

## CENTRAL BEDFORDSHIRE COUNCIL

At a meeting of the **DEVELOPMENT MANAGEMENT COMMITTEE** held at Council Chamber, Priory House, Monks Walk, Shefford on Wednesday, 26 May 2010

### PRESENT

Cllr A Shadbolt (Chairman)

Cllrs P N Aldis  
A R Bastable  
R D Berry  
D Bowater  
A D Brown  
D J Gale

Cllrs Mrs R B Gammons  
D Jones  
H J Lockey  
K C Matthews  
Ms C Maudlin

Apologies for Absence: Cllrs K Janes  
T Nicols  
A Northwood  
Mrs C Turner  
P F Vickers  
J N Young

Substitutes: Cllrs Mrs C F Chapman MBE (In place of Cllr P F Vickers)  
R W Johnstone (In place of Cllr J N Young)  
P Snelling (In place of Cllr A Northwood)  
B J Spurr (In place of Cllr K Janes)  
J Street (In place of Cllr Mrs C Turner)

Members in Attendance: Cllrs Ms A M W Graham  
J G Jamieson  
A A J Rogers,

Officers in Attendance: 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 Hale Head of Development Management  
(South)  
Mr D Lamb Development Management Team  
Leader (North)  
Mrs A Sammé Development Management Team  
Leader (North)

DM/10/26 **Chairman's Announcements**

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

Item 8 - Hadenham Farm, Gravenhurst Road, Shillington would be considered first and the remainder of the items would be considered in the following order:-

Item 17 – 6 The Old Dairy, Beadlow, Shefford

Item 11 – Brook Lane, Flitton

Item 12 – Land East of Stotfold Mill, Mill Lane, Stotfold

Item 13 – Land West of Speedsdairy Farm, Beadlow

Item 9 – Land Adjacent to and to the north Rushmore Close, Caddington

Item 10 – Land Adjacent to St Thomas Meeting House, Windsor Drive, Houghton Regis

Item 14 – 48 Common Road, Stotfold

Item 15 – 38 Stoke Road, Linslade, Leighton Buzzard

Item 16 – 38 Stoke Road, Linslade, Leighton Buzzard

DM/10/27 **Minutes**

**RESOLVED**

***that the Minutes of the meeting of the Development Management Committee held on the 28 April 2010 be confirmed and signed by the Chairman as a correct record.***

DM/10/28 **Members' Interests**

(a) **Personal Interests:-**

<b>Member</b>	<b>Item</b>	<b>Nature of Interest</b>	<b>Present or Absent during discussion</b>
Cllr A D Brown	17	On previous application had pre-application discussion with applicant.	Present

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

<b>Member</b>	<b>Item</b>	<b>Nature of Interest</b>	<b>Present or Absent during discussion</b>
Cllr J Street	12	Trustee of Stotfold Mill	Absent

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

<b>Member</b>	<b>Item</b>	<b>Parish/Town Council</b>	<b>Vote Cast</b>
Cllr D Jones	10	Houghton Regis Town Council	Did not Vote
Cllr D Bowater	15 & 16	Leighton Linlade Town Council	Did not Vote

DM/10/29 **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/10/30 **Disclosure of Exempt Information**

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

DM/10/31 **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/10/32 **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/10/33 **Planning Application No. CB/10/01092/FULL**

**RESOLVED**

***that Planning Application No. CB/10/01092/FULL relating to Hadenham Farm, Gravenhurst Road, Shillington be refused as set out in the Schedule appended to these Minutes.***

DM/10/34 **Planning Application No. CB/10/01171/FULL**

**RESOLVED**

***that Planning Application No. CB/10/01171/FULL relating to 6 The Old Dairy, Beadlow be refused as set out in the Schedule appended to these Minutes.***

DM/10/35 **Planning Application No. CB/10/00922/FULL**

**RESOLVED**

***that Planning Application CB/10/00922/FULL relating to 11 Brook Lane, Flitton be deferred for one cycle to allow a site visit to be undertaken.***

DM/10/36 **Planning Application No. CB/10/00880/FULL**

**RESOLVED**

***that Planning Application No. CB/10/00880/FULL relating to Land East of Stotfold Mill, Mill Lane, Stotfold be approved as set out in the Schedule appended to these Minutes.***

DM/10/37 **Planning Application No. CB/10/00681/FULL**

**RESOLVED**

***that Planning Application No. CB/10/00681/FULL relating to Land West of Speedsdiary Farm, Beadlow be approved as set out in the Schedule appended to these Minutes.***

DM/10/38 Planning Application No. CB/09/06239/FULL

**RESOLVED**

***that Planning Application No. CB/09/06239/FULL relating to Land Adjacent to and to the north Rushmore Close, Caddington be approved as set out in the Schedule appended to these Minutes.***

DM/10/39 Planning Application No. CB/10/00381/FULL

**RESOLVED**

***that Planning Application No. CB/10/00381/FULL relating to Land Adjacent to St Thomas Meeting House, Windsor Drive, Houghton Regis be approved as set out in the Schedule appended to these Minutes.***

DM/10/40 Planning Application No. CB/10/01412/FULL

**RESOLVED**

***that Planning Application No. CB/10/01412/FULL relating to 48 Common Road, Stotfold be approved as set out in the Schedule appended to these Minutes.***

DM/10/41 Planning Application No. CB/10/1052/FULL

**RESOLVED**

***that Planning Application No. CB/10/1052/FULL relating to 38 Stoke Road, Linslade, Leighton Buzzard be approved as set out in the Schedule appended to these Minutes.***

DM/10/42 Planning Application No. CB/10/1054/LB

**RESOLVED**

***that Planning Application No. CB/10/1054/LB relating to 38 Stoke Road, Linslade, Leighton Buzzard be approved as set out in the Schedule appended to these Minutes.***

DM/10/43 **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 23 June 2010.***

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

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

***Cllrs P N Aldis***

***A R Bastable***

***D Bowater***

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

Chairman .....

Dated .....

**LATE SHEET****DEVELOPMENT MANAGEMENT COMMITTEE 26.05.10****SCHEDULE A - REFUSAL**

**Item 8 (page 15-26) –CB/10/01092/FULL–Hadenham Farm, Gravenhurst Road, Shillington**

**Additional Consultation/Publicity Responses**

Comments received from Gravenhurst Parish Council – The Parish Council are of the opinion that the proposed dwelling looks more like a permanent family home that a temporary workers dwelling and therefore objects to the application.

Comments received from Highways – I confirm that the access is satisfactory to serve the proposed development traffic and that there is sufficient area within the site for the parking and turning of vehicles. In the circumstances I do not have any objection to the proposed development.

**Additional Comments**

N/A

**Additional/Amended Conditions**

N/A

**SCHEDULE B – APPROVAL**

**Item 9 (page 27-44) – CB/09/06239/FULL – Land adjacent to and to the north Rushmore Close, Caddington**

**Additional Consultation/Publicity Responses**

Education (21/05/10): Can confirm that we would require contributions at nursery and upper school levels. Caddington Village (combined lower and middle school) has a sufficient number of surplus places to accommodate the additional pupil yield from this development. Please see the breakdown below for the contribution.

