

CENTRAL BEDFORDSHIRE COUNCIL

At a meeting of the **DEVELOPMENT MANAGEMENT COMMITTEE** held at Council Chamber, Priory House, Monks Walk, Shefford on Wednesday, 28 April 2010

PRESENT

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

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

Members in Attendance: Cllrs P A Blaine
Mrs C F Chapman MBE
Mrs R J Drinkwater
Ms A M W Graham
R W Johnstone
Mrs A M Lewis
Mrs P E Turner MBE,

Officers in Attendance:	Mr D Ager	Highways Officer
	Mrs M Clampitt	Democratic Services Officer
	Mr A Davie	Head of Development Management (North)
	Mr J Ellis	Major Applications Team Leader South
	Mr A Emerton	Managing Solicitor Planning, Property, Highways & Transportation
	Mr D Lamb	Development Management Team Leader (North)
	Mr C Murdoch	
	Mrs A Sanné	Development Management Team Leader (North)

DM/10/1

Chairman's Announcements

The Chairman announced under the Provisions of Committee Procedure Rule CM16 the order of business would be varied as follows:

Item 13, 17 The Russell Centre would be considered first and the remainder of the items would be considered in the following order:-

Item 12, Former BTR Site, London Road, Dunstable
Item 18, Beecroft Community Centre, Westfield Road, Dunstable
Item 9, 14 Ridgeway Road, Brogborough
Item 14, Land at Goldfinch Drive, Sandy
Item 15, 1 Britten Lane, Salford
Item 16, Land off Maple Cross, Pulloxhill
Item 17, Gravenhurst Lower School
Item 19, Stondon Lower School, Hillside Road, Lower Stondon
Item 20, Samuel Whitbread CC, Shefford Road, Clifton
Item 10, 25 High Street, Sandy
Item 11, 67 London Road, Sandy
Item 21, Everton Lower School, 33 Potton Road, Everton
Item 22, 33 Mill Lane, Houghton Conquest
Item 23, Land at Nursery Close, Biggleswade
Item 24, 7 Alameda Close, Ampthill

DM/10/2 **Minutes**

RESOLVED

that the Minutes of the meeting of the Development Management Committee held on the 24 March 2010 be confirmed and signed by the Chairman as a correct record.

DM/10/3 **Members' Interests**

(a) **Personal Interests:-**

Member	Item	Nature of Interest	Present or Absent during discussion
Cllr Ms C Maudlin	14	Liaison capacity – ward change	Present
Cllr K C Matthews	15	Contacted by objector	Present
Cllr K Janes	12	Owner of a carehome	Absent
Cllr Mrs R Drinkwater	19	Governor of School	Present

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

There were no personal or prejudicial interests declared.

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

Member	Item	Parish/Town Council	Vote Cast
Cllr K C Matthews	15	Hulcote & Southcott Parish Council	Did not vote
Cllr P N Aldis	10, 11 & 14	Sandy Town Council	Did not vote
Cllr A R Bastable	15	Hulcote & Southcott Parish Council	Did not vote
Cllr P F Vickers	23	Biggleswade Town Council	Did not vote

DM/10/4 **Petitions**

In accordance with the Scheme of Public Participation set out in Annex 2 in Part A4 of the Constitution, the Chairman advised that no petitions had been received.

DM/10/5 **Disclosure of Exempt Information**

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

DM/10/6 **Late Sheet**

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/10/7 **Planning Enforcement Cases Where Formal Action Has Been Taken**

RESOLVED

that the update on Planning enforcement cases where formal action has been taken, be noted.

DM/10/8 Confirmation of a Tree Preservation Order No. 16/2009 (Land at Frog Corner, The Green, Whipsnade)

The Committee received and considered a report of the Director of Sustainable Communities seeking confirmation of Tree Preservation Order No. 16/2009 (Land at Frog Corner, The Green, Whipsnade).

RESOLVED

that Tree Preservation Order No. 16/2009, Land at Frog Corner, The Green, Whipsnade be approved.

DM/10/9 Planning Application No. CB/10/00391/VOC

RESOLVED

that Planning Application No. CB/10/00391/VOC relating to 17 The Russell Centre, Coniston Road, Flitwick be approved as set out in the Schedule appended to these Minutes.

DM/10/10 Planning Application No. CB/09/06991/OUT

RESOLVED

that Planning Application No. CB/09/06991/OUT relating to Former BTR site, London Road, Dunstable be approved as set out in the Schedule appended to these Minutes.

DM/10/11 Planning Application No. CB/10/00272/FULL

RESOLVED

that Planning Application No. CB/10/00272/FULL relating to Beecroft Community Centre, Westfield Road, Dunstable be delegated to the Director of Sustainable Communities to approve as set out in the Schedule appended to these Minutes.

DM/10/12 Planning Application No. CB/10/00695/FULL

RESOLVED

that Planning Application No. CB/10/00695/FULL relating 14 Ridgway Road, Brogborough that delegated authority be given to the Director of Sustainable Communities to approve the application as set out in the Schedule appended to these Minutes.

DM/10/13 Planning Application No. CB/10/00580/SE73

RESOLVED

that Planning Application No. CB/10/00580/SE73 relating to Land at Goldfinch Drive, Sandy be approved as set out in the Schedule appended to these Minutes.

DM/10/14 Planning Application No. CB/10/00827/FULL

RESOLVED

that Planning Application No. CB/10/00827/FULL relating to 1 Brittens Lane, Salford be delegated to the Director of Sustainable Communities to refuse the application as set out in the Schedule appended to these Minutes.

DM/10/15 Planning Application No. CB/10/00406/FULL

RESOLVED

that Planning Application No. CB/10/00406/FULL relating to Land off Maple Close, Pulloxhill be approved as set out in the Schedule appended to these Minutes.

DM/10/16 Planning Application No. CB/10/00279/FULL

RESOLVED

that Planning Application No. CB/10/00279/FULL relating to Gravenhurst Lower School, High Street, Gravenhurst be approved as set out in the Schedule appended to these Minutes.

DM/10/17 Planning Application No. CB/10/00682/REG3

RESOLVED

that Planning Application No. CB/10/00682/REG3 relating to Stondon Lower School, Hillside Road, Lower Stondon, Henlow be approved as set out in the Schedule appended to these Minutes.

DM/10/18 Planning Application No. CB/10/00625/FULL

RESOLVED

that Planning Application No. CB/10/00625/FULL relating to Samuel Whitbread Community College, Shefford Road, Clifton be approved as set out in the Schedule appended to these Minutes.

DM/10/19 Planning Application No. CB/10/00476/FULL

RESOLVED

that Planning Application No. CB/10/00476 relating to 25 High Street, Sandy be delegated to the Director of Sustainable Communities to approve as set out in the Schedule appended to these Minutes.

DM/10/20 Planning Application No. CB/09/07055/OUT

RESOLVED

that Planning Application No. CB/09/07055/OUT relating to Land Adjoining 67 London Road, Sandy be approved as set out in the Schedule appended to these Minutes.

The Committee asked that it be minuted that they had voted with reluctance due to safety issues following the decision of Highways Agency.

DM/10/21 Planning Application No. CB/10/00329/FULL

RESOLVED

that Planning Application No. CB/10/00329/FULL relating to Everton Lower School, 33 Potton Road, Everton, Sandy be approved as set out in the Schedule appended to the Minutes.

DM/10/22 Planning Application No. CB/10/00913/FULL

RESOLVED

that Planning Application No. CB/10/00913/FULL relating to 33 Mill Lane, Houghton Conquest be approved as set out in the Schedule appended to these Minutes.

DM/10/23 **Planning Application No. CB/10/00415/FULL**

RESOLVED

that Planning Application No. CB/10/00415/FULL relating to Land at Nursery Close, Biggleswade be approved as set out in the Schedule appended to these Minutes.

DM/10/24 **Planning Application No. CB/10/00314/FULL**

RESOLVED

that Planning Application No. CB/10/00314/FULL relating to 7 Alameda Road, Ampthill be approved as set out in the Schedule appended to these Minutes.

DM/10/25 **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 26 May 2010.

***Chairman (or his nominee)
Vice-Chairman (or his nominee)
Cllrs A R Bastable
P N Aldis
D Bowater***

(Note: The meeting commenced at 2.00 p.m. and concluded at 5.45 p.m.)

