.  
**(Policy BE8, S.B.L.P.R).**

- 11 Prior to construction above ground details of the external lighting shall be submitted to and approved in writing by the Local Planning Authority. Such detail shall include the location, height, type and direction of light sources and intensity of illumination. Any lighting which is so installed shall not thereafter be altered without the prior consent in writing of the Local Planning Authority other than for routine maintenance which does not change its details.  
REASON: In the interests of visual amenity (Policy BE8, S.B.L.P.R).
- 12 The proposal hereby granted permission is for a *suis generis* use.  
REASON: For clarification and to ensure the Local Planning Authority retains full control of the future use of the land/building(s) in the interests of amenity.
- 13 The development shall not be occupied until a travel plan has been submitted to and approved in writing by the Local Planning Authority, such a travel plan to include details of:
- Joint working with other local employers and shared travel plan activities.
  - Predicted travel to and from the site and targets to reduce car use.
  - Details of existing and any proposed transport links, to include links to both pedestrian, cycle and public transport networks.
  - Proposals and measures to minimise private car use and facilitate walking, cycling and use of public transport.
  - Timetable for implementation of measures designed to promote travel choice.
  - Plans for monitoring and review, annually for a period of 5 years at which time the obligation will be reviewed by the planning authority.
  - Details of provision of cycle parking in accordance with County Council guidelines.
  - Details of marketing and publicity for sustainable modes of transport.
  - Details of the appointment of a travel plan co-ordinator.
- No part of the development shall be occupied prior to implementation of those parts identified in the Travel Plan [or implementation of those parts identified in the Travel Plan as capable of being implemented prior to occupation]. Those parts of the approved travel plan that are identified therein as being capable of implementation after occupation shall be implemented in accordance with the timetable contained therein and shall continue to be implemented as long as any part of the development is occupied.  
REASON: To promote sustainable modes of transport.
- 14 Prior to the commencement of above ground development of each building, independently verified certification confirming that the mechanical and engineering plant will be formulated and designed to achieve a design Power Usage Effectiveness of 1.7 or lower shall be carried out in accordance with the approved details unless otherwise first agreed in writing by the Local Planning Authority.  
REASON: To ensure that the development is of optimum operational efficiency in order to minimise energy usage.
- 15 Prior to commencement of above ground development of each building, certification from an approved assessor demonstrating that the scheme has been designed to achieve a minimum of BRE Environmental Research Methods (BREEAM) Very Good standard for the main data storage buildings

and Excellent standard for the ancillary office buildings.

REASON: To ensure that the development minimises waste, water, and energy consumption during demolition and operation phases.

- 16 An investigation and risk assessment, in addition to any assessment provided with the planning application, must be completed in accordance with a scheme to assess the nature and extent of any contamination on the site, whether or not it originates on the site. The contents of the scheme are subject to the approval in writing of the Local Planning Authority. The investigation and risk assessment must be undertaken by competent persons and a written report of the findings must be produced. The written report is subject to the approval in writing of the Local Planning Authority. The report of the findings must include:
- i. A survey of the extent, scale and nature of the contamination;
  - ii. An assessment of the potential risks to:
    - Human health
    - Property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes
    - Adjoining land
    - Ground waters and surface waters
    - Ecological systems
    - Archaeological sites and ancient monuments
  - iii. An appraisal of remedial options, and proposal of the preferred option(s)

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

REASON: In the interests of pollution control.

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

- 18 The approved remediation scheme must be carried out in accordance with its terms prior to the commencement of development other than that required to carry out remediation, unless otherwise agreed in writing by the Local Planning Authority. The Local Planning Authority must be given two weeks written notification of commencement of the remediation scheme works. Following completion of measures identified in the approved remediation scheme, a verification report (referred to in PPS23 as a validation report) that demonstrates the effectiveness of the remediation carried out must be produced, and is subject to the approval in writing of the Local Planning Authority.
- REASON: In the interests of pollution control and residential amenity.