Planning application for 12 dwellings, of which:

5 x 2 bed houses - full product

5 x 3 bed houses - full product

2 x 1 bed bungalows (for the elderly) - nil product

= 10 full product dwellings

**Amended Recommendation**

That the application be referred to the Secretary of State as a departure from the approved Development Plan and subject to it not being called in by him for his decision, that Planning Permission be GRANTED subject to the prior completion of a legal agreement pursuant to Section 106 of the Town and Country Planning Act 1990 to:

1. control the management and occupation of the dwellings;
2. provide financial contributions in respect of education provision;
3. provide financial contribution in regard to the surfacing of the public footpath running through part of the site; and
4. the provision of a bin for canine waste and a commuted sum towards its emptying

and subject to the conditions recommended in the report.

**Item 10 (page 45-56) – CB/10/00381/FULL – Land adjacent to St Thomas Meeting House, Windsor Drive, Houghton Regis**

**Additional Consultation/Publicity Responses**

The Highway Officer had recommended that the application be approved subject to the applicant entering into a Section 106 Legal Agreement for the provision of a new lay-by and bus stop, and the stopping up and making good of the existing lay-by.

**Amended Recommendation**

That planning permission be GRANTED subject to the prior completion of a legal agreement pursuant to Section 106 of the Town and Country Planning Act 1990 to require the provision of a new bus lay-by, shelter and the stopping up and making good of the existing bay and subject to the conditions recommended in the report.

**Item 11 (page 57-66) – CB/10/00922/FULL – 11 Brook Lane, Flitton**

**Additional Consultation/Publicity Responses**

N/A

**Additional Comments**

The plan attached to this agenda is incorrect. The application site wraps around the rear of adjacent properties. An amended plan is appended.

The agenda report says that a condition will be imposed tying the use of the garage to ancillary purposes in association with the main dwelling but this condition does not appear as a recommended condition on this agenda. This condition will be added if permission is granted.

The application site slopes downwards from Brook Lane to the rear of the site. The siting of the proposed garage is at a lower level to the adjoining garden at 9 Brook Lane. However, there is potential that the levels at this point could be further lowered which would further reduce the impact of the structure on the boundary. A condition requiring final floor levels in relation to the neighbouring garden will be added if permission is granted.

**Additional/Amended Conditions**

1. The building hereby permitted shall not be used at any time other than for purposes ancillary to the residential use of the dwelling known as 11 Brook Lane, Flitton.

Reason: Any intensification of use of this double garage and store would cause conflict at the entrance to the site due to the restricted width of the vehicular access.

2. Cross sections through the site of the proposed garage and the adjoining garden at 9 Brook Lane, Flitton showing the final floor level of the garage and profile in relation to



the garden of the adjoining property at 9 Brook Lane shall be submitted to and approved in writing prior to commencement of the development hereby approved. Thereafter the site shall be developed in full accordance with the approved details.

Reason: To ensure that a satisfactory relationship results between the building and adjacent garden areas.

## **SCHEDULE C – OTHER APPLICATIONS**

### **Item 12 (page 67-82) – CB/10/00880/FULL – Land East of Stotfold Mill, Mill Lane, Stotfold.**

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

Environment Agency – No objection to the application but comment that the site lies adjacent to the River Ivel and partly within Flood Zone 3. The River Ivel falls under the jurisdiction of the Internal Drainage Board (IDB) at this location and they should be consulted. The Agency support initiatives such as this application to maintain, enhance and protect biodiversity.

Natural England – Advise that the proposals have the potential to affect species protected under European or UK legislation and refers to their standing advice on protected species.

Liz Anderson, CBC Ecologist - supports the application, the site provides an ideal opportunity for an environmental educational resource which it is hoped will be welcomed by the local community.

#### **Additional Comments**

6. Planning permission does not absolve the applicant from complying with the relevant law protecting species including obtaining and complying with the terms and conditions of any licences required, as described in Part IV B of Circular 06/2005.

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

N/A

### **Item 13 (page 83-92) – CB/10/00681/FULL – Land West of Speedsdairy Farm, Beadlow**

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

N/A

#### **Additional Comments**

The agenda incorrectly states that the application site is within the Maulden and Clophill Ward. This part of Beadlow is within the Campton and Chicksands Parish and is within the Shefford Ward and Cllrs are Lewis Birt and Tony Brown.

The visibility splay towards Clophill from the junction of Shefford Road/Bevis Lane has been measured by the Highways Team. The required splay of 145.0m is achievable.

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

N/A

**Item 14 (page 93-98) – CB/10/01412/FULL – 48 Common Road, Stotfold****Additional Consultation/Publicity Responses**

Comments received from Stotfold Town Council – No objections subject to neighbours being consulted

**Additional Comments**

N/A

**Additional/Amended Conditions**

N/A

**Item 15 (page 99-104) – CB/10/01052/FULL – 38 Stoke Road, Linslade, Leighton Buzzard****Additional Consultation/Publicity Responses**

N/A

**Additional Comments**

N/A

**Additional/Amended Conditions**

N/A

**Item 16 (page 105-110) – CB/10/01054/LB – 38 Stoke Road, Linslade, Leighton Buzzard****Additional Consultation/Publicity Responses**

N/A

**Additional Comments**

N/A

**Additional/Amended Conditions**

N/A

**Item 17 (page 111-118) – CB/10/01171/FULL – 6 The Old Dairy, Beadlow, Shefford****Additional Consultation/Publicity Responses**

N/A

**Additional Comments**

Following a query regarding whether or not the applicant served the correct notices in respect of the access road to the site, the agent has confirmed that to the best of their knowledge this was done.

**Additional/Amended Conditions**

N/A



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**Item No. 8****SCHEDULE A**

<b>APPLICATION NUMBER</b>	<b>CB/10/01092/FULL</b>
<b>LOCATION</b>	<b>Hadenham Farm, Gravenhurst Road, Shillington</b>
<b>PROPOSAL</b>	<b>Full: Siting of a temporary agricultural workers dwelling</b>
<b>PARISH</b>	<b>Shillington</b>
<b>WARD</b>	<b>Silsoe &amp; Shillington</b>
<b>WARD COUNCILLORS</b>	<b>Cllr Drinkwater &amp; Cllr Graham</b>
<b>CASE OFFICER</b>	<b>Hannah Pattinson</b>
<b>DATE REGISTERED</b>	<b>01 April 2010</b>
<b>EXPIRY DATE</b>	<b>27 May 2010</b>
<b>APPLICANT</b>	<b>Mr &amp; Mrs Murtagh-Edmundson</b>
<b>AGENT</b>	<b>Willis &amp; Co</b>
<b>REASON FOR COMMITTEE TO DETERMINE</b>	<b>Cllr Graham as the former Mid Bedfordshire District Council set a precedent by approving a similar application in Maulden, four of the five issues raised by the Inspector have been resolved and the applicant has investigated the remaining one relating to CCTV and found the cost to be unacceptable</b>
<b>RECOMMENDED DECISION</b>	<b>Full Application - Refused</b>

That Planning Permission be refused for the following reason:

- 1 The proposal involves the provision of a temporary workers dwelling outside any defined Settlement Envelope, for which no satisfactory justification has been made on functional need for an on-site presence. As such the proposal is contrary to Planning Policy Statement 7.