Chairman

Dated

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LATE SHEET**DEVELOPMENT MANAGEMENT COMMITTEE 28/04/2010****SCHEDULE A - REFUSAL*****Item 9 (Page47-52) CB/10/00695/FULL-14 Ridgeway Road, Brogborough, Bedford, MK43 0YA*****Additional Consultation/Publicity Responses**

An additional letter has been received from Brogborough Parish Council dated 20/04/10

Additional Comments

The description of the property has wrongly referred to a two storey projection to the rear of the property as an extension. This is not the case. 14 Ridgeway Road, Brogborough is a semi detached property with a red plain tile roof and is constructed in red brick. To the rear the property has a two storey rear extension with a single storey lean to section attached. Ridgeway Road is characterised by semi-detached pairs of the same style and age.

Please also see Appendix 1

Additional/Amended Conditions

None

Item 10 (Page 53-60) CB/10/00476/FULL – 25 High Street, Sandy**Additional Consultation/Publicity Responses**

None.

Additional Conditions

None

Additional Informatives

None

SCHEDULE B – APPROVAL***Item 11 (Page61-74) CB/09/07055/OUT– Land adjoining 67 London Road, Sandy*****Additional Consultation/Publicity Responses**

None

Additional Comments

None

Additional/Amended Conditions

None

Item 12 (Page 75-98) – CB/09/06991/OUT – Former BTR Site, London Road, Dunstable.**Additional Information**

The applicants advise that the detailed design of the hotel is currently being worked up and, should permission be granted, it is their intention to hold a pre-application meeting with officers as soon as possible after the permission is issued (following completion of the S106 Agreement). They wish to move forward quickly with this element of the scheme to take advantage of active occupier interest.

Additional Consultation/Publicity Responses

Education Officer – Based on 64 dwellings, of which:
10 x 2 bed flats - half product (10/2 = 5 full product dwellings)
10 x 2 bed houses - full product
31 x 3 bed houses - full product
13 x 4 bed houses - full product

= 59 full product dwellings

$59 * 0.06 * £11,522 = £40,787.88$

$59 * 0.20 * £11,522 = £135,959.60$

$59 * 0.16 * £17,772 = £167,767.68$

Total required education contribution = £344,515.16

Education contribution required of £344,515.16 toward nursery, lower and upper school provision. We do not wish to agree a reduced contribution for education until such time as a decision has been made by CMT on the report regarding a flexible approach towards implementation of the Council's adopted Planning Obligations Strategy. There is an unresolved issue in relation to this over how the Council will fund additional school places required as a result of new housing if we do not receive the required level of contributions from developers/RSL's. Nor would we agree to a pooled contribution for education and other areas, the split of which will be determined at a later date. The total contribution required for education should be for that purpose alone and will not be subject to reduction or negotiation between other areas upon receipt.

Highways Officer – Recommends conditions.

Amended Recommendation

That planning permission be granted subject to the completion of a legal agreement pursuant to Section 106 of the Town and Country Planning Act 1990 (as amended) to ensure

- provision of affordable housing;
- the practical completion of the proposed hotel building before occupation of any of the market housing;
- the payment of pooled financial contributions towards education and public open space;
- the submission of parameter plans that define the land uses and build zones (phases) of the proposed development together with a scheme for design coding for each zone (phase); and,
- provision of a footpath/cycleway linking the proposed housing site to Southwood Road/Norfolk Road and associated landscaping works to the existing bund,

and to delegate issuing of the planning permission (with any required amendments/additions to the S106 Agreement and conditions) to the Head of Development Management (South) or the Team Leader Major Applications, subject to the following:

Amended/Additional Conditions

Delete Condition 7 and re-number remaining conditions accordingly.

19. The application for the approval of the reserved matters in respect of any phase of the development hereby permitted shall be in accordance with the parameters described in the Design and Access Statement submitted with the outline application and the parameter plans that form part of this permission.

REASON: To comply with Article 3 of the Town and Country (General Development Procedure) Order 1995 (as amended) and to avoid doubt.

23. The driveway length in front of any garages shall be at least 6.0m as measured from the garage doors to the highway boundary.

REASON: To ensure that parked vehicles do not adversely affect the safety and convenience of road users by overhanging the adjoining public highway.

24. Development shall not begin until the detailed plans of the proposed carriageways, footways and verges, in accordance with the Design Guide For Central Bedfordshire - Design Supplement 7 (Movement, Streets and Places) have been approved by the Local Planning Authority and no building shall be occupied until those carriageways, footways and verges which provide access have 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.

25. Development shall not begin until the detailed parking provision within the development, in accordance with the Design Guide For Central Bedfordshire - Design Supplement 7 (Movement, Streets and Places), has been approved by the Local Planning Authority and no building shall be occupied until that provision has been made in accordance with the approved details. The following parking standards shall apply:

- 1.25 spaces for 1 bedroom dwellings;
- 2.25 spaces for 2 and 3 bedroom dwellings;

- 3.25 spaces for 4 bedroom dwellings.
REASON: To ensure provision of car parking in the interest of the safety and convenience of road users.
26. There shall be no restriction on the use of the car parking spaces shown on the approved plans by occupiers of, or visitors to, any of the buildings hereby permitted.
REASON: To minimise the potential for on-street parking and thereby safeguard the interest of the safety and convenience of road users.
27. This permission relates only to the details shown on the Site Location Plan and Drawing Nos. JKK4575/100A and JKK4575/101A received 17/12/09 or to any subsequent appropriately endorsed revised plan.
REASON: To identify the approved plans and to avoid doubt.

Item 13 (Page 99-106) – CB/10/00391/VOC – 17 The Russell Centre, Coniston Road, Flitwick

Additional Consultation/Publicity Responses

None

Additional Comments

None

Deleted Conditions

Condition 2 has been deleted as the details of the odour suppression equipment have been submitted, approved and installed.

Amended Conditions

- 3 The approved kitchen ventilation system, together with any other external plant, machinery and equipment installed or operated in connection with this permission, 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 noise sensitive premises.
Reason: To protect neighbouring residents from any adverse impact from noise arising from the kitchen extract ventilation system or other external plant on the premises.
- 4 The premises shall only be open to customers between the hours of 7am to midnight on Mondays to Sundays, and open solely for the purpose of making deliveries to customers between midnight and 3am on Saturdays and Sundays.
Reason: To safeguard the amenities which the occupiers of nearby properties might reasonably expect to enjoy.

Item 14 (Page107-116) – CB/10/00580/SE73–Land At Goldfinch Drive, Sandy**Additional Consultation/Publicity Responses**

Further letter of support for the application, stating that since the erection of the play area life is being continually disrupted. The noise levels are intolerable therefore having to keep windows closed; younger children no longer use the facilities now the bigger children frequent the area; you constantly feel like your being watched and nothing is private, it makes us feel that our properties are vulnerable, as people are aware when you are not at home and inappropriate language for a children's play area coupled with destructive behaviour.

Additional comments received from Sandy Town Council's Planning, Parks and Open Spaces Committee. They object to the removing of the equipment, though the Council would be happy if the play equipment is moved closer to the bund or somewhere else within the general area of St Ivel Park. That the play equipment could be on a smaller scale or redesigned, this would be considered.

Further comments received from a resident following Sandy Town Council's representations. They advise that Sandy Town Council did not find the area suitable for such a large play area when they visited the site prior to the installation of the equipment.

Additional Comments

Following recent communication with Kier, they confirm that work will commence on the Merlin Drive play facilities by the end of Summer 2010 at the latest once the future maintenance and management has been agreed.

Additional/Amended Conditions

None

Item 15 (Page117-124) – CB/10/00827/FULL 1 Brittens Lane, Salford, Milton Keynes, MK17 8BE**Additional Consultation/Publicity Responses**

An additional letter of objection has been received from the Owner/Occupier of 3 Brittens Lane, Salford who express concern that whilst there is no objection to a single storey garage within reasonable parameters and in a suitable area, the siting of this, particularly large two storey structure would overlook garden and back rooms of house, dominating the view and greatly reducing privacy.

Additional Comments

An error has been made in the wording to recommended Condition 4.

