

CENTRAL BEDFORDSHIRE COUNCIL

At a meeting of the **DEVELOPMENT MANAGEMENT COMMITTEE** held at Priory House, Chicksands on Wednesday, 16 December 2009

PRESENT

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

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

Apologies for Absence: Cllrs Mrs C F Chapman MBE
A A J Rogers

Substitutes: Cllrs D Bowater (In place of A A J Rogers)
R W Johnstone (In place of Mrs C F Chapman MBE)

Members in Attendance: Cllrs Mrs A Barker
L Birt
J A E Clarke
Mrs A M Lewis
T Nicols

Officers in Attendance:	Miss H Bell	– Democratic Services Officer
	Mrs M Clampitt	– Democratic Services Officer (for item CB/09/06441/FULL only)
	Mr A Davie	– Head of Development Management (North)
	Mr A Emerton	– Managing Solicitor Planning, Property, Highways & Transportation
	Mr D Lamb	– Development Management Team Leader (North)
	Mrs A Sammé	– Development Management Team Leader (North)

DM/09/1 **Chairman's Announcements**

None.

DM/09/2 **Minutes****RESOLVED**

that the Minutes of the meeting of the Development Management Committee held on the 18 November 2009 be confirmed and signed by the Chairman as a correct record.

DM/09/3 **Members' Interests****(a) Personal Interests:-**

Member	Item	Nature of Interest	Present or Absent during discussion
Cllr A D Brown	9	Met with Mr Daniels, did not comment on application.	Present
Cllr P F Vickers	9	Met with Mr Daniels, did not comment on application.	Present

(b) Personal and Prejudicial Interests:-

None.

(c) Prior Local Council Consideration of Applications:-

Member	Item	Parish/Town Council	Vote Cast
Cllr Mrs C Turner	16 & 17	Stotfold Town Council	Did not vote
Cllr H J Lockey	13	Maulden Parish Council	Did not participate

DM/09/4 **Petitions**

In accordance with the scheme of Public Participation set out in Annex 2 In Part 4 of the Constitution, the Chairman advised that no petitions had been received.

DM/09/5 **Disclosure of Exempt Information**

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

DM/09/6 **Late sheet and Representations**

In advance of the consideration of the following Planning Applications, the Committee received a late sheet advising it of an 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/09/7 **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/09/8 **Planning Application No. CB/09/06477/FULL**

RESOLVED

That Planning Application No. CB/09/06477/FULL relating to Hadenham Farm, Gravenhurst Road, Shillington be refused as set out in the schedule appended to these Minutes.

DM/09/9 Planning Application No. MB/08/02093/FULL

RESOLVED

That Planning Application No. MB/08/02093/FULL relating to Shefford Town Football Club, Ivel Road, Shefford be approved as set out in the schedule appended to these Minutes.

DM/09/10 Planning Application No. CB/09/06296/OUT

RESOLVED

That Planning Application No. CB/09/06296/OUT relating to Land off Chapel Close, Clifton be approved as set out in the schedule appended to these Minutes.

DM/09/11 Planning Application No. CB/09/06351/FULL

RESOLVED

That Planning Application No. CB/09/06351/FULL relating to Land rear of 65 Shefford Road, Clifton be approved as set out in the schedule appended to these Minutes.

DM/09/12 Planning Application No. CB/9/06194/RM

RESOLVED

That Planning Application No. CB/09/06194/RM relating to Land to the rear of 3 The Causeway, Clophill be approved as set out in the schedule appended to these Minutes.

DM/09/13 Planning Application No. CB/09/00830/FULL

RESOLVED

That Planning Application No. CB/09/00830/FULL relating to 129 Clophill Road, Maulden be approved as set out in the schedule appended to these Minutes.

DM/09/14 Planning Application No. CB/09/06200/FULL

RESOLVED

That Planning Application No. CB/09/06200/FULL relating to Land adjacent Crown Cottage, Market square, Potton be approved as set out in the schedule appended to these Minutes.

DM/09/15 Planning Application No. CB/09/06400/FULL

RESOLVED

That Planning Application No. CB/09/06400/FULL relating to Unit 53, Silsoe Research Institute, Wrest Park be approved as set out in the schedule appended to these Minutes.

DM/09/16 Planning Application No. CB/09/06293/FULL

RESOLVED

That Planning Application No. CB/09/06293/FULL relating to Apartment G57, Fairfield Hall, Hitchin Road, Stotfold be approved as set out in the schedule appended to these Minutes.