[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.]

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<b>Item No. 17</b>
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**SCHEDULE C**

<b>APPLICATION NUMBER</b>	<b>CB/10/01171/FULL</b>
<b>LOCATION</b>	<b>6 The Old Dairy, Beadlow, Shefford, SG17 5PL</b>
<b>PROPOSAL</b>	<b>Erection of extension to stable building under construction, for storage with associated hardstanding.(Revised application CB/09/07032/FULL)</b>
<b>PARISH</b>	<b>Campton/Chicksands</b>
<b>WARD</b>	<b>Shefford</b>
<b>WARD COUNCILLORS</b>	<b>Cllr Lewis Birt &amp; Cllr Tony Brown</b>
<b>CASE OFFICER</b>	<b>Abel Bunu</b>
<b>DATE REGISTERED</b>	<b>01 April 2010</b>
<b>EXPIRY DATE</b>	<b>27 May 2010</b>
<b>APPLICANT</b>	<b>Miss F Webb</b>
<b>AGENT</b>	<b>Anthony Planning Services</b>
<b>REASON FOR COMMITTEE TO DETERMINE</b>	<b>The applicant is employed by the Council</b>
<b>RECOMMENDED DECISION</b>	<b>Full Application - Refused</b>

**Recommendation**

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

- 1 The proposed extension would result in a building that would not, by reason of its overall scale and size, reflect the level of restraint appropriate in the open rural countryside and no special justification has been established to permit the development. The proposal is therefore contrary to national advice contained in Planning Policy Statement 7, 'Sustainable Development in Rural Areas', Planning Policy Statement 1, 'Delivering Sustainable Development' and policies DM18 and CS16 of the Mid Beds Core Strategy and Development Management Policies 2009.
- 2 If permitted, the proposal would create a precedent whereby it would be difficult for the Local Planning Authority to resist similar proposals to the further detriment of the locality

[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. 11**

**APPLICATION NUMBER**      **CB/10/00922/FULL**  
**LOCATION**                      **11 Brook Lane, Flitton, Bedford, MK45 5EJ**  
**PROPOSAL**                      **Full: Erection of detached two bay open garage  
with lean-to to side.**  
**PARISH**                          **Flitton/Greenfield**  
**WARD**  
**WARD COUNCILLORS**  
**CASE OFFICER**                  **Mary Collins**  
**DATE REGISTERED**              **08 March 2010**  
**EXPIRY DATE**                    **03 May 2010**  
**APPLICANT**                      **Mr English**  
**AGENT**                            **Mr S Everitt**  
**REASON FOR**                      **Cllr Jamieson call in. There is concern regarding**  
**COMMITTEE TO**                      **over development and also secondary line of**  
**DETERMINE**                      **development.**

**RECOMMENDED**  
**DECISION**                          **Full Application - Granted**

Deferred Application – See Minute No. DM/10/35

[Notes:

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. 12**

<b>APPLICATION NUMBER</b>	<b>CB/10/00880/FULL</b>
<b>LOCATION</b>	<b>Land to the east of Stotfold extending from Mill Lane to Baldock Road, Mill Lane, Stotfold</b>
<b>PROPOSAL</b>	<b>Full: Change of use of land to nature reserve, ancillary car park, boardwalk, information point/shelter and interpretation boards</b>
<b>PARISH</b>	<b>Stotfold</b>
<b>WARD</b>	<b>Stotfold &amp; Arlesey</b>
<b>WARD COUNCILLORS</b>	<b>Cllrs Dalgarno, Saunders, Street, Turner</b>
<b>CASE OFFICER</b>	<b>Vicki Davies</b>
<b>DATE REGISTERED</b>	<b>10 March 2010</b>
<b>EXPIRY DATE</b>	<b>05 May 2010</b>
<b>APPLICANT</b>	<b>Stotfold Mill Preservation Trust</b>
<b>AGENT</b>	
<b>REASON FOR COMMITTEE TO DETERMINE</b>	<b>Central Bedfordshire Council owned land</b>
<b>RECOMMENDED DECISION</b>	<b>Full Application - Granted</b>

**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 area of land between the forward visibility curve as indicated on the approved drawing and the highway boundary shall be kept free from all obstructions.

Reason: In the interests of road safety.

- 3 Visibility splays shall be provided at the junction of the access with the public highway within 12 months of the date of this permission. The minimum dimensions to provide the required splay lines shall be 2.4m measured along the centre line of the proposed access from its junction with the channel of the public highway and 70.0m measured from the centre line of the proposed access along the line of the channel of the public highway to the north-east and 43.0m measured from the centre line of the proposed access along the line of the channel of the public highway to the south-west. The required vision splays shall, on land in the applicant's control, be kept free of any

obstruction.

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

- 4 Any gates provided shall open away from the highway and be set back a distance of at least 5.0m from the nearside edge of the carriageway of the adjoining highway.

Reason: To enable vehicles to draw off the highway before the gates are opened.

- 5 Within 12 months of date of this permission the crossover/access shall be constructed and surfaced in a stable and durable manner measured from the channel of the nearside carriageway to the highway boundary.

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

- 6 Before the car park extensions hereby approved are brought into use they shall be surfaced in a 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 be intercepted and disposed of separately so that it does not discharge into the highway or into the main drainage system.

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

- 7 The proposed sign shall be finished in non reflective materials.

Reason: To avoid undue distraction to motorists and to avoid possible resemblance to and confusion with bona-fide road signs.

- 8 Within 6 months of the date of this permission, a scheme for the secure and covered parking of cycles on the site for 8 cycles (including child sized stands) shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall be fully implemented within 6 months of the date the scheme is approved and thereafter retained for this purpose.

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

- 9 The frames of the interpretation boards hereby permitted shall be dark green in colour.

Reason: To enhance the appearance of the development

- 10 Within 6 months of the date of this permission a plan showing the exact

position that the steel containers would be relocated to shall be submitted to the Local Planning Authority. The steel containers shall be relocated to the approved location and 2 metre high wooden fencing erected to provide screening within 6 months of the date of approval.

Reason: In the interests of visual amenity.

- 11 No external lighting shall be installed unless and until the details of the location, appearance and technical details of the proposed lights have been submitted to and approved in writing by the Local Planning Authority. The lighting shall then be installed and maintained in accordance with the approved scheme.