Condition 4 should read:

The first floor windows in the side facing elevations of the development hereby permitted shall be of fixed type and fitted with obscured glass of a type to substantially restrict vision through them at all times, details of which shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development. No further windows or other openings shall be formed in these elevations.

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

Item 16 (Page 125-130) –CB/10/00406/FULL- Land Off Maple Close, Pulloxhill

Additional Consultation/Publicity Responses

CBC Management (Commercial & Contracts) Property & Assets are objecting to the application on the following grounds;

- The land has been used as a shelter belt and field margin for a period that the land has been farmed;
- The original planning consent excluded the land from garden use and retained it as open space which supported the existing use;
- The land boundary between the Council and Bellway Homes is unclear due to the conflict between the Land Registry plans and Council records, land use and physical features on the ground such as the location of the farm's drainage ditch.

Additional Comments

The Applicant was invited to provide the Council with details of land ownership. They have sent in a copy of the official Land Registry title plan BD252112, which shows the application site within the ownership of the applicant.

Additional/Amended Conditions

N/A

SCHEDULE C – OTHER APPLICATIONS

Item 17 (Page131-138) CB/10/00279/FULL – Gravenhurst Lower School, High Street, Gravenhurst

Additional Consultation/Publicity Responses

None

Additional Conditions

None

Additional Comments

Revised plan.

The applicant has submitted revised site layout plans dated 21/04/2010 which indicate clearly the positions of the palisade fencing on the boundaries of the site.

Item 18 (Page 139-144) CB/10/00272/FULL – Beecroft Community Centre, Westfield Road, Dunstable

Additional Consultation/Publicity Responses

None.

Additional Conditions

None

Additional Informatives

None

Item 19 (Page 139-144 – CB/10/00682/REG3 – Stondon Lower School, Hillside Road, Lower Stondon, Henlow

Additional Consultation/Publicity Responses

None

Additional Comments

None

Additional/Amended Conditions

None

Item 20 –(Page 153-164) CB/10/00625/FULL – Samuel Whitbread Community College, Shefford Road, Clifton, Shefford

Additional Consultation/Publicity Responses

None

Additional Comments

A letter of clarification was received from a solicitor acting on behalf of the resident of Clivedale, the reference number quoted on the original letter was relating to a temporary classroom application on the same site, as the comments were clearly in relation to this application they were considered at the time of the original report.

Additional/Amended Conditions

None

Item 21 –(Page 165-172) CB/10/00329/FULL – Everton Lower School, 33 Potton Road, Everton

Additional Consultation/Publicity Responses

None

Additional Comments

None

Additional/Amended Conditions

None

Item 22 (Page 173-180) CB/10/00913/FULL – 33 Mill Lane, Houghton Conquest**Additional Consultation/Publicity Responses**

Houghton Conquest Parish Council – No objections

Highways Development Control – The garage would not be wide enough to accommodate a car, however an additional vehicle area to the front of the property is shown on the plans which is assumed to be a turning area but could be used as a parking area as the turning area did not exist previously. Request a condition be added requiring surfacing of on site vehicular areas.

Additional Conditions

- 5 Before the development is brought into use all on site vehicular areas shall be surfaced in a stable and durable manner in accordance with details to be approved in writing by the Local Planning Authority. Arrangements shall be made for surface water from the site to soak away within the site so that it does not discharge into the highway or into the main drainage system.

Reason: To avoid the carriage of mud or other extraneous material or surface water from the site 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

Additional Informatives

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.

Item 23 (Page 181-186) CB/10/00415/FULL– Land at Nursery Close, Biggleswade**Additional Consultation/Publicity Responses**

None.

Additional Conditions

None

Additional Informatives

None

Item 24 (Page 187-191) – MB10/00314/FULL 7, Alameda Road, Ampthill

Additional Consultation/Publicity Responses

None

Additional Comments

None

Additional/Amended Conditions

None

Appendix 1

Anne Samme
Planning Department
Central Bedfordshire Unitary Authority
Priory House
Monks' Walk
Chicksands,
Shefford
SG17 5TQ

Miss Joanne Green (Chairman)
Brogborough Parish Council
c/o 50 Highfield Crescent
Brogborough
Bedford
MK43 0XZ

20.04.'10

Re: Planning Application No. CB/10/00695/4 (14 Ridgeway Road, Brogborough)
Being called to Committee on 28th April 2010.

Dear Ms Samme,

I am writing with some consternation about the refusal of the second planning application for the above property, because the Parish Council feels it sets a negative precedent for other houses in the village. I would like this letter brought to the notice of the Planning Committee who are meeting on 28th April 2010.

Approximately 40% of the houses in the old brickworks village of Brogborough still have the original configuration of ground plan from when the properties were first built in the 1930's and 40's – that of a ground floor consisting a very small front lobby and one living room that forms a thoroughfare to the small kitchen and the even smaller bathroom and back door lobby, at the rear of the properties. The whole of this layout was built at the time of the original build. For modern day living and particularly for families, the configuration produces massive problems of lack of privacy and lack of living accommodation.

The remaining 60% of houses have developed over the backyard, on the kitchen return – mostly done with building regulations before planning laws changed in Autumn 2008, although some were done on a larger scale with planning consent. This development then gave the houses a second living room, garden room or conservatory, which gave greater living accommodation flexibility, and added internal privacy. If the above planning application is refused yet again, it relegates a large proportion of the village to sub-standard housing by 21st Century expectations. Another implication is that it will blight the un-modernised properties in the village, as people will not buy properties that they cannot adapt and/or extend.

The alternative extension [and one suggested to Mrs Moss] that would be allowed by the new planning regulations (that of a 3m extension over the back yard), will not be accessible from the back doors of the properties, which are to be found in the rear lobby/bathroom area, beyond the original 3mx3m kitchen. This would make any permitted extension inaccessible from the house without first going outside and then back in again, or by major structural changes in the kitchen or lounge.

As the gardens of all the properties are well in excess of 60 feet, the loss of amenity of the concrete yard in the kitchen return hardly constitutes loss of garden space. Any extensions covering the yard areas would be within the building lines of the original ground floor plan, and would also provide extra privacy between the houses, as neighbours will no longer see into each other's kitchens. It also means that neighbours will no longer be able to see into each other's yards from an upstairs back window of the main bedroom: thus again increasing privacy of the neighbouring house. The lounges have large windows to the front of the room, as well as the small window overlooking the yard. All existing extensions over the kitchen return in the village have had no concerns raised about loss of natural light, due to the very limited amount of daylight gained from the small window to the lounge from the courtyard. In the case of those larger extensions which were granted planning permission, there were no concerns expressed by the planning authorities about the 'overbearing nature' of larger extensions. Many that were granted planning permission were located next door to houses that have or had no rear extension.

As a Parish Council, we fully appreciate that planning legislation is subject to individual circumstances but hope that the planning authority will look on this application sympathetically, not just for the owner of this property, but also for the future benefit of the village properties and the village itself.

Yours sincerely,

Miss Joanne Green, Chair, Brogborough PC.

Item No. 13

APPLICATION NUMBER CB/10/00391/VOC
LOCATION 17 The Russell Centre, Coniston Road, Flitwick, Bedford, MK45 1QJ
PROPOSAL Variation of condition 5 (opening hours) on planning permission CB/09/00648/FULL dated 11/6/09. To allow the premises to be open to customers between 0700 and 0000 (midnight) Monday to Sunday and open for deliveries only between 0000 (midnight) and 0300 on Saturdays and Sundays.
PARISH Flitwick
WARD Flitwick West
WARD COUNCILLORS Cllr Dennis Gale & Cllr Steve Male
CASE OFFICER Vicki Davies
DATE REGISTERED 04 February 2010
EXPIRY DATE 01 April 2010
APPLICANT DPGS Limited
AGENT
REASON FOR COMMITTEE TO DETERMINE Member request, Cllr Gale, due to Parish Council concerns.

RECOMMENDED DECISION Variation of Condition - Granted

Recommendation

That Planning Permission be granted subject to the following:

- 1 Unless otherwise agreed in writing the materials used in the shop front shall be powder coated aluminium and silver in colour.

Reason: To ensure that the visual appearance of the area is not detrimentally affected.