DM/09/17 Planning Application No. CB/09/06294/LB

RESOLVED

That Listed Building Application No. CB/09/06294/LB relating to Apartment G57, Fairfield Hall, Hitchin Road, Stotfold be approved as set out in the schedule appended to these Minutes.

DM/09/18 Planning Application No. CB/09/06441/FULL

RESOLVED

That Planning Application No. CB/09/06441/FULL relating to 83 Fallowfield, Ampthill be approved as set out in the schedule appended to these Minutes.

DM/09/19 **Site Inspection Appointment(s)**

RESOLVED

That the following Members be appointed to conduct any site inspections to be undertaken in advance of the next meeting of this Committee to be held on Wednesday 20 January 2010.

Chairman (or his nominee)

Vice Chairman (or his nominee)

Cllrs P N Aldis

D Bowater

K Janes

H J Lockey

(Note: The meeting commenced at 2.00 p.m. and concluded at 4.40 p.m.)

Item No. 8**SCHEDULE A**

APPLICATION NUMBER	CB/09/06477/FULL
LOCATION	Hadenham Farm, Gravenhurst Road, Shillington
PROPOSAL	Full: Siting of a temporary agricultural workers dwelling.
PARISH	Shillington
WARD	Silsoe & Shillington
WARD COUNCILLORS	Cllr Drinkwater & Cllr Graham
CASE OFFICER	Hannah Pattinson
DATE REGISTERED	04 November 2009
EXPIRY DATE	30 December 2009
APPLICANT	Mr & Mrs Murtagh-Edmundson
AGENT	Wills & Co
REASON FOR COMMITTEE TO DETERMINE	Cllr Drinkwater due to the contentious nature of the application site
RECOMMENDED DECISION	Refused

That the application be refused for the following reason

Recommendation

That Planning Permission be refused subject to the following:

The proposal involves the provision of a temporary agricultural workers dwelling outside any defined Settlement Envelope, for which no satisfactory justification has been made on functional need, and the size of the proposed dwelling is considered to be inappropriately large. As such the proposal is contrary to Planning Policy Statement 7.

- [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 addition to the consultation contained within the late sheet, the Committee were advised of a correspondence received from the Applicants Agent firstly addressing the need for an alarm system and secondly raising concern regarding the size of the temporary dwelling in the context of the enterprise.]

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Item No. 9**SCHEDULE B**

APPLICATION NUMBER	MB/08/02093/FULL
LOCATION	Shefford Town Football Club, Ivel Road, Shefford
PROPOSAL	Full: Residential Development comprising 59 houses and Apartments, with associated access road, parking facilities and amenity space.
PARISH	Shefford
WARD	Shefford
WARD COUNCILLORS	Cllr L Birt and Cllr A Brown
CASE OFFICER	Anne Sammé
DATE REGISTERED	04 November 2008
EXPIRY DATE	03 February 2009
APPLICANT	Lagan Homes and Coleman Properties Ltd
AGENT	McBains Cooper
REASON FOR COMMITTEE TO DETERMINE	For Committee to reconsider their resolution of 13 May 2009
RECOMMENDED DECISION	S106 Pending

The Resolution: Approved

That the application be approved

Recommendation

Members are asked to vary their earlier resolution such that if the developer opts to pay a commuted sum to fund the football facility there is no restriction on the timing of occupation of the residential properties, but if the developer opts to construct the football facility, no more than 25% of the residential properties shall be occupied until the facility is available for use.

[Note:

1. In advance of the consideration of this application the Committee received consultation as set out in the Schedule appended to these Minutes.
2. In advance of the consideration of the application the Committee received representations made under the public participation scheme.]

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Item No. 10

APPLICATION NUMBER	CB/09/06296/OUT
LOCATION	Land Off, Chapel Close, Clifton
PROPOSAL	Outline: Residential development of 12 no. dwellings with all matters reserved except access
PARISH	Clifton
WARD	Langford and Henlow
WARD COUNCILLORS	Cllr Clarke & Cllr Rogers
CASE OFFICER	Godwin Eweka
DATE REGISTERED	15 October 2009
EXPIRY DATE	14 January 2010
APPLICANT	Alderwine Limited
AGENT	Phillips Planning Services Ltd
REASON FOR COMMITTEE TO DETERMINE RECOMMENDED DECISION	Cllr Rogers on grounds of overdevelopment
	Outline Permission

The Resolution: Approved

Recommendation

That Outline Permission be granted subject to the following:

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

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

- 2 Approval of the details of:-

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

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

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

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

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

- 4 The scheme approved in condition 1 shall be carried out by a date which shall be not later than the end of the full planting season immediately following the first occupation of the development hereby approved.