Reason: To protect the amenity of neighbouring properties and highway safety.

- 12 Before the car park extensions hereby approved are brought into use a plan showing the access from Mill Lane into the site and the layout of the extended car park and disabled parking area including any signage, marking out etc shall be submitted and approved in writing by the Local Planning Authority. The car parking areas shall then be provided and maintained in accordance with the approved details.

Reason: To ensure that cars can park within the site in the interests of highway safety.

### Notes to Applicant

1. The applicant is advised that, under the provision of the Highways Act 1980, no part of the structure, including boundary treatments and their foundations and any signage or lighting 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 applicant is advised that no works associated with the surfacing of the vehicular access to comply with condition 5 should be carried out within the confines of the public highway without prior consent, in writing, of Central Bedfordshire Council. Upon receipt of this Notice of Planning Approval, the applicant is advised to write to Central Bedfordshire Council's Highway Help Desk, P.O.Box 1395, Bedford, MK42 5AN quoting the Planning Application number and supplying a copy of the Decision Notice and a copy of the approved plan. This will enable the necessary consent and procedures under Section 184 of the Highways Act to be implemented. The applicant is also advised that if any of the works associated with the construction of vehicular access affects or requires the removal and/or relocation of any equipment, apparatus or structures (e.g. street name plates, bus stop signs or shelters, statutory authority equipment etc.) then the applicant will be required to bear the cost of such removal or alteration.

3. The applicant is advised that the requirements of the New Roads and Street Works Act 1991 will apply to any works undertaken within the limits of the existing public highway. Further details can be obtained from the Traffic Management Group, Highways and Transport Division, Central Bedfordshire Council, P.O. Box 1395, Bedford, MK42 5AN.
4. The applicant is advised that in order to achieve the vision splays in conditions 1 and 2 of the permission it may be necessary for vegetation overhanging the public highway to be removed. Prior to the commencement of work the applicant is advised to contact Central Bedfordshire Council's Customer Contact Centre on 0300 300 8049 to request the removal of the overhanging vegetation on the public highway.
5. The applicant is advised that all cycle parking to be provided within the site shall be designed in accordance with Central Bedfordshire Council's "Cycle Parking Guidance - August 2006".
6. Planning permission does not absolve the applicant from complying with the relevant law protecting species including obtaining and complying with the terms and conditions of any licences required, as described in Part IV B of Circular 06/2005.

[Notes:

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.]

**Item No. 13****SCHEDULE C**

<b>APPLICATION NUMBER</b>	<b>CB/10/00681/FULL</b>
<b>LOCATION</b>	<b>Land At, Speedsdairy Farm Road, Beadlow</b>
<b>PROPOSAL</b>	<b>Full: Change of use from agricultural land to paddocks for the keeping, grazing and exercising of horses, including the erection of five stables and menage and ancillary works including vehicular access and track and manure storage.</b>
<b>PARISH</b>	<b>Campton/Chicksands</b>
<b>WARD</b>	<b>Maulden and Clophill</b>
<b>WARD COUNCILLORS</b>	
<b>CASE OFFICER</b>	<b>Mary Collins</b>
<b>DATE REGISTERED</b>	<b>08 February 2010</b>
<b>EXPIRY DATE</b>	<b>05 April 2010</b>
<b>APPLICANT</b>	<b>Mr P Bland and Mr I Ratcliffe</b>
<b>AGENT</b>	<b>Anthony Planning Services Ltd</b>
<b>REASON FOR COMMITTEE TO DETERMINE</b>	<b>The application (or matter) is made by or on behalf of or involves in any capacity any Member or Officers of the Council. One of the Objectors is a Council Officer.</b>
<b>RECOMMENDED DECISION</b>	<b>Full Application - Granted</b>

**REASON FOR COMMITTEE TO DETERMINE**

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 Excavation works required in association with the development hereby permitted shall not exceed the depths specified below:
  - Any service trench excavated to allow for the provision of water and electricity to the stables shall be excavated to a depth no greater than 100mm.
  - The menage shall only be constructed in accordance with drawing number 3005/101A and will not involve any ground reduction.
  - The access track will only be constructed in accordance with drawing number 3005/1003B and any associated excavation works will not exceed a maximum depth of 150mm.
  - The foundations for the manure stores and stables will be laid upon the existing ground surface and any groundworks to create a level base for the structures will only be excavated to a maximum depth of 150mm.

- The landscaping scheme will involve the planting of whips and saplings only to a maximum depth of 150mm.

Reason: To safeguard any archaeology that may exist on the site in accordance with PPS 5 Planning for the Historic Environment.

- 3 Full details of soft landscaping including screen planting to each stable, to the menage and parking area, to the perimeters of each paddock and to the north eastern, north western and southern boundaries of the site shall be submitted to and approved in writing by the Local Planning Authority.

These details shall include:

- planting plans, including schedule of size, species, positions, density and times of planting;
- cultivation details including operations required to establish new planting;
- details of existing trees and hedgerows on the site, indicating those to be retained and the method of their protection during development works.

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

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

- 4 The scheme approved in Condition 3 shall be carried out by a date which shall be not later than the end of the full planting season immediately following the commencement of the development..

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

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

- 5 Prior to the vehicular access hereby approved being brought into use, a visibility splay as indicated on the revised drawing 3005/1005B shall be included at the proposed vehicular access with Revist/Bevis Lane measuring 2.4m x 70.0m.

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

- 6 The development hereby permitted shall be used only as private, non-commercial stabling and for no other purpose and no more than 9 horses may be stabled/kept on the land at any one time.



Reason: The applicant has stated that the stables and paddocks are for private use and to prevent the stables from being used for commercial purposes without due consideration of the impact of an intensified use of the junction with the Shefford Road.

- 7 The applicant shall submit in writing for approval by the Local Planning Authority details of any external lighting to be installed at the premises. All external lighting installed at the premises shall be in accordance with the approved details.

Reason: To prevent any adverse impact on the surrounding countryside by light or glare arising from any external lighting.

- 8 Any jumps shall be constructed of natural materials and shall not be painted.

Reason: To ensure there is no adverse impact on the surrounding countryside.