- 19 In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken in accordance with the requirements of condition 18, and where remediation is necessary a remediation scheme must be prepared in accordance with the requirements of Condition 19, which is subject to the approval in writing of the Local Planning Authority. Following completion of measures identified in the approved remediation scheme a verification report must be prepared, which is subject to the approval in writing of the Local Planning Authority in accordance with condition 20.  
REASON: In the interests of pollution control and residential amenity.
- 20 The development shall not be occupied until a management regime for the diesel generators has been submitted to and approved in writing by the Local Planning Authority and the development shall be carried out in accordance therewith.  
REASON: In the interests of residential amenity.
- 21 Fixed plant operating continuously associated with the proposed development must be designed to a level which is at least 5dB(A) below the existing LA90 background noise level as measured during the relevant time period. Any tonal, impulsive and/or irregular noise would be addressed by imposing a further 5dB penalty as per the methodology set out in BS 4142:1997. Noise limits for new plant are to apply at a position 1 metre from the closest affected window of the relevant noise sensitive property.  
REASON: In the interests of residential amenity.
- 22 Fixed plant operating under emergency conditions associated with the proposed development must be designed to a level which is no more than 5dB(A) above the existing LA90 background noise level as measured during the relevant time period. Any tonal, impulsive and/or irregular noise would be addressed by imposing a further 5dB penalty as per the methodology set out in BS 4142:1997. Noise limits for new plant are to apply at a position 1 metre from the closest affected window of the relevant noise sensitive property.  
REASON: In the interest of residential amenity.
- 23 During construction of the development the working hours shall only be 08:00-18:00 Monday to Friday , 08:00-13:00 Saturday and no working on Sunday, Bank Holidays and Public Holidays.  
REASON: In the interests of residential amenity.
- 24 The development hereby permitted shall not be commenced until such time as a scheme to dispose of foul and surface water has been submitted to, and approved in writing by, the Local Planning Authority. The scheme shall be implemented as approved.  
REASON: There does not appear to be drainage plans detailing the foul and surface water system and so comments cannot be provided, until the requested information is provided.
- 25 This permission relates only to the details shown on Drawing Nos. A0.210A, A0.219A and A0.220A received 27/07/2009, A0.217B received 27/08/2009 and A0.218-B & A0.212-C received 07/09/2009 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

ENV2 - Landscape Conservation

ENV3 - Biodiversity and Earth Heritage

ENV7 - Quality in the Built Environment

ENG1 - Carbon Dioxide and Energy Performance

ENG2 - Renewable Energy Targets

T4 - Urban Transport

T14 - Parking

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

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

E1 - Safeguarding B1-B8 Employment Land

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.
  - Where remedial measures are necessary, they should be managed with Part IIA of the Environmental Protection Act 1990 in mind. Encapsulation of any contaminants should be made on the risk-based assessment so that they are unlikely to be subject to future release to the environment.
  - All ground investigations shall be risk based and have regard to BS10175:2001 *Investigation of Potentially Contaminated Sites - Code of Practice* and Environment Agency/NHBC R&D Publication 66 - *Guidance for the Safe Development of Housing on Land Affected by Contamination*.

- Where analyses are undertaken analytical laboratories should be accredited to MCERTS and where appropriate laboratory methods should also be accredited to MCERTS.
  - The applicants/agent's consulting engineers shall certify that decontamination and remediation of the site has been undertaken in accordance with any measures approved by the Local Planning Authority.
  - The applicant shall advise the Local Planning Authority of commencement of the works.
  - The applicant should also be made aware that the ownership of land shown to be contaminated may accrue legal and financial liabilities under Part IIA of the Environmental Protection Act 1990. Such liabilities are maximised when "pollutant linkages" engender "pathways" for the contaminants to reach "receptors".
  - Central Bedfordshire Council has published its Contaminated Land Inspection Strategy in line with the Environmental Protection Act 1990: Part IIA and its definition thereof. No land has yet been formally designated as being 'contaminated'. However, it should not be taken to imply that the property or adjoining land is free from contamination.
5. The applicant should have regard to the Mayor of London's Best Practice Guidance (BPG) The Control of dust and emissions from construction and demolition. The BPG cites mitigation measures commensurate with the risk rating of the site.