- 2 The approved kitchen ventilation system, together with any other external plant, machinery and equipment installed or operated in connection with this permission, 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 noise sensitive premises.

Reason: To protect neighbouring residents from any adverse impact from noise arising from the kitchen extract ventilation system or other external plant on the premises.

- 3 The premises shall only be open to customers between the hours of 7am to midnight on Mondays to Sundays, and open solely for the purpose of making deliveries to customers between midnight and 3am on Saturdays and Sundays.

Reason: To safeguard the amenities which the occupiers of nearby properties might reasonably expect to enjoy.

Notes to Applicant

1. The applicant is reminded of their responsibilities under the Environmental Protection Act 1990 relating to statutory nuisance.

[Notes:

1. In advance of consideration of the application the Committee received representations made under the Public Participation Scheme.
2. In advance of consideration of the application the Committee were advised of consultation received as set out in the Late Sheet attached to these Minutes.]

Item No. 12**SCHEDULE B**

APPLICATION NUMBER	CB/09/06991/OUT
LOCATION	Former BTR site, London Road, Dunstable
PROPOSAL	Outline application for a mixed use development comprising a maximum of 64 dwellings, a hotel (Class C1) comprising a maximum of 120 bedrooms, offices (Class B1) with a maximum floor area of 880sqm and a specialised care home (Class C2) with a maximum of 75 bedrooms.
PARISH	Caddington
WARD	South East Bedfordshire
WARD COUNCILLORS	Cllr Ruth Gammons & Cllr Richard Stay
CASE OFFICER	Mr C Murdoch
DATE REGISTERED	21 December 2009
EXPIRY DATE	22 March 2010
APPLICANT	I C P Commercial (Dunstable) Ltd
AGENT	Pegasus Planning Group
REASON FOR COMMITTEE TO DETERMINE	Major Application, elements of which are a departure from Development Plans
RECOMMENDED DECISION	Outline Application - Granted

Recommendation

That planning permission be granted subject to the completion of a legal agreement pursuant to Section 106 of the Town and Country Planning Act 1990 (as amended) to ensure

- provision of affordable housing;
- the practical completion of the proposed hotel building before occupation of any of the market housing;
- the payment of pooled financial contributions towards education and public open space;
- the submission of parameter plans that define the land uses and build zones (phases) of the proposed development together with a scheme for design coding for each zone (phase); and
- provision of a footpath/cycleway linking the proposed housing site to Southwood Road/Norfolk Road and associated landscaping works to the existing bund,

and to delegate issuing of the planning permission (with any required amendments/additions to the S106 Agreement and conditions) to the Head of Development Management (South) or the Team Leader Major Applications, subject to the following:-

CONDITIONS:

- 1 **Before development begins on any phase of the development hereby permitted, the approval of the Local Planning Authority shall be obtained in respect of all the reserved matters for that particular phase, namely the**
 - **access**

- appearance
- landscaping
- layout; and
- scale, within the upper and lower limit for the height, width and length of each building stated in the application for planning permission in accordance with Article 3(4).

REASON: To comply with Article 3 of the Town and Country Planning (General Development Procedure) Order 1995 (as amended).

- 2 Plans and particulars of the reserved matters for each phase of the development hereby permitted, referred to in Condition 1 above, shall be submitted to and approved in writing by the Local Planning Authority and shall be carried out only as approved.

REASON: To comply with Article 3 of the Town and Country Planning (General Development Procedure) Order 1995 (as amended).

- 3 Application for approval of the reserved matters for each phase of the development hereby permitted shall be made to the Local Planning Authority before the expiration of three years after the date of this permission.

REASON: To comply with Section 92 of the Town and Country Planning Act 1990.

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

REASON: To comply with Section 92 of the Town and Country Planning Act 1990.

- 5 **Development on any phase of the development hereby permitted shall not commence until a landscaping scheme for that phase (or a comprehensive landscaping scheme for the whole site) - to include any hard surfaces and earth mounding - has been 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 the relevant phase 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.).

- 6 **Development on any phase of the development hereby permitted shall not commence until a scheme for screen fencing and/or screen walling for that phase has been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be fully**

implemented before the relevant phase of 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.).**

- 7 **Development on any phase of the development hereby permitted shall not commence until samples of the external materials to be used for the walls and roof(s) of the new building(s) to be erected on the site of that phase have been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved details.**

**REASON: To control the appearance of the proposed building(s).
(Policy BE8, S.B.L.P.R.).**

- 8 **Development on any phase of the development hereby permitted shall not commence until details of the levels of the proposed building(s) to be erected on the site of that phase have been submitted to and approved in writing by the Local Planning Authority. Thereafter, the development on the relevant phase shall be implemented in accordance with the approved details.**

**REASON: To produce a satisfactory relationship between the various elements of the scheme and adjacent properties.
(Policy BE8, S.B.L.P.R.).**

- 9 **There shall be no beneficial occupation of any phase of the development hereby permitted until details of a scheme for all external lighting for that phase has been submitted to and approved in writing by the Local Planning Authority and until the scheme has been implemented in accordance with the approved details and is operational. There shall be no departure from or variation to the approved lighting scheme for the relevant phase without the prior approval in writing of the Local Planning Authority.**

**REASON: To protect the amenity of the surrounding area and highway safety.
(Policy BE8, S.B.L.P.R.).**

- 10 **The site of each phase or element of the development hereby permitted shall only be used for the purposes described in the application and for no other purpose in the Schedule to the Town and Country Planning (Use Classes) Order 1987 (or any order revoking and re-enacting that Order with or without modification).**

REASON: To define the extent of the permission and to avoid doubt.

- 11 **Development on any phase of the development hereby permitted shall not commence until details of a surface water drainage scheme for that phase (or a comprehensive surface water drainage scheme for the whole site), based on sustainable drainage principles and an assessment of the hydrological and hydrogeological context of the development and including details of how the scheme shall be maintained, have been submitted to and approved in writing by the**

Local Planning Authority. Thereafter, the drainage scheme for the relevant phase of the development (or the whole site) shall be implemented in accordance with the approved details before that phase is completed.

REASON: To ensure that any increased risk of surface water flooding is prevented, to improve and protect water quality, improve habitat and amenity and ensure future maintenance of the surface water drainage system.

- 12 **Development on the residential phase of the development hereby permitted shall not commence until details of a scheme to ensure potable water supply for that phase meets Code Levels 3/4 in the Code for Sustainable Homes, where water consumption is 105l/p/d, have been submitted to and approved in writing by the Local Planning Authority. Thereafter, the residential phase of the development shall be implemented in accordance with the approved details.**

REASON: To ensure that in an area where there are high levels of stress on water resources (acknowledged by the applicants in Section 5 of the submitted Sustainability Appraisal) a target to reduce water consumption is established.

- 13 **Prior to the commencement of any phase of development approved by this planning permission, the developer shall submit to the Local Planning Authority, in both paper and electronic form where possible:**
- (a) A Phase 1 desk study incorporating a site walkover, site history, maps and all further features of industry best practice relating to potential contamination.**
 - (b) Where shown to be necessary by the Phase 1 desk study, a Phase 2 site investigation report further documenting the ground conditions of the site with regard to potential contamination, incorporating appropriate soils and gas sampling.**
 - (c) Where shown to be necessary by the Phase 2 site investigation, a Phase 3 detailed scheme for the remedial works and measures to be taken to mitigate any risks to human health, groundwater and the wider environment.**
 - (d) On completion of the development, the developer shall provide written confirmation that any and all works have been completed in accordance with the agreed remediation scheme in the form of a Phase 4 validation report to incorporate photographs, material transport tickets and sampling.**

Any remediation scheme and any variations shall be agreed in writing by the Local Planning Authority prior to the commencement of works. This should include responses to any unexpected contamination discovered during works.

The British Standard for Topsoil, BS 3882:2007, specifies requirements for topsoils that are moved or traded and shall be adhered to.