### **Notes to Applicant**

1. Right of Way CH5 bordering the southern edge of the site must not be obstructed by any work that takes place

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

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**Item No. 9****SCHEDULE B**

<b>APPLICATION NUMBER</b>	<b>CB/09/06239/FULL</b>
<b>LOCATION</b>	<b>Land adjacent to and to the north, Rushmore Close, Caddington</b>
<b>PROPOSAL</b>	<b>Erection of 12 dwellings. (5 x 2 bed houses, 5 x 3 bed houses and 2 x 1 bed bungalows.)</b>
<b>PARISH</b>	<b>Caddington</b>
<b>WARD</b>	<b>South East Bedfordshire</b>
<b>WARD COUNCILLORS</b>	<b>Cllr Ruth Gammons &amp; Cllr Richard Stay</b>
<b>CASE OFFICER</b>	<b>Mr J Ellis</b>
<b>DATE REGISTERED</b>	<b>16 October 2009</b>
<b>EXPIRY DATE</b>	<b>15 January 2010</b>
<b>APPLICANT</b>	<b>Jephson Housing Association Group</b>
<b>AGENT</b>	<b>BHD Ltd</b>
<b>REASON FOR COMMITTEE TO DETERMINE</b>	<b>Major Development and Departure from Local Plan</b>
<b>RECOMMENDED DECISION</b>	<b>Full Application - Granted</b>

**Recommendation**

That the application be referred to the Secretary of State as a departure from the approved Development Plan and, subject to it not being called in by him for his decision, that Planning Permission be **GRANTED** subject to the prior completion of a legal agreement pursuant to Section 106 of the Town and Country Planning Act 1990 to:-

1. control the management and occupation of the dwellings;
2. provide financial contributions in respect of education provision;
3. provide financial contribution in regard to the surfacing of the public footpath running through part of the site; and
4. provision of a bin for canine waste and a commuted sum towards its emptying

and subject to the following conditions:-

- 1 The development shall begin not later than three years from the date of this permission.  
REASON: To comply with Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 **Development shall not commence until the applicant has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved in writing by the Local Planning Authority.**  
REASON: To ensure that remains of archaeological importance likely to be disturbed in the course of the development are adequately recorded.
- 3 **Before development begins, the developer shall submit to the Council, both electronically and in writing:**

- a) a Phase I Desk Study incorporating a site walkover, site history, maps and all further features of industry best practise relating to potential contamination;
- b) where shown to be necessary by the Phase I Desk Study, a Phase II 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 II investigation, a Phase III detailed scheme for 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 IV 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 development.

**REASON:** To protect human health and the environment.

- 4 Before development begins, a scheme for the protection of trees shall be submitted to and agreed in writing with the Local Planning Authority. The scheme shall include the programme for its implementation.

**REASON:** To agree all aspects of tree protection measures and aspects of their implementation and sequencing.

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

**REASON:** To ensure a satisfactory standard of landscaping.  
(Policy BE8 S.B.L.P.R).

- 6 Before development begins, samples of the materials to be used for the external walls and roofs of all new buildings shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved details.

**REASON:** To control the appearance of the buildings.  
(Policy BE8 S.B.L.P.R).

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

thereafter retained.

**REASON:** To safeguard the amenity of the area.  
(Policy BE8 S.B.L.P.R).

- 8 Before development begins, the positions of the proposed access road and dwellings shall be pegged out on site and their positions approved in writing by the Local Planning Authority.  
**REASON:** To enable consideration to be given to the precise layout of the development.  
(Policy BE8 S.B.L.P.R).
- 9 Before development begins, details of the proposed method of surface water drainage for the site shall be submitted to and approved in writing by the Local Planning Authority. The drainage works shall be constructed in accordance with the approved details before the development is first occupied or brought into use.  
**REASON:** To ensure satisfactory drainage of the site.
- 10 Development shall not begin until details of the junction between the proposed estate road and the highway have been approved by the Local Planning Authority and no building shall be occupied until that junction has been constructed in accordance with the approved details.  
**REASON:** In order to minimise danger, obstruction and inconvenience to users of the highway and of the proposed estate road.
- 11 Development shall not begin until the detailed plans and sections of the proposed roads, including gradients and method of surface water disposal have been approved by the Local Planning Authority and no building shall be occupied until the section of road which provides access has been constructed (apart from final surfacing) in accordance with the approved details.  
**REASON:** To ensure that the proposed roadworks are constructed to an adequate standard.
- 12 No development shall commence until a wheel cleaning facility has been provided at all site exits in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority. The wheel cleaner(s) shall be removed from the site once the roadworks necessary to provide adequate access from the public highway have been completed (apart from final surfacing) to the satisfaction of the Local Planning Authority.  
**REASON:** In the interests of the amenity and to prevent the deposit of mud or other extraneous material on the highway during the construction period.
- 13 Before development begins, a scheme for the parking of cycles on the site shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall be fully implemented before the development is first occupied or brought into use and thereafter retained for this purpose.  
**REASON:** To ensure the provision of adequate cycle parking to meet the needs of occupiers of the proposed development in the interests of encouraging the use of sustainable modes of transport.

- 14 **Development shall not commence until a scheme detailing provision for on site parking for construction workers for the duration of the construction period has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented throughout the construction period.**  
**REASON: To ensure adequate off street parking during construction in the interests of road safety.**
- 15 The existing public footpath shall be retained in the position shown on the approved drawings with an unobstructed width of 2.0 metres, with an additional verge of 1.0 metres adjacent to the rear of the dwellings hereby permitted.  
REASON: To ensure the public right of way is unaffected by the development.
- 16 The arboricultural consultant will carry out supervision in strict accordance with the methodology set out in Section 3 "Monitoring and Supervision" of the Arboricultural Method Statement produced by ACD (Ref. BHD17090amsA) that forms part of the application. The monthly site visits will be recorded and completed on the standard pro-forms as set out in Appendix 2 of the Method Statement, with copies sent to both the Developer and to the Council's Arboricultural Officer. The arboricultural consultant should ensure that appropriate protective measures are in place before any works start on site. Once the site is working, it will be the responsibility of the arboricultural consultant to switch to a role of monitoring compliance with the arboricultural conditions and to advise the Council arboricultural officer and developer on any tree problems that arise or modifications that become necessary.  
REASON: To establish a system that will ensure that satisfactory tree protection measures are implemented and maintained thereafter, and to enable the satisfactory discharge of conditions.
- 17 Before construction starts, the Council will require that any crown lifting works are carried out only to facilitate access and in any case should not exceed the recommendations set out in Section 9 "Tree Surgery and Removal" of the Arboricultural Method Statement.  
REASON: To prevent excessive tree works which exceed that required to implement the planning consent.
- 18 The precise location of Tree Protection Barriers must be installed in strict accordance with the Tree Protection Plan prepared by ACD (Drawing No. BHD 17090-03A) before any development activity starts. The fencing shall be erected in strict accordance with Section 7 "Tree Protection Fencing" of the Arboricultural Method Statement.  
REASON: To ensure the satisfactory protection of the trunk, branches and rooting medium within the Root Protection Area of all retained trees and to establish a Construction Exclusion Zone.
- 19 The installation of services should be so designed that they are excluded from the Root Protection Area. However, where this is unavoidable, any new services within the Root Protection Areas should be installed with care as set out in Section 11 "Installation of Underground Services" of the Arboricultural Method Statement .  
REASON: To safeguard the integrity of the rooting medium within the Root