- [Note:
1. In advance of the consideration of the application, the Committee received representations made under the Public Participation Scheme.
  2. 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. 12**

**SCHEDULE B**

<b>APPLICATION NUMBER</b>	<b>CB/09/05612/FULL</b>
<b>LOCATION</b>	<b>22 Market Square, Sandy, SG19 1JA</b>
<b>PROPOSAL</b>	<b>Full: Change of use from A3/D2 to A3/A5 throughout from coffee shop/childrens play area to coffee shop/bakery to include hot food. Erection of new canopy over windows and extractor units to side.</b>
<b>PARISH</b>	<b>Sandy</b>
<b>WARD</b>	<b>Sandy</b>
<b>WARD COUNCILLORS</b>	<b>Cllr Aldis &amp; Cllr Blaine</b>
<b>CASE OFFICER</b>	<b>Judy Self</b>
<b>DATE REGISTERED</b>	<b>06 August 2009</b>
<b>EXPIRY DATE</b>	<b>01 October 2009</b>
<b>APPLICANT</b>	<b>Mr C Yap-Young</b>
<b>AGENT</b>	<b>J &amp; J Architectural &amp; Construction Services Ltd</b>
<b>REASON FOR COMMITTEE TO DETERMINE</b>	<b>Cllr Aldis due to the amount of public interest and the impact on the Conservation Area of the external alterations</b>
<b>RECOMMENDED DECISION</b>	<b>Grant Planning Permission</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 **Equipment shall be installed to effectively suppress and disperse fumes and/or odours produced by cooking and food preparation, and the equipment shall be effectively operated for so long as the commercial food use continues. Full details of the method of odour abatement and all odour abatement equipment to be used, including predicted noise levels of the equipment in operation, shall be submitted to and approved by the Local Planning Authority prior to the installation of the equipment. The approved equipment shall be installed and in full working order to the satisfaction of the Local Planning Authority prior to the use hereby permitted commencing.**

**Reason: In order to prevent the adverse impact of odours arising from cooking activities on the amenity of nearby residents.**

- 3 **The kitchen ventilation system approved in accordance with Condition 2 above, shall be so enclosed, operated and/or attenuated that noise arising from such plant shall not exceed a level of 5dBA below the existing background level (or 10dBA below if there is a tonal quality) when measured or calculated according to BS4142:1997, at the boundary of any neighbouring residential dwelling. The applicant shall clearly demonstrate that noise from the installed plant achieves the required noise standard, prior to the use hereby permitted commencing.**

**Reason: To protect neighbouring residents from any adverse impact from noise arising from the kitchen extract ventilation system.**

### **Notes to Applicant**

1. The applicant is advised that the provision of hot food and drink after 2300 hours are licensable activities under the provisions of the Licensing Act 2003, and an appropriate premises license will be required. The applicant is advised to contact our Licensing Department on 01462 611000 for further information on licensing matters.

- [Note: 1. 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 and also of receipt of an additional letter of objection.
2. In advance of the consideration of the application the Committee received representations made under the Public Participation Scheme.]



**Item No. 13**

<b>APPLICATION NUMBER</b>	<b>MB/08/01968/FULL</b>
<b>LOCATION</b>	<b>PLAYING FIELD OFF, MERLIN DRIVE, SANDY</b>
<b>PROPOSAL</b>	<b>FULL: VARIATION OF CONDITION 11 ATTACHED TO PLANNING APPROVAL 87/01821/OUT( APPLICATION FOR RESIDENTIAL DEVELOPMENT INCLUDING CONSTRUCTION OF A1/SUNDERLAND ROAD LINK ROAD DATED 17/11/1993), TO REMOVE THE REQUIREMENT TO PROVIDE FACILITIES FOR MORE GENERAL SPORTS USE. PROVISION OF PLAY AREAS, AND LANDSCAPING FOR THE SITE.</b>
<b>PARISH</b>	<b>Sandy</b>
<b>WARD</b>	<b>Sandy</b>
<b>WARD COUNCILLORS</b>	<b>Cllr P Blaine and Cllr N Aldis</b>
<b>CASE OFFICER</b>	<b>David Lamb</b>
<b>DATE REGISTERED</b>	<b>20 October 2008</b>
<b>EXPIRY DATE</b>	<b>15 December 2008</b>
<b>APPLICANT</b>	<b>Twigden Homes Ltd</b>
<b>REASON FOR COMMITTEE TO DETERMINE</b>	<b>CLLR ALDIS: IN VIEW OF LOCAL INTEREST IN THE PROPOSALS FOR THE OPEN SPACE, AND ITS PROXIMITY TO MANY RESIDENTS</b>
<b>RECOMMENDED DECISION</b>	<b>GRANT PLANNING PERMISSION</b>