**REASON: To protect human health and the environment.
(Policy BE8, S.B.L.P.R.).**

- 14 **To protect against intrusive externally generated noise, sound insulation and absorbent materials shall be applied to all dwellings as is necessary to**

achieve as a minimum standard an internal noise level of 30dB LAeq, 23.00 to 07.00 and 45dB LMax, 23.00 to 07.00 for bedrooms and 35dB LAeq, 07.00 to 23.00 for habitable rooms. External noise levels from road traffic noise sources shall not exceed 55db LAeq, 1hr in garden areas. Any works which form part of the noise attenuation scheme approved by the Local Planning Authority shall be completed and the effectiveness of the scheme shall be demonstrated through validation noise monitoring with the results reported to the Local Planning Authority in writing before any permitted dwelling is occupied unless an alternative period is approved by the Local Planning Authority.

REASON: To protect occupants from externally generated noise.
(Policy BE8, S.B.L.P.R.).

- 15 Fixed operational plant 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 1m from the closest affected window of the relevant noise sensitive property.
The applicants/developers/occupants of the site shall clearly demonstrate that noise from the installed fixed operational plant achieves the required noise standard prior to the use of the plant.

REASON: To prevent nuisance from noise and to safeguard the amenities of the area.
(Policy BE8, S.B.L.P.R.).

- 16 Before any part of the development hereby permitted is occupied, details of a revised Travel Plan, as set out in the Transport Assessment prepared by RPS to support the application, to mitigate against the additional traffic generation onto the A5 London Road, Dunstable, shall be submitted to and approved in writing by the Local Planning Authority in consultation with the Highways Agency. Thereafter, the Travel Plan shall be implemented in accordance with the approved details.

REASON: To ensure that car travel generated by the proposed development is reduced in the interests of highway safety and to encourage the use of sustainable modes of transport.

- 17 Before development on any commercial phase of the development hereby permitted commences, details of the proposed boundary treatments on the site of that phase, to include particulars of security fencing, shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, the proposed site boundary treatments of the relevant commercial phase shall be carried out in accordance with the approved details.

REASON: To control the appearance of the proposed development in the interests of the amenities of the surrounding area.
(Policy BE8, S.B.L.P.R.).

- 18 The application for the approval of the reserved matters in respect of any

phase of the development hereby permitted shall be in accordance with the parameters described in the Design and Access Statement submitted with the outline application and the parameter plans that form part of this permission.

REASON: To comply with Article 3 of the Town and Country Planning (General Development Procedure) Order 1995 (as amended) and to avoid doubt.

- 19 **Before development begins on any phase of the development hereby permitted, a Waste Audit and Waste Management Plan for that phase, indicating how opportunities for the reduction, recycling and re-use of waste during construction and occupation of that phase will be taken account of, shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, development on the relevant phase shall be carried out and completed in accordance with the approved Waste Audit and Waste Management Plan.**

REASON: In the interests of sustainable waste management. (Policies W5 and W6, Bedfordshire and Luton Waste Local Plan).

- 20 **No development on any phase of the development hereby permitted shall commence until wheel cleaning facilities have been provided at all site exits in accordance with a scheme for that phase submitted to and approved in writing by the Local Planning Authority. The approved facilities shall be installed and made operational before development on the relevant phase commences and the Site Developer shall ensure that all vehicles exiting the site use the approved wheel cleaning facilities. The wheel cleaning facilities shall be retained until the development on the relevant phase has been substantially completed or until such time as the Local Planning Authority is satisfied that the roadworks necessary to provide adequate and clean access to and from the public highway have been completed (apart from final surfacing).**

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.

- 21 **Before development on any phase of the development hereby permitted is first occupied or brought into beneficial use, details of a travel plan for that phase shall be submitted to and approved in writing by the Local Planning Authority. The recommendations of the travel plan for the relevant phase shall be implemented in full within 6 months of the development being first occupied or brought into beneficial use. Moreover, the travel plan for the relevant phase shall be monitored and the results of this monitoring be reviewed on an annual basis. Further recommendations for improvements to the travel plan for the relevant phase shall be submitted to and approved in writing by the Local Planning Authority.**

REASON: To reduce reliance on the private car by promoting public transport and sustainable modes of transport.

- 22 The driveway length in front of any garages shall be at least 6.0m as measured from the garage doors to the highway boundary.

REASON: To ensure that parked vehicles do not adversely affect the safety and convenience of road users by overhanging the adjoining public highway.

- 23 Development shall not begin until the detailed plans of the proposed carriageways, footways and verges, in accordance with the Design Guide For Central Bedfordshire – Design Supplement 7 (Movement, Streets and Places) have been approved by the Local Planning Authority and no building shall be occupied until those carriageways, footways and verges which provide access have 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.

- 24 Development shall not begin until the detailed parking provision within the development, in accordance with the Design Guide For Central Bedfordshire – Design Supplement 7 (Movement, Streets and Places), has been approved by the Local Planning Authority and no building shall be occupied until that provision has been made in accordance with the approved details.

The following parking standards shall apply:

- 1.25 spaces for 1 bedroom dwellings;
- 2.25 spaces for 2 and 3 bedroom dwellings;
- 3.25 spaces for 4 bedroom dwellings.

REASON: To ensure provision of car parking in the interest of the safety and convenience of road users.

- 25 The allocation of residential visitor parking shall be managed in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority.

REASON: To minimise the potential for indiscriminate parking in the interest of the safety and convenience of road users.

- 26 No development shall take place until an independently verified Code for Sustainable Homes report that achieves a Code Level 3 rating or above for each dwelling has been submitted to and approved in writing by the Local Planning Authority. Thereafter, each dwelling shall be provided in accordance with the report before it is first occupied.

REASON: To ensure the efficient use of resources during construction and in use, to reduce the scheme's impact on the environment and to promote sustainable development. (Policy BE8, S.B.L.P.R.).

- 27 This permission relates only to the details shown on the Site Location Plan and Drawings Nos. 1.0107_01-7D, JKK4575/100A and JKK4575/101A received 17/12/09 or to any subsequent appropriately endorsed revised plan.

REASON: To identify the approved plans 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) Policies**

SS1 - Achieving Sustainable Development.
SS3 - Key Centres for Development and Change.
SS5 - Priority Areas for Regeneration.
SS7 - Green Belt.
E1 - Job Growth.
E2 - Provision of Land for Employment.
E6 - Tourism.
H1 - Regional Housing Provision 2001 to 2021.
H2 - Affordable Housing.
T4 - Urban Transport.
T6 - Strategic and Regional Road Networks.
T8 - Local Roads.
T9 - Walking, Cycling and other Non-Motorised Transport.
T14 - Parking.
ENV2 - Landscape Conservation.
ENV7 - Quality in Built Environment.
ENG1 - Carbon Dioxide Emissions and Energy Performance.

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

Strategic Policy 1: The Spatial Framework - Locations for Growth: Luton/Dunstable/Houghton Regis (with Leighton-Linslade).

Strategic Policy 3: Sustainable Communities.

Bedfordshire and Luton Policies 2(a) and 2(b): Luton/Dunstable/Houghton Regis and Leighton-Linslade.

Bedfordshire Structure Plan 2011

Policy 7 - Areas of Great Landscape Value.

Policy 25 - Infrastructure.

South Bedfordshire Local Plan Review Policies

SD1 - Sustainability keynote policy.
BE8 - Design and environmental considerations.
T10 - Controlling parking in new developments.
T11 - Securing contributions for alternatives to parking.
H2 - Making provision for housing via 'fall-in' sites.
H3 - Local housing needs.
H4 - Affordable housing.

E1 - Providing for B1-B8 development within Main Employment Areas (Category 1).

R10 - Children's play area standard.

R11 - Provision of new urban open space in new residential 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.

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

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Item No. 18**SCHEDULE C**

APPLICATION NUMBER	CB/10/00272/FULL
LOCATION	Beecroft Community Centre, Westfield Road, Dunstable, LU6 1DL
PROPOSAL	Installation of retractable awning on front elevation
PARISH	Dunstable
WARD	Northfields
WARD COUNCILLORS	Cllrs Jeanette Freeman & Julian Murray
CASE OFFICER	Gill Claxton
DATE REGISTERED	09 February 2010
EXPIRY DATE	06 April 2010
APPLICANT	Mr D Ross
REASON FOR COMMITTEE TO DETERMINE	Ward Councillor is on the Management Committee of the Community Centre
RECOMMENDED DECISION	Full Application - Granted

Recommendation

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 This permission relates only to the details shown on the Site Location Plan, Floor and Elevation Plan and specifications received 28/01/10 or to any subsequent appropriately endorsed revised plan.
REASON: To identify the approved plans and specifications 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:

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 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. The Environmental Health Officer advises as follows:

The smoking ban made under the Health Act is now in force and Statutory Instrument 2006 No 3368 states what constitutes "enclosed" and "substantially enclosed" premises for the purposes of the Act. Should the applicant wish to use the area of the proposed development as a smoking area they are advised to seek an opinion as to whether it would comply with regulations. The applicant should contact Jonathan Judd or Brett Warren, the Environmental Health Technical Support Officers, Central Bedfordshire Council in this regard.