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.

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

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

- 6 **Development shall not begin until the detailed plans and sections of the proposed road, including gradients and method of surface water disposal have been approved by the Local Planning Authority and no building shall be occupied until the section of road which provides access thereto has been constructed (apart from final surfacing) in accordance with the approved details.**

Reason: To ensure that the proposed roadworks are constructed to an adequate standard

- 7 The detailed layout plans to be submitted for approval of reserved matters in connection with this development shall illustrate a 2.0m service strip at the back of the turning head

Reason: For the avoidance of doubt.

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

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

9. Details of precautionary measures to be implemented during construction works to avoid impact on protected species, shall be submitted to and approved by the Local Planning Authority prior to development commencing. The development shall be implemented in accordance with the details approved.

Reason: In the interests of the environment and protected species and in accordance with Policy DM15 of the Central Bedfordshire Core Strategy and Development Management Policies (2009) and PPS9 (Biodiversity and Geological Conservation).

10. The development shall be implemented in accordance with the actions set out on Page 2 of the Phase 1 Habitat Survey dated November 2009, unless otherwise agreed in writing with the Local Planning Authority.

Reason: In the interests of the environment and protected species and in accordance with Policy DM15 of the Central Bedfordshire Core Strategy and Development Management Policies (2009) and PPS9 (Biodiversity and Geological Conservation).

11. No development shall commence until details of habitat creation and long-term management have been submitted to and approved by the Local Planning Authority. The development shall accord with the details approved.

Reason: In the interests of the environment and protected species and in accordance with Policy DM15 of the Central Bedfordshire Core Strategy and Development Management Policies (2009) and PPS9 (Biodiversity and Geological Conservation).

12. No more than 12 dwellings shall be erected on the site pursuant to this planning approval.

Reason: In order to safeguard the neighbouring residential properties and their amenities.

[Note:

1. In advance of the consideration of the application the Committee received consultation as set out in the late sheet appended to these Minutes.
2. The Committee were advised that consultation had been received from the Ecologist endorsing comments made by the Wildlife Trust and Natural England.
3. In advance of the consideration of the application the Committee received representations made under the public participation scheme.]

Item No. 11

APPLICATION NUMBER	CB/09/06351/FULL
LOCATION	Land To The Rear Of 65, Shefford Road, Clifton
PROPOSAL	Full: Erection of 2no 3 bed dwellings with associated access and garaging.
PARISH	Clifton
WARD	Langford and Henlow
WARD COUNCILLORS	Cllr J Clarke and Cllr T Rogers
CASE OFFICER	Dee Walker
DATE REGISTERED	27 October 2009
EXPIRY DATE	22 December 2009
APPLICANT	Mr R Burton
REASON FOR COMMITTEE TO DETERMINE	Cllr J Clarke called the application to Committee on grounds as set out in the Planning Inspectors Report – character and appearance and living conditions

RECOMMENDED DECISION	Grant Planning Permission
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The Resolution: **Approved**

Reasons for Granting

In conclusion, the scheme by reason of its site, design and location is in conformity with Policies DM3, CS1 and CS5 of the Central Bedfordshire Adopted Core Strategy and Development Management Policies 2009; Planning Policy Statement 1 (2005) and Planning Policy Statement 3 (2006); and Technical Guidance: Design Guide for Residential Areas in Mid Bedfordshire (2004). The proposal is therefore **acceptable** and that planning permission should be granted subject to conditions.

RECOMMENDATION

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

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

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

- 2 The development hereby approved purely relates to plots 4 and 5 only and shall not extend to include the adjoining layout and associated details submitted in the application.

Reason: For the avoidance of doubt.

- 3 **Prior to commencement of development 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.