## Protection Area.

- 20 All installations of wooden fence posts within the Root Protection Areas will be carried out in strict accordance with Section 12 "Installation of Boundary Fencing Within Protected Areas" of the Arboricultural Method Statement.  
REASON: To prevent root and trunk damage to the trees in order to safeguard the integrity of the rooting medium.
- 21 All soft landscaping operations within the Root Protection Areas will be carried out in strict accordance with Section 10 "Soft Landscaping" of the Arboricultural Method Statement.  
REASON: To prevent root damage from heavy cultivation work in order to safeguard the integrity of the rooting medium.
- 22 Before any vehicular access is first brought into use a triangular vision splay shall be provided on each side of the new access and shall measure 1.8m along the fence, wall, hedge or other means of definition of the front boundary of the site, and 1.8m measured into the site at right angles to the same line along the side of the new access drive. The vision splays so described and on land under the applicant's control shall be maintained free of any obstruction to visibility exceeding a height of 600mm above the adjoining footway level.  
REASON: To provide adequate visibility between the highway and the proposed vehicle accesses, and to make the accesses safe and convenient for the traffic which is likely to use them.
- 23 No dwelling shall be occupied until the visibility splay at the junction of Rushmore Close and Collings Wells Close has been provided. The minimum dimensions to provide the required splay lines shall be 2.4 metres measured along the centre line of Rushmore Close from its junction with Collings Wells Close and 43 metres measured from the centre line of Rushmore Close along the line of the channel of Collings Wells Close. The required vision splays shall, on land in the applicant's control, be kept free of obstruction.  
REASON: To provide adequate visibility, and to make the junction safe and convenient for the traffic which is likely to use it.
- 24 No dwelling shall be occupied until the footway on the eastern side of the existing turning area of Rushmore Close has been resurfaced in accordance with details of the approved drawing/or scheme to be submitted to and approved by the Local Planning Authority.  
REASON: In the interests of road safety and pedestrian movement.
- 25 The new vehicular access shall enter the public highway at the boundary at such a level as shall be agreed in writing by the Local Planning Authority. Any necessary gradient shall be constructed on the application site entirely outside highway limits.  
REASON: To secure a satisfactory access appropriate to the development, in the interest of public safety and convenience.
- 26 Before the dwellings are occupied all on site vehicular areas shall be surfaced in a manner to the Local Planning Authority's approval so as to ensure satisfactory parking of vehicles outside highway limits. Arrangements shall be made for surface water from the site to be intercepted and disposed of separately so that it does not discharge into the highway.  
REASON: In order to minimise danger, obstruction, and inconvenience to

users of the highway and of the premises.

- 27 The turning space for vehicles illustrated on the approved plan drawing No 0902/SK-02 shall be constructed before the development is first brought into use.  
REASON: To enable vehicles to draw off, park and turn outside the highway limits thereby avoiding the reversing of vehicles on to the highway.
- 28 Details of bin storage/collection point shall be submitted to and approved by the Local Planning Authority prior to the occupation of any dwelling.  
REASON: In the interest of amenity.
- 29 This permission relates only to the details shown on Drawing No.'s 0902/SK-01 & 0902/SK-007 received 25/11/09, 0902/SK-02C & 0902/SK-08 received 15/12/09, 0902/SK-03A & 0902-06A received 17/12/09, 0902/SK-05 received 12/10/09 and BHD17090-03A received 24/11/09 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)

ENV7 (Quality in the Built Environment)

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

H5 (Rural Affordable Housing)

BE8 (Design Considerations)

T10 (Parking - New Developments)

2. In accordance with Article 22 of the Town and Country Planning (General Development Procedure) Order 1995 (as Amended), the reason for any condition above relates to the Policies as referred to in the Regional Spatial Strategy (RSS), Bedfordshire Structure Plan 2011 (BSP) and the South Bedfordshire Local Plan Review (SBLPR).
3. This permission relates only to that required under the Town & Country Planning Acts and does not include any consent or approval under any other enactment or under the Building Regulations. Any other consent or approval which is necessary must be obtained from the appropriate authority.
4. The applicant is advised that pursuant to Condition 7, the boundary treatment to the rear of the properties backing onto the public footpath



should consist of a 1.5 metre close boarded fence topped with a 0.3 metre trellis.

5. The attention of the applicant is drawn to following suggestions made by Natural England for the enhancement of biodiversity through development of the site as required under the Natural Environment and Rural Communities Act (2006):
  - The consideration of using sustainable drainage systems (SUDS), such as permeable hard standing for the carp park areas of the site. This will help to relieve urban runoff during periods of heavy rain;
  - Climbing plants, particularly those that are native such as honeysuckle and ivy can provide an important resource for many species of invertebrate, and even birds and bats may benefit. These could potentially be grown up the residential blocks, or even over the cycle shed;

Erection of bat and bird boxes, appropriate to a variety of species.

6. The applicant is reminded that, should groundwater or surface water course be at risk of contamination during or after development, the Environment Agency should be approached for approval of measures to protect water resources separately.
7. The applicant is advised that prior to development commencing a Site Waste Management Plan should be submitted to the Council's Waste & Recycling Service. For future information about this requirement please contact Andrew McWha on 0300 300 4990.
8. The applicant is advised that no works associated with the construction of the vehicular access should be carried out within the confines of the public highway without prior consent, in writing, to Central Bedfordshire Council. Upon receipt of this Notice of Planning Approval, the applicant is advised to contact Central Bedfordshire Council's Customer Contact Centre, on 0300 300 8049 quoting the Planning Application number and supplying a copy of the Decision Notice and a copy of the approved plan. This will enable the necessary consent and procedures under Section 184 of the Highways Act to be implemented. The applicant is also advised that if any of the works associated with the construction of the vehicular access affects or requires the removal and/or the relocation of any equipment, apparatus or structures (e.g. street name plates, bus stop signs or shelters, statutory authority equipment etc.) then the applicant will be required to bear the cost of such removal or alteration.
9. The applicant is advised that as a result of the development, new highway street lighting will be required and the applicant must contact the Development Planning and Control Group, Central Bedfordshire Council, Priory House, Monks Walk, Chicksands, Shefford SG17 5TQ for details of the works involved, the cost of which shall be borne by the developer. No development shall commence until the works have been approved in writing and the applicant has entered into a separate legal agreement covering this point with the Highway Authority.