A variation of the premise licence may be required. The applicant should contact Dave McBain, Licencing Officer and Maurice Clay, Senior Environmental Health Officer, for licencing and Health and Safety matters that may arise from this grant of permission.

Item No. 9

APPLICATION NUMBER	CB/10/00695/FULL
LOCATION	14 Ridgway Road, Brogborough, Bedford, MK43 0YA
PROPOSAL	Full: Single storey rear extension with two velux rooflights
PARISH	Brogborough
WARD	Cranfield
WARD COUNCILLORS	Cllr Bastable & Cllr Matthews
CASE OFFICER	Mary Collins
DATE REGISTERED	19 February 2010
EXPIRY DATE	16 April 2010
APPLICANT	Mrs Alison Moss
AGENT	
REASON FOR COMMITTEE TO DETERMINE	Cllr Bastable call in. The application proposal is similar to a number of extensions already in the locality, no objection is made by the neighbour, the extension will considerably improve the facilities of the dwelling without the undue impact on surrounding properties.
RECOMMENDED DECISION	Full Application - Refused

Delegated Application – See Minute No. DM/10/12

That the Director of Sustainable Communities be given delegated authority to approve the application subject to the conditions as set out in this Schedule.

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

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

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

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

3. Notwithstanding any provision of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking or re-enacting that Order with or without modification) no further window or other opening shall be formed on the side elevation or roof of the extension hereby permitted without the specific grant of planning permission.

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

[Notes

1. In advance of consideration of the application, the Committee received representations made under the Public Participation Scheme.
2. In advance of consideration of the application, the Committee were advised of consultation received as set out in the Late Sheet attached to these Minutes.]

Item No. 14

APPLICATION NUMBER	CB/10/00580/SE73
LOCATION	Land at Goldfinch Drive, Sandy
PROPOSAL	Section 73: Removal of condition 4 (provision of play areas) and condition 5 (future maintenance of play areas) from planning approval 99/00891/RM (Reserved Matters for the erection of 150 dwellings and all ancillary works) dated 21 October 2002
PARISH	Sandy
WARD	Northhill and Blunham
WARD COUNCILLORS	Cllr Maudlin & Cllr Turner
CASE OFFICER	Dee Walker
DATE REGISTERED	15 February 2010
EXPIRY DATE	17 May 2010
APPLICANT	Twigden Homes Ltd
AGENT	Mr M Shirley
REASON FOR COMMITTEE TO DETERMINE	Director of Sustainable Communities decided to refer the application to Committee so that all sides of the issue could be put forward for Members to consider and debate with speaking rights for those concerned
RECOMMENDED DECISION	Full Application - Granted

RECOMMENDATION

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

- 1 Within six months of the date of this permission, full details of the landscaping of the site shall be submitted to and approved in writing by the Local Planning Authority. The landscaping shall be carried out as approved in the next planting season following the approval of the landscaping scheme.

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

- 2 **Within six months from the date of this approval, a scheme for landscape maintenance which shall cover a period of at least 5 years from the date of its implementation shall be submitted to and approved in writing by the Local Planning Authority. The schedule shall include details of the arrangements for its implementation. Maintenance shall be carried out in accordance with the approved schedule.**

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

- 3 **Within six months from the date of this approval, details of the arrangements to be made for the future maintenance of the Owlswood play area including details of any commuted sums to be paid to any authority or organisation taking over responsibility for its maintenance shall be submitted to and approved in writing by the Local Planning Authority. The details thereby approved shall be implemented in accordance therewith.**

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

[Notes:

1. In advance of consideration of the application the Committee received representations made under the Public Participation Scheme.
2. In advance of consideration of the application the Committee were advised of consultation received as set out in the Late Sheet attached to these Minutes.]

Item No. 15**SCHEDULE B**

APPLICATION NUMBER	CB/10/00827/FULL
LOCATION	1 Brittens Lane, Salford, Milton Keynes, MK17 8BE
PROPOSAL	Full: Detached two storey double garage.
PARISH	Hulcote/Salford
WARD	Cranfield
WARD COUNCILLORS	
CASE OFFICER	Mary Collins
DATE REGISTERED	03 March 2010
EXPIRY DATE	28 April 2010
APPLICANT	Mr J Cushing
AGENT	R Carlisle Architectural Services
REASON FOR COMMITTEE TO DETERMINE	Cllr Bastable call in. Parish Council concerned about overlooking and loss of light to adjacent property.
RECOMMENDED DECISION	Full Application - Granted

REASON FOR COMMITTEE TO DETERMINE	Ward Councillor call in. Parish Council concerned about overlooking and loss of light to adjacent property.
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Delegated Application – See Minute No. DM/10/14

That the Director of Sustainable Communities be given delegated authority to refuse the application for the following reasons:-

1. The proposal by virtue of its roof design and the presence of two dormer windows would cause a detrimental loss of privacy through overlooking to the neighbouring property at 20a Wavendon Road. It is therefore contrary to Policy DM3 of the Core Strategy and Development Management Policies, Central Bedfordshire (North) November 2009.
2. The proposal by virtue of its design and siting in close proximity to the rear garden of 3 Brittens Lane would have an overbearing impact on the boundary with this property. It is therefore contrary to Policy DM3 of the Core Strategy and Development Management Policies, Central Bedfordshire (North), November 2009.

[Note:

1. In advance of consideration of the application the Committee received representations made under the Public Participation Scheme.
2. In advance of consideration of the application the Committee were advised of consultation received as set out in the Late Sheet attached to these Minutes.]

Item No. 16

APPLICATION NUMBER	CB/10/00406/FULL
LOCATION	Land Off Maple Close, Pulloxhill
PROPOSAL	Full: Change of use from Agricultural land to Residential Gardens. (Retrospective).
PARISH	Pulloxhill
WARD	Flitwick East
WARD COUNCILLORS	Cllrs James Jamieson & Andrew Turner
CASE OFFICER	Lisa Newlands
DATE REGISTERED	17 February 2010
EXPIRY DATE	14 April 2010
APPLICANT	Bellway Homes
AGENT	
REASON FOR COMMITTEE TO DETERMINE	At the request of Cllr A Turner due to the Parish Council's concern over wider implications and potential new development.
RECOMMENDED DECISION	Full Application - Granted

Recommendation

That Planning Permission be granted subject to the following:-

Notwithstanding any provision of the Town and Country Planning (General Permitted Development)(Amendment)(No.2)(England) Order 2008 (or any Order revoking or re-enacting that Order with or without modification) no development permitted under Classes A (the enlargement, improvement or other alteration to a dwellinghouse) and E (the provision of ancillary buildings and structures within the curtilage of the dwellinghouse) of Part 1 of Schedule 2 of the Order, shall be carried out without the specific grant of planning permission by the Local Planning Authority.

Reason: To protect the amenities of occupiers of neighbouring properties and the visual amenities of the surrounding area.

Notes to Applicant

1. The Local Planning Authority has been advised that there is a potential ownership issue relating to part of the land in this application. This is a civil matter that may need to be resolved with Central Bedfordshire Council Property Services.