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

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

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

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

- 6 **Prior to commencement of development, 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;**
- **minor structures (e.g. furniture, play equipment, signs, etc);**
- **proposed and existing functional services above and below ground level;**
- **planting plans, including schedule of size, species, positions, density and times of planting;**
- **cultivation details including operations required to establish new planting;**
- **details of existing trees and hedgerows on the site, indicating those to be retained and the method of their protection during development works.**

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

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

- 7 All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development whichever is the sooner; and any trees or plants which within a period of 5 years of completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species unless the Local Planning Authority give written consent to any variation.

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

- 8 **Prior to the commencement of development the tree protection plan shown on drawing PL106 shall be implemented. The 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.

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

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

- 10 **No development shall commence until a wheel cleaning facility has been provided at all site exits in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority. The wheel cleaner(s) shall be removed from the site once the roadworks necessary to provide adequate access from the public highway have been completed (apart from final surfacing) to the satisfaction of the Local Planning Authority.**

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

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

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

- 12 The proposed vehicular access shall be constructed and surfaced in a durable material to be approved in writing by the Local Planning Authority for a distance of 10.0m into the site, measured from the highway boundary, before the premises are occupied. Arrangements shall be made for surface water drainage from the site to be intercepted and disposed of separately so that it does not discharge into the highway.

Reason: To avoid the carriage of mud or other extraneous material or surface water from the site into the highway so as to safeguard the interest of highway safety

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

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

- 15 Before the access is first brought into use a triangular vision splay shall be provided on each side of the new access and shall measure 1.8m along the fence, wall, hedge or other means of definition of the front boundary of the site, and 1.8m measured into the site at right angles to the same line along the side of the new access drive. The vision splays so described and on land under the applicant's control shall be maintained free of any obstruction to visibility exceeding a height of 600mm above the adjoining footway level.

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

- 16 The turning space for vehicles illustrated on the approved plan No. 2009-50-1B located adjacent to plot 5 shall be constructed before the development is first brought into use and thereafter retained as approved in perpetuity.

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

- 17 Details of bin storage/collection point shall be submitted to and approved by the Local Planning Authority prior to the occupation of any dwelling.

Reason: In the interest of highway safety.

- 18 The access driveway shall be constructed using a “no-dig” method of construction in accordance with that shown on drawing PL106, unless otherwise agreed in writing by the Local Planning Authority.

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

- 19 Notwithstanding any provision of the Town and Country Planning (General Permitted Development Order) 1995 (or any Order revoking or re-enacting that Order with or without modification) no works shall be commenced for the extension of any dwelling until detailed plans and elevations have been submitted to and approved in writing by the Local Planning Authority.

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

Notes to Applicant

1. The applicant is advised that no works associated with the construction of the vehicular access should be carried out within the confines of the public highway without prior consent, in writing, of the Central Bedfordshire Council. Upon receipt of this Notice of Planning Approval, the applicant is advised to write to the Highway Engineer, Central Bedfordshire Council, PO 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 will enable the necessary consent and procedures under Section 184 of the Highways Act to be implemented. The applicant is also advised that if any of the works associated with the construction of the vehicular access affects or requires the removal and/or relocation of any equipment, apparatus or structures (e.g. street name plates, bus stop signs or shelters, statutory authority equipment etc.) then the applicant will be required to bear the cost of such removal or alteration.
2. The applicant is advised that the requirements of the New Roads and Street Works Act 1991 will apply to any works undertaken within the limits of the existing public highway. Further details can be obtained from the Highway Engineer, Central Bedfordshire Council, PO Box 1395, Bedford, MK42 5AN.

[Note:

1. The Committee received 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.
3. Cllrs A Shadbolt & R Berry requested that their names be recorded as having voted against the decision.]

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Item No. 12**SCHEDULE B**

APPLICATION NUMBER	CB/09/06194/RM
LOCATION	Land To The Rear Of 3, The Causeway, Clophill
PROPOSAL	RM: Erection of 2 detached dwellings and change of use of area of land to rear from horticulture to paddock. Pursuant to outline planning permission (06/01041/OUT) allowed on appeal date 13/08/07.
PARISH	Clophill
WARD	Maulden and Clophill
WARD COUNCILLORS	Cllr Barker & Cllr Lockey
CASE OFFICER	Julia Ward
DATE REGISTERED	28 October 2009
EXPIRY DATE	23 December 2009
APPLICANT	Blackmore Developments Ltd
AGENT	Michael V S Hardiman & Associates Ltd
REASON FOR COMMITTEE TO DETERMINE RECOMMENDED DECISION	Cllr Barker request due to concerns over the size of the buildings.
	Approve Reserve Matters

The Resolution: **Approved**

Recommendation

That Planning Permission be approved subject to the following:

- 1 Prior to the first occupation of the dwellings hereby approved the first floor windows in the western elevations of the development facing the rear gardens of 5, 7 and 9 The Causeway and the southern elevation of plot 2 facing the rear garden of 11 The Causeway shall be fitted with obscured glass of a type to substantially restrict vision through them at all times.