10. The applicant is advised that no highway surface water drainage system designed as part of a new development, will be allowed to enter any existing highway surface water drainage system without the applicant providing evidence that the existing system has sufficient capacity to account for any highway run off generated by that development. Existing highway surface water drainage systems may be improved at the developers expense to account for extra surface water generated. Any improvements must be approved by the Development Planning and Control Group, Central Bedfordshire Council, Priory House, Monks Walk, Chicksands, Shefford SG17 5TQ.
11. The applicant is advised that the requirements of the New Roads and Street Works Act 1991 will apply to any works undertaken within the limits of the existing public highway. Further details can be obtained from the Central Bedfordshire Council Customer Contact Centre on 0300 300 8049.
12. The applicant is advised that photographs of the existing highway that is to be used for access and delivery of materials will be required by the Local Highway Authority. Any subsequent damage to the public highway resulting from the works as shown by the photographs, including damage caused by delivery vehicles to the works, will be made good to the satisfaction of the Local Highway Authority and at the expense of the applicant. Attention is drawn to Section 59 of the Highways Act 1980 in this respect.
13. The applicant is advised that if it is the intention to request the Bedfordshire County Council as Local Highway Authority, to adopt the proposed highways as maintainable at the public expense then details of the specification, layout and alignment, width and levels of the said highways together with all the necessary highway and drainage arrangements, including run off calculations shall be submitted to the Development Planning and Control Group, Central Bedfordshire Council, Priory House, Monks Walk, Chicksands, Shefford SG17 5TQ . No development shall commence until the details have been approved in writing and an Agreement made under Section 38 of the Highways Act 1980 is in place.
14. All roads to be constructed within the site shall be designed in accordance with Bedfordshire County Council's publication "Highway Development Control Design Guide - January 1995" and the Department of the communities and Local Government/Department of Transport's "Manual for Streets", or any amendment thereto.
15. The applicant is advised that all cycle parking to be provided within the site shall be designed in accordance with the Bedfordshire County Council's "Cycle Parking Guidance - August 2006".

[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.]

**Item No. 10****SCHEDULE B**

<b>APPLICATION NUMBER</b>	<b>CB/10/00381/FULL</b>
<b>LOCATION</b>	<b>Land Adjacent To St Thomas Meeting House, Windsor Drive, Houghton Regis</b>
<b>PROPOSAL</b>	<b>Erection of 3 storey residential care home (Revised application SB/TP/08/1107)</b>
<b>PARISH</b>	<b>Houghton Regis</b>
<b>WARD</b>	<b>Houghton Regis</b>
<b>WARD COUNCILLORS</b>	<b>Cllrs Egan, Goodchild, Jones &amp; Williams</b>
<b>CASE OFFICER</b>	<b>James Clements</b>
<b>DATE REGISTERED</b>	<b>09 February 2010</b>
<b>EXPIRY DATE</b>	<b>06 April 2010</b>
<b>APPLICANT</b>	<b>Mr &amp; Mrs B Kara</b>
<b>AGENT</b>	<b>AFS Ltd</b>
<b>REASON FOR COMMITTEE TO DETERMINE</b>	<b>The application site is owned by Central Bedfordshire Council and an objection raised cannot be overcome by way of condition</b>
<b>RECOMMENDED DECISION</b>	<b>Full Application - Granted</b>

**Recommendation**

**That Planning Permission be Granted subject to the prior completion of a legal agreement pursuant to Section 106 of the Town and Country Planning Act 1990 to require the provision of a new bus lay-by, shelter and the stopping up and making good of the existing bay and subject to the following conditions:-**

- 1 The development shall begin not later than three years from the date of this permission.

**REASON:** To comply with Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

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

**REASON:** To ensure a satisfactory standard of landscaping.  
(Policy BE8 S.B.L.P.R).

- 3 Before development begins, including any ground clearance or excavation, substantial protective fencing, the details of which shall first be approved in writing by the Local Planning Authority, shall be erected in the positions approved and the fencing shall be retained at full height and extent until the development is substantially completed. No materials shall be stored or deposited and no mixing of materials shall take place within the area so protected.

**REASON:** To protect the trees so enclosed in accordance with Section 8 of BS 5837 of 2005 or as may be subsequently amended.  
(Policy BE8 S.B.L.P.R).

- 4 Development shall not begin until details of the junction of the proposed vehicular access with the highway (including stopping up the redundant bus stop lay-by and turning this area back to grass verge) have been approved by the Local Planning Authority and no building shall be occupied until the junction has been constructed in accordance with the approved details.

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

- 5 Development shall not begin until a new bus stop lay-by has been constructed within \_\_\_\_\_m from the application site in a location along Windsor Drive and in accordance with a scheme to be submitted to and approved by the Local Planning Authority.

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

- 6 Before work begins, samples of the materials to be used for the external walls, roofs, windows and doors shall be submitted to and approved in writing by the Local Planning Authority. The work shall thereafter be carried out in accordance with the approved details.

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

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

**REASON:** To ensure provision for car parking clear of the highway.  
(Policy T10 S.B.L.P.R).

- 8 Before development begins, a scheme for fencing, including design, dimensions, colour and location, shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be fully implemented before the development is first occupied or brought into use and thereafter retained.

**REASON: To safeguard the amenity of the area.  
(Policy BE8 S.B.L.P.R).**

- 9 Before work begins, details and samples of the proposed new external cill/head details shall be submitted to and approved in writing by the Local Planning Authority. The works shall then be carried out in complete accordance with the approved details.

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

- 10 Before work begins, details of the proposed new external windows, eaves and doors showing materials, fenestration and reveal shall be submitted to and approved in writing by the Local Planning Authority. The works shall then be carried out in complete accordance with the approved details.

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

- 11 Before development begins, details of the existing and proposed levels shall be submitted to and approved in writing by the Local Planning Authority, and development shall thereafter be implemented accordingly.

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

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

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

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

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

- 14 Any gates provided shall open away from the highway and be set back a distance of at least 5.0m (domestic)/8.0 metres (agricultural) from the nearside edge of the carriageway of the adjoining highway.

REASON: To enable vehicles to draw off the highway before the gates are opened.

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

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

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

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

- 17 The development shall not be brought into use until a turning space for vehicles has been constructed within the curtilage of the site in a manner to be approved in writing by the Local Planning Authority.

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

- 18 The access shall have a minimum width of 4.8m.

REASON: In the interest of road safety and for the avoidance of doubt.

- 19 This permission relates only to the details shown on Drawing No's 285/WIN/NOV09 Revision D-JAN 10, 285A/WIN/NOV09 Revision D-JAN 10, 285B/WIN/NOV09 Revision D-JAN 10, 285C/WIN/NOV09 Revision D-JAN 10, 285D/WIN/NOV09 Revision D-JAN 10, 285E/WIN/09 Revision D-JAN 10, 285F/WIN/NOV09 Revision D-JAN 10, 285G/WIN/NOV09 Revision D-JAN 10 received 24/03/2010 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)**  
SS1 (Achieving Sustainability)  
ENV7 (Quality in the Built Environment)

**South Bedfordshire Local Plan Review Policies**  
SD1 (Sustainable Keynote Policy)  
BE8 (Design)  
T10 (Parking)  
R3 (Urban Open Space Strategy)

2. In accordance with Article 22 of the Town and Country Planning (General Development Procedure) Order 1995 (as Amended), the reason for any condition above relates to the Policies as referred to in the Regional Spatial Strategy (RSS), Bedfordshire Structure Plan 2011 (BSP) and the South Bedfordshire Local Plan Review (SBLPR).
3. This permission relates only to that required under the Town & Country Planning Acts and does not include any consent or approval under any other enactment or under the Building Regulations. Any other consent or approval which is necessary must be obtained from the appropriate authority.
4. Under the terms of the Water Resources Act 1991 and the Land Drainage Byelaws, the prior written consent is required from the Environment Agency for any proposed works or structures in, under, over or within 9.00 metres of the top of the bank of the main river (Houghton Brook).
5. The applicant is advised that in order to comply with Conditions 4 and 5 of this permission it will be necessary for the developer of the site to enter into an agreement with Central Bedfordshire Council as Highway Authority under Section 278 of the Highways Act 1980 to ensure the satisfactory completion of the access and associated road improvements. Further details can be obtained from the Development Planning and Control Group, P.O.Box 1395, Bedford, MK42 5AN.
6. If during the proposed development any site investigation, excavation, engineering or construction works evidence of land contamination is identified, the applicant shall notify the Local Planning Authority without delay. Any land contamination identified, shall be remediated to the satisfaction of the Local Planning Authority to ensure that the site is made suitable for its end use. Further information can be obtained from Public Protection South.