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

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Item No. 17

APPLICATION NUMBER CB/10/00279/FULL
LOCATION Gravenhurst Lower School, High Street,
Gravenhurst, Bedford, MK45 4HY
PROPOSAL Full: Extension to existing boundary fence and
new gate.
PARISH Gravenhurst
WARD Silsoe & Shillington
WARD COUNCILLORS Cllr R Drinkwater & Cllr A Graham
CASE OFFICER Sarah Fortune
DATE REGISTERED 26 February 2010
EXPIRY DATE 23 April 2010
APPLICANT Gravenhurst Lower School
AGENT Mr S Devonshire
REASON FOR Outstanding objection to Central Bedfordshire
COMMITTEE TO Council development.
DETERMINE

RECOMMENDED
DECISION Full Application - Granted

Recommendation

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 No development shall be undertaken until details of the means of securing and controlling the use of the gate to Orchard Close for emergency and servicing only have been submitted to and approved in writing by the Local Planning Authority. The approved details shall be implemented within 1 month of the completion of this part of the development. The gate shall not be used for general access or egress purposes.

Reason: To prevent unauthorised use of the pedestrian access in order to minimise danger, obstruction and inconvenience to users of the highway.

- 3 No development shall be undertaken until details of a 'keep clear' sign to be located beside the emergency gate in Orchard Close have been submitted to and approved in writing by the Local Planning Authority. The approved sign shall be erected within one month of the erection of the fencing facing Orchard Close.

Reason: To keep the access clear at all times for emergency services use.

4. No development shall take place until full details of a scheme of soft landscape works has been submitted to and approved in writing by the Local Planning Authority. The scheme shall make provision for the infilling of any gaps in the existing planting immediately adjoining the inner edge of the proposed fence for its length facing Orchard Close, and for the planting of new hedgerow species immediately inside the existing fence from its junction with the new fencing to a point adjacent to the existing pedestrian entrance gate at the junction of High Street and Orchard Close. The scheme shall specify the size, species and locations of planting. The scheme shall be implemented during the first planting season following completion of the development and any plants which within a period of 5 years of the 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.

Notes to Applicant

1. Under the provisions of the Highways Act 1980, no part of the structure, including foundations, shall be erected or installed in, under or overhanging the public highway and no gate shall be fixed so as to open outwards into the highway.
The Highway Authority has the power under Section 143 of the Highways Act 1980, to remove any structure erected on a highway.
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 Highways and Transport Division, Central Bedfordshire Council, P.O.Box 1395, Bedford, MK42 5AN.

[Notes:

1. In advance of consideration of the application the Committee received representations made under the Public Participation Scheme.
2. In advance of consideration of the application the Committee were advised of consultation received as set out in the Late Sheet attached to these Minutes.]

Item No. 19

APPLICATION NUMBER	CB/10/00682/REG3
LOCATION	Stondon Lower School, Hillside Road, Lower Stondon, Henlow, SG16 6LQ
PROPOSAL	Regulation 3:Reconfiguration of existing school buildings to form Children's Centre and single storey rear extension
PARISH	Stondon
WARD	Silsoe & Shillington
WARD COUNCILLORS	Cllr Graham & Cllr Drinkwater
CASE OFFICER	Annabel Gammell
DATE REGISTERED	01 March 2010
EXPIRY DATE	26 April 2010
APPLICANT	Central Bedfordshire Council
AGENT	Porter Consulting and Management Services Limited
REASON FOR COMMITTEE TO DETERMINE	Unresolved planning objection on land owned by Central Bedfordshire Council
RECOMMENDED DECISION	Full Application - Granted

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 Within six months of the opening of the Children's Centre hereby approved within its formal accommodation, the Stondon Lower School Travel Plan shall be reviewed jointly by Stondon Lower School and the Children's Centre to include formally provision for the Children's Centre and the Plan shall be submitted to and approved by the Local Planning Authority. The Plan shall contain details of:

- the establishment of a working group involving the School, the Children's Centre, parents and representatives of the local community to address and manage the issues associated with travel to and from the school site
- pupil travel patterns and barriers to sustainable travel
- measures to reduce car use
- measures to encourage and promote sustainable travel to and from the school site
- an action plan detailing targets and a timetable for implementing appropriate measures and plans for annual monitoring and review for 5 years.

Reason: In the interest of sustainability and highway safety.

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

Item No. 20

APPLICATION NUMBER	CB/10/00625/FULL
LOCATION	Samuel Whitbread Community College, Shefford Road, Clifton, Shefford, SG17 5QS
PROPOSAL	Full: Erection of new nursery building and office complex with associated car parking
PARISH	Clifton
WARD	Langford and Henlow
WARD COUNCILLORS	Cllr Jon Clarke & Cllr Tony Rogers
CASE OFFICER	Annabel Gammell
DATE REGISTERED	01 March 2010
EXPIRY DATE	26 April 2010
APPLICANT	Bedfordshire East Schools Trust
AGENT	The Hanson Leddington Partnership Ltd
REASON FOR COMMITTEE TO DETERMINE	Planning objections unresolved on land owned by Central Bedfordshire Council

RECOMMENDED DECISION	Full Application - Granted
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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 **A scheme shall be submitted for written approval by the Local Planning Authority setting out the details of the materials to be used for the external walls and roof. The development shall be carried out in accordance with the approved scheme.**

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

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

Reason: To ensure a satisfactory standard of landscaping.

- 4 **Prior to the development hereby approved commencing on site details of the final ground and slab levels of the building 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.

- 5 The ground floor windows in the western elevation of the development hereby permitted shall be of fixed type at all times. No further windows or other openings shall be formed in the elevation. Unless otherwise agreed in writing by the Local Planning Authority.

Reason: To safeguard the amenities of occupiers of adjoining properties

- 6 With the exception of the nursery facility within the building, no occupation of the offices or conference centre shall be implemented until the car parking specified within plan number HLP/281/104 is complete and available for use.

Reason: In the interest of highway safety.

- 7 Prior to the occupation of the building a Travel Plan shall be submitted to and approved by the Local Planning Authority, this Travel Plan shall be in relation to the new building, and visitors to it. This shall include details of:

- Survey data
- Barriers to travelling sustainably to school and the community facility.
- Measures to provide information about walking, cycling and bus routes for all members of the school community and visitors
- Plans to provide all pupils and visitors with education about transport choices in the local environment as part of the curriculum
- Plans for annual monitoring, review and submission of the plan to the Local Planning Authority
- Measures to promote and support sustainable modes and reduce car use

Reason: In the interest of highway safety.

- 8 The building shall not open until a scheme for protecting the adjacent residential dwellings from noise from the building hereby approved. The noise management scheme shall include details of energy centres and the community facility this is to be submitted to and approved by the Local Planning Authority. Any works with form part of the approved scheme shall be completed prior to the opening of the community facility unless an alternative period is approved in writing by the Local Planning Authority.

[Note:-

1. In advance of consideration of the application the Committee received representations made in accordance with the Public Participation Scheme.
2. In advance of consideration of the application the Committee were advised of consultation received as set out in the Late Sheet attached to these Minutes.]

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Item No. 10

APPLICATION NUMBER	CB/10/00476/FULL
LOCATION	25 High Street, Sandy
PROPOSAL	Full: Change of use from A1 (shops) to A2 (Financial and professional services)
PARISH	Sandy
WARD	Sandy
WARD COUNCILLORS	Cllr Aldis & Cllr Blaine
CASE OFFICER	Kate Phillips
DATE REGISTERED	09 February 2010
EXPIRY DATE	06 April 2010
APPLICANT	Mrs G.L Skevington Roberts
AGENT	
RECOMMENDED DECISION	Full Application - Refused
REASON FOR COMMITTEE TO DETERMINE	Referred by Head of Development Management to allow the Committee to assess the economic issues and planning policy objections to the development.

Delegated Application – See Minute No. DM/10/19

That the Director of Sustainable Communities be given delegated authority to approve the application subject to the conditions as set out in the following Schedule:-

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.

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Item No. 11

APPLICATION NUMBER	CB/09/07055/OUT
LOCATION	Land Adjoining 67, London Road, Sandy, SG19 1DH
PROPOSAL	Outline: Development of site for employment uses within use class B1(c), B2 and B8 with ancillary office accommodation, up to 8,180 sqm and approx. 163 car parking spaces and associated access arrangements, demolition and land raising (All matters reserved except access)
PARISH	Sandy
WARD	Sandy
WARD COUNCILLORS	Cllr Aldis & Cllr Blaine
CASE OFFICER	Dee Walker
DATE REGISTERED	06 January 2010
EXPIRY DATE	07 April 2010
APPLICANT	Kier Property
AGENT	Planning Potential
REASON FOR COMMITTEE TO DETERMINE	Cllr Aldis called the application to Committee on grounds of major development, highways issues and impact on nearby neighbours
RECOMMENDED DECISION	Outline Application - Granted

RECOMMENDATION

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

- 1 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.