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

- 2 Notwithstanding any provision of the Town and Country Planning (General Permitted Development Order) 1995 (or any Order revoking or re-enacting that Order with or without modification), no works shall be commenced for the extension or material alteration of the buildings (Part 1, Classes A, B, and C of the Town and Country Planning (General Permitted Development) (Amendment) (No 2) (England) Order 2008) or the erection of any building or structure within its curtilage (Part 1, Class E of the Town and Country Planning (General Permitted Development) (Amendment) (No 2) (England) Order 2008) without the specific grant of planning permission in writing by the Local Planning Authority.

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

- 3 Notwithstanding any provision of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking or re-enacting that Order with or without modification) no further windows or other openings shall be formed at first floor level of the dwellings hereby approved.

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

[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.]

Item No. 13

APPLICATION NUMBER CB/09/00830/FULL
LOCATION 129 Clophill Road, Maulden, Bedford, MK45 2AE
PROPOSAL Full: Demolition of existing building and erection of four new dwellings.
PARISH MAULDEN
WARD MAULDEN AND HOUGHTON CONQUEST
WARD COUNCILLORS Cllr A Barker and Cllr H Lockey
CASE OFFICER Julia Ward
DATE REGISTERED 22 May 2009
EXPIRY DATE 17 July 2009
APPLICANT Mr Rayner
AGENT Aragon Land & Planning UK LLP
REASON FOR COMMITTEE TO DETERMINE For Committee to reconsider their resolution of 21st October 2009

RECOMMENDED DECISION Grant Planning Permission

The Resolution: Approved

Recommendation

Members are asked to confirm their resolution to grant planning permission for this amended site area subject to the following conditions and to the completion of a satisfactory Unilateral Undertaking.

[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.]
3. In advance of the consideration of the application, the Committee were advised that Maulden Parish Council had confirmed their support for the application.

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 **Notwithstanding the approved plans, no development shall be undertaken until a scheme has been submitted to and approved in writing by the Local Planning Authority setting out the details of the materials to be used for the external walls and roofs. The development shall be carried out in accordance with the approved scheme.**

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

- 3 **No development shall be undertaken on site until full details of both hard and soft landscaping have been 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;**
- **Proposed and existing functional service above and below ground level;**
- **Planting plans, including schedule of size, species, positions, density and times of planting;**
- **Cultivation details including operations required to establish new planting;**
- **Details of existing trees and hedgerows on the site, indicating those to be retained and the method of their protection during development works.**

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

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

- 4 **No development shall be undertaken on site until a scheme has been submitted to and agreed in writing 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 buildings are occupied.**

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

- 5 **Before development is undertaken on site, details of the final ground and slab levels of the dwellings hereby approved shall be submitted to and approved in writing by the Local Planning Authority. Such details shall include sections through both the site and the adjoining properties, the location of which shall first be agreed in writing with the Local Planning Authority. Such details shall be sufficient to clearly identify the completed height of the development in relation to the adjacent development. Thereafter the site shall be developed in full accordance with the approved details.**

Reason: To ensure that a satisfactory relationship results between

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

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

- 7 **Before development is undertaken on site, further reptile surveys of the site, as recommended in the submitted Reptile Assessment (Adonis Ecology, 13/07/09), shall be undertaken and the results submitted to the Local Planning Authority for approval. A long term management plan for the wildlife enhancement of the site shall be submitted to and approved in writing by the Local Planning Authority. If any unprotected species are found to exist the details of mitigation measures to be undertaken to safeguard these protected species, as stated in the submitted Reptile Assessment, shall be submitted to and approved in writing by the Local Planning Authority. The habitat protection measures and long term management plan shall be implemented to the satisfaction of the Local Planning Authority and in accordance with a timetable agreed in writing by the Local Planning Authority.**

Reason: To enable proper consideration of the impact of the development on the contribution of nature conservation interests to the amenity of the area.