The applicant is advised to contact Maurice Clay and Claire Bell, Team Leaders for Food Safety/Hygiene and Health and Safety/Licensing respectively, for any issues that may arise.

[Notes: 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. 14**

<b>APPLICATION NUMBER</b>	<b>CB/10/01412/FULL</b>
<b>LOCATION</b>	<b>48 Common Road, Stotfold, Hitchin, SG5 4DB</b>
<b>PROPOSAL</b>	<b>Full: Demolition of existing lean to front extension and detached garage and erection of single storey front extension, conservatory to rear and attached car port to side.</b>
<b>PARISH</b>	<b>Stotfold</b>
<b>WARD</b>	<b>Stotfold &amp; Arlesey</b>
<b>WARD COUNCILLORS</b>	<b>Cllr I Dalgarno, Cllr J Saunders, Cllr J Street &amp; Cllr C Turner</b>
<b>CASE OFFICER</b>	<b>Dee Walker</b>
<b>DATE REGISTERED</b>	<b>19 April 2010</b>
<b>EXPIRY DATE</b>	<b>14 June 2010</b>
<b>APPLICANT</b>	<b>Mr &amp; Mrs Anderson</b>
<b>AGENT</b>	<b>FOD Limited</b>
<b>REASON FOR COMMITTEE TO DETERMINE</b>	<b>Applicant is a Central Bedfordshire Council member of staff</b>
<b>RECOMMENDED DECISION</b>	<b>Full Application - Granted</b>

**RECOMMENDATION**

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

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

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

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

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

[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.]



**Item No. 15****SCHEDULE C**

<b>APPLICATION NUMBER</b>	<b>CB/10/01052/FULL</b>
<b>LOCATION</b>	<b>38 Stoke Road, Linslade, Leighton Buzzard, LU7 2SP</b>
<b>PROPOSAL</b>	<b>Demolition of detached garage and outbuilding and erection of single storey side extension and replacement single garage and modifications to existing kitchen building</b>
<b>PARISH</b>	<b>Leighton-Linslade</b>
<b>WARD</b>	<b>Leighton Linslade Central</b>
<b>WARD COUNCILLORS</b>	<b>Cllrs Bowater, Johnstone, Sharer &amp; Spurr</b>
<b>CASE OFFICER</b>	<b>Mr A D Robertson</b>
<b>DATE REGISTERED</b>	<b>23 March 2010</b>
<b>EXPIRY DATE</b>	<b>18 May 2010</b>
<b>APPLICANT</b>	<b>Mrs S Jones</b>
<b>AGENT</b>	<b>Burnel Design Associates</b>
<b>REASON FOR COMMITTEE TO DETERMINE</b>	<b>The applicant is employed by the Council</b>
<b>RECOMMENDED DECISION</b>	<b>Full Application - Granted</b>

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 New external brickwork and roofing materials shall match those of the existing building as closely as possible.  
REASON: To ensure that the development is in keeping with the existing building.  
(Policies BE8 & H8 S.B.L.P.R).
- 3 This permission relates only to the details shown on Drawing Nos. 00909/1A, 00909/2B, 00909/3A, 00909/4 and 00909/5, received 23/03/10 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)

ENV7 - Quality in the Built Environment.

**South Bedfordshire Local Plan Review**

BE6 - Development in Areas of Special Character.

BE8 - Design and Environmental Considerations.

H8 - Extensions to Dwellings.

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.

**Item No. 16****SCHEDULE C**

<b>APPLICATION NUMBER</b>	<b>CB/10/01054/LB</b>
<b>LOCATION</b>	<b>38 Stoke Road, Linslade, Leighton Buzzard, LU7 2SP</b>
<b>PROPOSAL</b>	<b>Demolition of detached garage and outbuilding and erection of single storey side extension and replacement single garage and modifications to existing kitchen building</b>
<b>PARISH</b>	<b>Leighton-Linslade</b>
<b>WARD</b>	<b>Leighton Linslade Central</b>
<b>WARD COUNCILLORS</b>	<b>Cllrs Bowater, Johnstone, Sharer &amp; Spurr</b>
<b>CASE OFFICER</b>	<b>Mr A D Robertson</b>
<b>DATE REGISTERED</b>	<b>23 March 2010</b>
<b>EXPIRY DATE</b>	<b>18 May 2010</b>
<b>APPLICANT</b>	<b>Mrs S Jones</b>
<b>AGENT</b>	<b>Burnel Design Associates</b>
<b>REASON FOR COMMITTEE TO DETERMINE</b>	<b>The applicant is employed by the Council</b>
<b>RECOMMENDED DECISION</b>	<b>Listed Building - Granted</b>

**Recommendation**

That Listed Building Consent be GRANTED subject to the following:

- 1 The works shall begin not later than three years from the date of this consent.  
REASON: To comply with Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 New external brickwork and roofing materials shall match those of the existing building as closely as possible.  
REASON: To ensure that the development is in keeping with the existing building.
- 3 This consent relates only to the details shown on Drawing Nos. 00909/1A, 00909/2B, 00909/3A, 00909/4 and 00909/5 received 23/03/10 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 Regulation 3 (5) of the Planning (Listed Buildings And Conservation Areas) Regulations 1990, the Council hereby certify that the proposal as hereby approved conforms with the relevant policies of the Development Plan comprising of the Regional Spatial Strategy for the East of England (the East of England Plan and the Milton Keynes and South Midlands Sub-Regional Strategy), Bedfordshire Structure Plan 2011 and the South Bedfordshire Local Plan Review and material considerations do not indicate otherwise. The policies which refer are as follows:

**South Bedfordshire Local Plan Review**

BE6 - Development in Areas of Special Character.

BE8 - Design and Environmental Considerations.

H8 - Extensions to Dwellings.

2. This consent relates only to that required under the Planning (Listed Building and Conservation Areas) Act 1990 and does not include any consent or approval under any other enactment or under the Building Regulations. Any other consent or approval which is necessary must be obtained from the appropriate authority.