That Planning Permission be granted subject to the following conditions:

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

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

- 2 **All hard and soft landscape works shall be carried out in accordance with the approved details with the following exception. Provision shall be made for a 1 metre gap in the hedge planting around the site in front of any existing gate on the rear boundary of the dwellings which adjoin the site. The works shall be carried out in the first planting season following the implementation of this planning approval or in accordance with a programme agreed in writing with the Local Planning Authority.**

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

- 3 Notwithstanding any details indicated on the plans hereby approved, this planning approval does not include the provision of any car parking.

Reason: In order to protect the amenities of nearby residential properties and for the avoidance of doubt.

- [Note:
1. 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 and note the correct ward councilors.
  2. In advance of the consideration of the application the Committee received representations made under the Public Participation Scheme.]

**Item No. 14**

**APPLICATION NUMBER** CB/09/05637/FULL  
**LOCATION** Land To The Rear And Side Of 91, High Street, Clophill  
**PROPOSAL** Full: Erection of a single detached dwelling with double garage and carport and a new double garage for 91 High Street following the demolition of an existing garage, store, greenhouses, boiler house and outhouse.  
**PARISH** Clophill  
**WARD** Maulden and Clophill  
**WARD COUNCILLORS**  
**CASE OFFICER** Mary Collins  
**DATE REGISTERED** 05 August 2009  
**EXPIRY DATE** 30 September 2009  
**APPLICANT** Mr T & Mrs A Palmer  
**AGENT**  
**REASON FOR COMMITTEE TO DETERMINE** Applicant employee of Central Bedfordshire Council  
**RECOMMENDED DECISION** Grant Planning Permission

*Delegated Application:* that the Director of Sustainable Communities be given delegated authority to approve the application upon receipt of confirmation that the Unilateral Undertaking is complete and agreed.

- 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 development hereby approved commencing on site details of the existing ground levels and final ground and slab levels of the dwelling and garages and details of any changes to ground levels required in the construction of the access way 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.

- 3 No development shall take place within the application site until the applicant or developer 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 in writing by the Local Planning Authority. The programme of archaeological work should be undertaken by the Council's Archaeological Service or other competent archaeological organisation approved by the Local Planning Authority.

**Reason:** To ensure that remains of archaeological importance likely to be disturbed in the course of the development are adequately recorded.

- 4 Prior to the commencement of development a scheme shall be submitted to and approved in writing by the Local Planning Authority defining those trees, hedges, shrubs and other natural features to be retained during the course of the development, and setting out measures for their protection during construction work . No work shall commence on site until all trees, hedges, shrubs and features to be protected are fenced with 2.3 high weldmesh fencing securely mounted on standard scaffolding poles driven firmly in the ground in accordance with BS 5837:2005;

- for trees, hedges and shrubs the fencing shall follow a line 1.0m outside the furthest extent of the crown spread, unless otherwise agreed in writing by the Local Planning Authority;
- for upright growing trees at a radius from the trunk not less than 6.0m, or two thirds of the height of the tree whichever is the greater;
- for other natural features along a line to be approved in writing by the Local Planning Authority.

Such fencing shall be maintained during the course of the works on the site. No unauthorised access or placement of goods, fuels or chemicals, soil or other materials shall take place inside the fenced area.

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

- 5 Prior to the commencement of the development hereby approved, details of materials to be used for all external finishes including brick type, brick bond and mortar mix shall be submitted to and approved in writing by the Local Planning Authority and the development shall be carried out in accordance therewith.

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

- 6 Notwithstanding the details shown on the approved plan, no development shall be undertaken until a scheme has been submitted for written approval by the Local Planning Authority indicating the positions, design, materials and types of boundary treatment to be erected. This shall include details of the construction of a wall to the boundary with 93 High Street and a front boundary wall to 91 High Street, and the retention of the hedgerow adjoining the grounds to the Church. The details shall include information on the the coping stones, brick type, brick bond and mortar mix to be used for the boundary walls. The boundary treatment shall be completed in accordance with the approved scheme before the dwelling is occupied.