- 8 **Before development is undertaken on site, full details of the proposed sprinkler system to be installed within the dwellings at plots 2, 3 & 4 shall be submitted to, and approved by, the Local Planning Authority. The development shall be implemented in accordance with the approved details.**

Reason: The development does not allow a fire appliance to turn and leave in a forward gear and therefore to ensure adequate fire protection.

- 9 **Before development is undertaken on site, a scheme for parking of cycles on site (calculated at one space per bedroom), and access thereto, shall be submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with the approved details.**

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.

- 10 **Before development is undertaken on site, a scheme for on site parking provision for construction workers during the construction period shall be submitted to, and approved in writing by, the Local Planning Authority. The development shall be undertaken in accordance with the approved details.**

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

- 11 **No development shall commence until a wheel cleaning facility has been provided at all site exists in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority. The wheel cleaner(s) shall be removed from the site once the roadworks necessary to provide adequate access from the public highway have been completed (apart from final surfacing) to the satisfaction of the Local Planning Authority.**

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

- 12 Before the dwellings hereby approved are occupied, the proposed vehicular access and on site vehicular areas shall be surfaced in a stable and durable manner be approved in writing by the Local Planning Authority for a distance of 8 metres into the site, measured from the highway boundary, before the premises are occupied. Arrangements shall be made for surface water drainage from the site to be intercepted and disposed of separately so that it does not discharge into the highway.

Reason: To avoid the carriage of mud or other extraneous material or surface water from the site into the highway so as to safeguard the interest of highway safety and reduce the risk of flooding and to minimise inconvenience to users of the premises and ensure satisfactory parking of vehicles outside highway limits.

- 13 Before the new access is first brought into use, any existing access within the frontage of the land to be developed, not incorporated in the access hereby approved 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.

- 14 Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 1995, or any amendments thereto, the garage accommodation on the site shall not be used for any purpose, other than as garage accommodation, unless permission has been granted by the Local Planning Authority on an application made for that purpose.

Reason: To retain off-street parking provision and thereby minimise the potential for on-street parking which could adversely affect the convenience of road users.

- 15 The turning space for vehicles illustrated on the approved drawing no. 1090/09/4C shall be constructed before the development is first brought into use.

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

- 16 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (Admendment) (no) Order 2008 (or any Order revoking or re-enacting that Order with or without modification), no works shall be commenced at Plots 2, 3 and 4 Schedule Part 1 Class A (extensions), Class B (additions or alterations to roof), Class C (alteration to roofs), Class D (porches), Class E (outbuildings), or Class F (hardstandings) without the grant of express planning permission from the Local Planning Authority.

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

- 17 Notwithstanding Schedule 1 Part 1 Class A of the town and Country Planning (General permitted Development) Order 1995 (or any Order revoking or re-enacting that Order with or without modification) no further window or other opening shall be formed on the flank elevations of Plot 1 without the grant of express planning permission from the Local Planning Authority.

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

- 18 No dwelling shall be occupied until the visitor parking bay and the car parking bays for Plot 1 and Plot 4 have been allocated as illustrated on approved drawing 1090/09/4H.

Reason: To provide adequate parking for visitors and occupiers of the dwellings.

NOTES TO APPLICANT

Any conditions in bold must be discharged before the development commences. Failure to comply with this requirement could invalidate this permission and/or result in enforcement action.

The application form for approval of details reserved by a condition, guidance notes and fees (i.e. £25.00 for householder applications and £85.00 for all other applications, per submission) can be found on our website www.centralbedfordshire.gov.uk or alternatively call Customer Services on 0300 300 8000 for hard copy forms.

1. No works associated with the construction of the vehicular access should be carried out within the confines of the public highway without prior consent, in writing, of the Central Bedfordshire Council. Upon receipt of this Notice of Planning Approval, the applicant is advised to write to Central Bedfordshire Council's Highway Help Desk, PO 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 will enable the necessary consent and procedures under Section 184 of the Highways Act to be implemented. The applicant is also advised that if any of the works associated with the construction of the vehicular access affects or requires the removal and/or the relocation of any equipment, apparatus or structures (e.g. street name plates, bus stop signs or shelters, statutory authority equipment etc.) then the applicant will be required to bear the cost of such removal or alteration.
2. The 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, Central Bedfordshire Council Highways, Streetworks Co-ordination Unit, PO Box 1395, Bedford MK42 5AN
3. Photographs of the existing highway that is to be used for access and delivery of materials will be required by the Local Highway Authority. Any subsequent damage to the public highway resulting from the works as shown by the photographs, including damage caused by delivery vehicles to the works, will be made good to the satisfaction of the Local Highway Authority and at the expense of the applicant. Attention is drawn to Section 59 of the Highways Act 1980 in this respect.
4. The closure of existing accesses shall include the reinstatement of the highway to include any footway, verge and kerbing in a manner to be agreed in writing with the Central Bedfordshire Council's Customer Contact Centre (Tel: 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(es).
5. The applicant is advised that all cycle parking to be provided within the site shall be designed in accordance with the Bedfordshire County Council's "Cycle Parking Guidance - August 2006"