- 2 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.

- 3 Approval of the details of:-

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

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

- 4 **No development, pursuant to planning application number CB/09/07055/OUT shall commence unless and until the developer has submitted to and approved in writing by the Local Planning Authority design details relating to the required improvement to the A1. The scheme shall generally conform to the arrangements shown in outline on Mayer Brown drawings KVSANDY.1/SK25B. The scheme details shall include drawings and documents showing the following:**
1. **how the improvement interfaces with the existing highway alignment and carriageway markings including lane destinations;**
 2. **full construction details relating to the highway improvement. This should include any modification to existing or proposed structures, with supporting analysis, full signing and lighting details where applicable;**
 3. **confirmation of full compliance with Departmental Standards (DMRB) and Policies (or approved relaxations/departures from standards);**
 4. **an independent Stage 2 Road Safety Audit (taking account of any Stage 1 Road Safety Audit recommendations) carried out in accordance with Departmental Standards (DMRB) and Advice Notes.**

Reason: The Highways Agency must be satisfied with all the details of the proposed improvements to the A1 prior to the commencement of construction work.

- 5 **Prior to the commencement of development hereby approved, a scheme to deal with the risks associated with contamination of the site shall be submitted to and approved in writing by the Local Planning Authority. That scheme shall include all of the following elements unless specifically excluded in writing by the Local Planning Authority;**
1. **A desk study identifying:**
 - **all previous uses;**
 - **potential contaminants associated with those uses;**
 - **a conceptual model of the site indicating sources, pathways and receptors;**
 - **potentially unacceptable risks arising from contamination at the site.**

2. A site investigation scheme, based on (1) to provide information for an assessment of the risk to all receptors that may be affected, including those off site.
3. The results of the site investigation and risk assessment (2) and a method statement based on those results giving full details of the remediation measures required and how they are to be undertaken.
4. A verification report on completion of the works set out in (3) confirming the remediation measures that have been undertaken in accordance with the method statement and setting out measures for maintenance, further monitoring and reporting.

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

Reason: To protect and prevent the pollution of controlled waters in accordance with Planning Policy Statement 23 (PPS23) and Environment Agency Groundwater Protection policies (GP3).

- 6 Details of surface water drainage for the site shall be submitted to and approved in writing by the Local Planning Authority before any work on the site commences. The drainage works shall be constructed in accordance with the approved plans before any part of the development is brought into use.

Reason: To ensure that adequate surface water drainage is provided to prevent water pollution and flooding.

- 7 Prior to the development hereby approved commencing on site details of the final ground and slab levels of the buildings 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.

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

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

- 9 Prior to the commencement of development, a detailed scheme of noise attenuation measures for protecting neighbouring residential properties from noise from activities associated with the development hereby approved has been submitted to and approved in writing by the Local Planning Authority. Any works which form part of the approved scheme shall be completed before the premises are brought into use unless an alternative period for completion is agreed by the Local

Planning Authority.

Reason: In order to prevent detriment to the amenity of and noise nuisance to the occupants of neighbouring residential properties.

- 10 On the occupation of any of the buildings hereby approved, the Travel Plan prepared by Mayer Brown dated November 2009 shall be implemented unless otherwise agreed in writing by the Local Planning Authority.

Reason: In order to ensure that car travel from the development is reduced in the interest of highway safety and to encourage the use of sustainable modes of transport.

- 11 If, during development, contamination not previously identified is found to be present at the site, then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until the developer has submitted, and obtained written approval from the Local Planning Authority for, an amendment to the Method Statement detailing how this unsuspected contamination shall be dealt with.

Reasons: To protect and prevent the pollution of controlled waters in accordance with PPS23 and Environment Agency GP3 policies.

- 12 No infiltration of surface water drainage into the ground is permitted other than with the written consent of the Local Planning Authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to controlled waters.

Reasons: To prevent the pollution of controlled waters in accordance with PPS23 and our GP3 policies.

- 13 Any removal of trees, scrub or hedgerow should take place outside of the bird breeding season of March to August inclusive. Should any such vegetation have to be removed during, or close to this period it should first be thoroughly assessed by a suitably experienced ecologist as to whether it is used by nesting birds and the report be submitted and approved in writing by the Local Planning Authority.

Reason: To safeguard and protect nesting birds.

Notes to Applicant

1. You are advised to note the comments of the Environment Agency as set out in the enclosed letter.
2. You are reminded that the consent of the Internal Drainage Board is also required for this development.

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

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Item No. 21

APPLICATION NUMBER	CB/10/00329/FULL
LOCATION	Everton Lower School, 33 Potton Road, Everton, Sandy, SG19 2LE
PROPOSAL	Full: Single storey rear extension for use as a classroom
PARISH	Everton
WARD	Potton
WARD COUNCILLORS	Cllr Doreen Gurney & Cllr Anita Lewis
CASE OFFICER	Annabel Gammell
DATE REGISTERED	11 February 2010
EXPIRY DATE	08 April 2010
APPLICANT	The Board of Governors Everton Lower School
AGENT	Building Advisory Service Limited
REASON FOR COMMITTEE TO DETERMINE	The application is on land owned by Central Bedfordshire Council and there is an unresolved planning objection
RECOMMENDED DECISION	Full Application - Granted

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.

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Item No. 22

APPLICATION NUMBER	CB/10/00913/FULL
LOCATION	33 Mill Lane, Houghton Conquest, Bedford, MK45 3NF
PROPOSAL	Full: Single storey front extension and single storey extension to side/front.
PARISH	Houghton Conquest
WARD	Maulden and Clophill
WARD COUNCILLORS	Cllr Angela Barker & Cllr Howard Lockey
CASE OFFICER	Vicki Davies
DATE REGISTERED	08 March 2010
EXPIRY DATE	03 May 2010
APPLICANT	Miss Garcia
AGENT	Mr Bill Morgan
REASON FOR COMMITTEE TO DETERMINE	Applicant works for Central Bedfordshire Council
RECOMMENDED DECISION	Full Application - Granted

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 tiles used for the front of the roof of the single storey side extension shall be sourced and reused from the rear of the existing dwelling house.

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

- 4 Notwithstanding the provisions of the Town and Country Planning (General

Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no windows shall be inserted into the north western flank elevation of the proposed extension.

Reason: To protect the amenity of neighbouring residents.

Notes to Applicant

Item No. 23

APPLICATION NUMBER	CB/10/00415/FULL
LOCATION	Land at Nursery Close, Biggleswade
PROPOSAL	Full: Erection of 6m high ventilating pipe
PARISH	Biggleswade
WARD	Biggleswade
WARD COUNCILLORS	Cllr Jones & Cllr Lawrence
CASE OFFICER	Judy Self
DATE REGISTERED	05 February 2010
EXPIRY DATE	02 April 2010
APPLICANT	Anglian Water Services Ltd
AGENT	Anglian Water Services Ltd
REASON FOR COMMITTEE TO DETERMINE	The proposed development would be located on Council owned land and an objection has been received to the application
RECOMMENDED DECISION	Full Application - Granted

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.

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Item No. 24

APPLICATION NUMBER **CB/10/00314/FULL**
LOCATION **7 Alameda Road, Ampthill, Bedford, MK45 2LJ**
PROPOSAL **Full: Render the rest of the house to match the existing.**
PARISH **Ampthill**
WARD **Ampthill**
WARD COUNCILLORS **Cllr P Duckett and Cllr G Summerfield**
CASE OFFICER **Duncan Jordan**
DATE REGISTERED **03 February 2010**
EXPIRY DATE **31 March 2010**
APPLICANT **Mr R Hill**
AGENT
REASON FOR COMMITTEE TO DETERMINE **Applicant's wife is Central Bedfordshire Council Employee.**

RECOMMENDED DECISION **Full Application - Granted**

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 The rendering hereby permitted shall be carried out in materials to match as closely as possible in colour, type and texture, that of the existing rendering on the property.

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.

Notes to Applicant

DECISION

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