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

- 7 Prior to any building works being first commenced, detailed drawings of all proposed windows and doors to a scale of 1:10 together with a detailed specification of the materials, construction and finishes, shall be submitted to and approved in writing by the Local Planning Authority. Details shall be provided which clearly show (as appropriate)- a section of the glazing bars, frame mouldings, door panels, the position of the door or window frame in relation to the face of the wall, depth of reveal, arch and sill detail.

**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.

- 8 All rainwater goods shall be cast iron or cast aluminium and painted black unless otherwise agreed in writing by the Local Planning Authority.

**Reason:** To ensure that the special architectural and historic interest, character, appearance and integrity of the listed building or other historic building is properly maintained and to accord with PPG15 and standard conservation good practice.

- 9 Prior to the first occupation of the dwelling the first floor window in the side elevation of the dwelling hereby approved shall be fitted with obscured glass of a type to substantially restrict vision through it at all times, and restriction on its opening, details of which shall have been previously submitted to and agreed in writing by the Local Planning Authority.

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

- 10 Notwithstanding Schedule 2, Part 1, Classes A, B, C, D, E, F, G and H 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 commenced for the extension or material alteration of the

buildings hereby permitted or the erection of any building/ structure within the curtilage of the dwelling hereby approved until detailed plans and elevations have been submitted to and approved in writing by the Local Planning Authority.

Reason: To protect the amenities of occupiers of neighbouring properties. To protect the setting of the adjacent listed church. To protect the character of Clophill Conservation Area.

- 11 Full details of both hard and soft landscaping to be submitted to and approved in writing by the Local Planning Authority. These details shall include:-

- proposed finished levels or contours;
- materials to be used for any hard surfacing;
- planting plans, including schedule of size, species, positions, density and times of planting;
- cultivation details including operations required to establish new planting.

The development shall be carried out in accordance with the approved details.

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

- 12 The scheme approved in Condition 11 shall be carried out by a date which shall be not later than the end of the full planting season immediately following the completion of the development.

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

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

- 13 Before the premises are occupied all on site vehicular areas shall be surfaced in a manner to the Local Planning Authority's approval so as to ensure satisfactory parking of vehicles outside highway limits. Arrangements shall be made for surface water from the site to be intercepted and disposed of separately so that it does not discharge into the highway.

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

- 14 The turning space for vehicles for the proposal and 91 High Street illustrated on the approved Drawing No CLOP-018 B shall be constructed before the first occupation of the new dwelling or the first use of the new garages.

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

- 15 The proposed development shall be carried out and completed in all respects in accordance with the access siting, width and layout and pedestrian visibility splays illustrated on the approved drawing No. CLOP-018 B and defined by this permission and, notwithstanding the provision of the Town and Country Planning General Permitted Development Order 1995, (or any Order revoking or re-enacting that Order) there shall be no variation without the prior approval in writing of the Local Planning Authority.

Reason: To ensure that the development of the site is completed insofar as its various parts are interrelated and dependent one upon another and to provide adequate and appropriate access arrangements at all times.

- 16 Before the new dwelling is occupied the lengths of the existing access that are surplus to requirement 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.

- 17 Details of a bin collection point to serve the new dwelling shall be submitted to and approved by the Local Planning Authority and made available for use prior to the first occupation of the dwelling.

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

### Notes to Applicant

1. The applicant is advised that the requirements of the New Roads and Street Works Act 1991 will apply to any works undertaken within the limits of the existing public highway. Further details can be obtained from the Traffic Management Group Highways and Transport Division, Central Bedfordshire Council, P.O. Box 1395, Bedford, MK42 5AN.
2. 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.
3. The applicant is advised that the closure of the surplus existing access shall include the reinstatement of the highway to include any footway, verge and kerbing in a manner to be agreed in writing with Central Bedfordshire Council's Customer Contact Centre on 0300 300 8049. 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.

- [Note:
1. 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.
  2. In advance of the consideration of the application the Committee received representations made under the Public Participation Scheme.]