Item No. 14**SCHEDULE B**

APPLICATION NUMBER	CB/09/06200/FULL
LOCATION	Land Adjacent To Crown Cottage, Market Square, Potton
PROPOSAL	Full: Erection of 3 bedroom detached dwelling with detached carport.
PARISH	Potton
WARD	Potton
WARD COUNCILLORS	Cllr D Gurney and Cllr A Lewis
CASE OFFICER	Samantha Boyd
DATE REGISTERED	07 October 2009
EXPIRY DATE	02 December 2009
APPLICANT	Moatside Properties Ltd
AGENT	Fitch Butterfield Associates
REASON FOR COMMITTEE TO DETERMINE	Cllr Lewis request. Infringement of privacy of the occupants of 5 Orchard Close which backs onto the site.
RECOMMENDED DECISION	Grant Planning Permission

The Resolution: Approved

Recommendation

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

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

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

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

- 4 The turning space for vehicles illustrated on the approved drawing No. 1356/17 shall be constructed before the development is first brought into use.

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

- 5 The landscaping of the site shall be implemented in accordance with the scheme shown on the approved drawing No. 1356/13A unless otherwise agreed in writing by the Local Planning Authority.

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

- 6 All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development whichever is the sooner; and any trees or plants which within a period of 5 years of completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species unless the Local Planning Authority give written consent to any variation.

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

- 7 The boundary treatment shall be implemented in accordance with the approved drawing No. 1356/13A unless otherwise agreed in writing by the Local Planning Authority.

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

- 8 Notwithstanding any provision of the Town and Country Planning (General Permitted Development Order) 1995 (or any Order revoking or re-enacting that Order with or without modification) no works shall be commenced for the extension of the building or any material alteration of its external appearance including the insertion of windows at first floor level or within the roofspace until detailed plans and elevations have been submitted and approved in writing by the Local Planning Authority.

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

Notes to Applicant

1. 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 Highways, 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 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.

[Notes: In advance of the consideration of the application the Committee received representations made under the public participation scheme.]

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Item No. 15**SCHEDULE B**

APPLICATION NUMBER	CB/09/06400/FULL
LOCATION	Building 53, Silsoe Research Institute, Wrest Park, Silsoe, Bedford, MK45 4HS
PROPOSAL	Full: Change of use to D1 Day School
PARISH	Silsoe
WARD	Silsoe & Shillington
WARD COUNCILLORS	Councillor Drinkwater & Councillor Graham
CASE OFFICER	Julia Ward
DATE REGISTERED	26 October 2009
EXPIRY DATE	21 December 2009
APPLICANT	On Track Education Services Ltd
AGENT	
REASON FOR COMMITTEE TO DETERMINE	Councillor Drinkwater has called the application to Committee. Reason – traffic generation and lack of overall strategy for buildings on this site
RECOMMENDED DECISION	Grant Planning Permission

The Resolution: **Approved**

Recommendation

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 This permission shall not be exercised by any person other than On-Track Education Services Limited for educational purposes (Class D1 Non-Residential Institution) and shall not enure for the benefit of the land.

Reason: The Local Planning Authority considers that the circumstances of the application site would otherwise compel the authority to refuse permission for the development hereby permitted.

- 3 Before development is undertaken on site, full details of the location of refuse storage and collection points shall be submitted to, and approved in writing, by the Local Planning Authority. The development shall be implemented in accordance with the approved details.

Reason: To ensure that the location of the refuse area is acceptable in terms of impact on the character and appearance of the listed building and the Registered Park and Garden.

Notes to Applicant

1. The applicant is advised that the requirements of the Disability Act must be complied with and that there must be an accessible toilet and level access to the main entrance for wheelchair users. Any further external changes to the property may require the grant of planning permission.