**Item No. 16**

**SCHEDULE C**

**APPLICATION NUMBER** CB/09/05282/FULL  
**LOCATION** Bumblebees Playgroup, Appenine Way, Leighton Buzzard, LU7 3AJ  
**PROPOSAL** Erection of single storey rear extension to playgroup building.  
**PARISH** Leighton-Linslade  
**WARD** Leighton Linslade Central  
**WARD COUNCILLORS** Cllrs Bowater, Johnstone, Sharer & Spurr  
**CASE OFFICER** Gill Claxton  
**DATE REGISTERED** 06 August 2009  
**EXPIRY DATE** 01 October 2009  
**APPLICANT** Mrs A Puttock  
**REASON FOR COMMITTEE TO DETERMINE** The land is owned by Central Bedfordshire Council

**RECOMMENDED DECISION** Grant Planning Permission

That Planning Permission be GRANTED subject to the following:

- 1 The development shall begin not later than three years from the date of this permission.  
REASON: To comply with Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 The external finish of the walls and roofing materials to be used for the extension to the playgroup building shall match that of the existing building as closely as possible.  
REASON: To ensure that the development is in keeping with the existing building.  
(Policy BE8, S.B.L.P.R).
- 3 **Before the commencement of development a Travel Plan shall be submitted to and approved in writing by the Local Planning Authority. The Travel Plan shall be implemented in full within 3 months of the building being occupied. Thereafter, the Travel Plan shall be monitored and reviewed annually, with a written report to be submitted to and agreed in writing by the Local Planning Authority which updates the plan and monitors the progress in meeting the agreed targets for reducing car journeys.**  
REASON: In the interests of highway safety, to reduce congestion and to promote the use of sustainable modes of transport.
- 4 **Before development begins, details of the proposed method of surface water drainage for the site shall be submitted to and approved in writing by the Local Planning Authority. The drainage works as approved shall be constructed in accordance with the approved details before the development is first occupied or brought into use.**  
REASON: To ensure satisfactory drainage of the site.

- 5 This permission relates only to the details shown on Drawing No. BPG/01 received 14/07/09 or to any subsequent appropriately endorsed revised plan.  
REASON: To identify the approved drawing and to avoid doubt.

### Notes to Applicant

1. In accordance with Article 22 of the Town & Country Planning (General Development Procedure) Order 1995 (as Amended), the Council hereby certify that the proposal as hereby approved conforms with the relevant policies of the Development Plan comprising of the Regional Spatial Strategy for the East of England (the East of England Plan and the Milton Keynes and South Midlands Sub-Regional Strategy), Bedfordshire Structure Plan 2011 and the South Bedfordshire Local Plan Review and material considerations do not indicate otherwise. The policies which refer are as follows:

#### **Regional Spatial Strategy - East of England Plan (May 2008)**

ENV7 - Quality in the Built Environment

T2 - Changing Travel Behaviour

T8 - Local Roads

T9 - Walking, Cycling and other Non-Motorised Transport

#### **Milton Keynes and South Midlands Sub-Regional Strategy**

#### **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 3 above, The Travel Plan shall contain details of some or all of the following:
- plans for the establishment of a working group involving the playgroup, parents and representatives of the local community;
  - pupil travel patterns and barriers to sustainable travel;
  - measures to reduce car use; and
  - an action plan detailing targets and a timetable for implementing appropriate measures and plans for annual monitoring and review.
- For further advice and guidance on the preparation of the Travel Plan, please contact the Sustainable Transport Team, Planning & Development Strategy, Sustainable Communities, Central Bedfordshire Council, Borough Hall, Bedford, MK42 9AP - Tel: 01234 276329.

- [Note: 1. In advance of the consideration of the application, the Committee were advised of the consultation received as set out in the late sheet appended to these minutes.]

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**Item No. 17**

**APPLICATION NUMBER** CB/09/05594/FULL  
**LOCATION** 18 POPLAR CLOSE, SANDY, SG19 1HH  
**PROPOSAL** FULL: SINGLE STOREY REAR EXTENSION.  
**PARISH** Sandy  
**WARD** Sandy  
**WARD COUNCILLORS** Cllr P Blaine and Cllr N Aldis  
**CASE OFFICER** Annabel Gammell  
**DATE REGISTERED** 31 July 2009  
**EXPIRY DATE** 25 September 2009  
**APPLICANT** Mr & Mrs Ash  
**AGENT** Roger Pitt Designs  
**REASON FOR COMMITTEE TO DETERMINE** A MEMBER LIVES IN ADJOINING PROPERTY

**RECOMMENDED DECISION** Grant Planning Permission

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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