[Note: 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.]

Item No. 16**SCHEDULE B**

APPLICATION NUMBER CB/09/06293/FULL
LOCATION Apartment G57, Fairfield Hall, Hitchin Road, Stotfold
PROPOSAL Full: re instatement of window to rectify breach of planning permission and alteration of existing elevation to create French Doors in the location of window.
PARISH Stotfold
WARD Stotfold & Arlesey
WARD COUNCILLORS Cllr I Dalgarno, Cllr J Saunders, Cllr J Street and Cllr C Turner
CASE OFFICER Hannah Pattinson
DATE REGISTERED 19 October 2009
EXPIRY DATE 14 December 2009
APPLICANT P J Livesey Country Homes (Southern) Ltd
REASON FOR COMMITTEE TO DETERMINE Cllr C Turner request. Grounds are out of keeping and obtrusive to neighbours.

RECOMMENDED DECISION Grant Planning Permission

The Resolution: Approved

Recommendation

That Planning Permission be granted subject to the following:

- 1 Following the carrying out or completion of the alterations for which consent is hereby granted, all making good of the existing building shall be carried out in materials and finishes which closely match those used in the existing building or structure.

Reason: To ensure that the special architectural and historic interest of the building, its character and appearance is properly preserved, maintained and enhanced, in accordance with PPG 15: Planning and the Historic Environment.

[Note: In advance of the consideration the Committee received representations made under the public participation scheme.]

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Item No. 17**SCHEDULE B**

APPLICATION NUMBER	CB/09/06294/LB
LOCATION	Apartment G57, Fairfield Hall , Hitchin Road, Stotfold
PROPOSAL	Listed Building Consent: Re instatement of window to rectify breach of Listed Building Consent and alteration of existing elevation to create French Doors in the location of a window.
PARISH	Stotfold
WARD	Stotfold & Arlesey
WARD COUNCILLORS	Cllr I Dalgarno, Cllr J Saunders, Cllr J Street and Cllr C Turner
CASE OFFICER	Hannah Pattinson
DATE REGISTERED	15 October 2009
EXPIRY DATE	10 December 2009
APPLICANT	P J Livesey Country Homes (Southern) Ltd
REASON FOR COMMITTEE TO DETERMINE	Cllr C Turner request. Grounds are out of keeping and obtrusive to neighbours
RECOMMENDED DECISION	Listed Building Consent

The Resolution: **Approved**

Recommendation

That Listed Building Consent be granted subject to the following:

- 1 Following the carrying out or completion of the alterations for which consent is hereby granted, all making good of the existing building shall be carried out in materials and finishes which closely match those used in the existing building or structure.

Reason: To ensure that the special architectural and historic interest of the building, its character and appearance is properly preserved, maintained and enhanced, in accordance with PPG15: Planning and the Historic Environment.

[Note: In advance of the consideration of the application the Committee received representations made under the public participation scheme.]

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Item No. 18

APPLICATION NUMBER CB/09/06441/FULL
LOCATION 83 Fallowfield, Ampthill, Bedford, MK45 2TT
PROPOSAL Full: Two storey side extension to replace existing garage. Single storey rear extension.
PARISH Ampthill
WARD Ampthill
WARD COUNCILLORS Cllr Duckett & Cllr Summerfield
CASE OFFICER Sarah Fortune
DATE REGISTERED 03 November 2009
EXPIRY DATE 29 December 2009
APPLICANT Mr Wall
AGENT Mr S Everitt
REASON FOR COMMITTEE TO DETERMINE Applicant's wife is a member of Staff.

RECOMMENDED DECISION Grant Planning Permission

The Resolution: Approved

Recommendation

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.

- 3 The fence to the rear boundary of the site as shown on approved plan ref SE2558/1/B shall be erected prior to the construction of the rear sun lounge and shall be maintained as such unless there has been prior approval in writing from the Local Planning Authority.

Reason: To prevent the potential for overlooking and loss of amenity to occupiers of the house to the rear of the site

- 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 from the Traffic Management Group, Highways and Transport Division, Central Bedfordshire Council, PO Box 1395, Bedford MK42 5AN.

The applicant is advised that photographs of the existing highway that is to be used for the access and delivery of materials will be required by the Local Highway Authority. Any subsequent damage to the 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.