

CENTRAL BEDFORDSHIRE COUNCIL

At a meeting of the **DEVELOPMENT MANAGEMENT COMMITTEE** held at Council Chamber, Council Offices, High Street North, Dunstable on Wednesday, 29 April 2009

PRESENT

Cllr A Shadbolt (Chairman)
Cllr Mrs C F Chapman MBE (Vice-Chairman)

Cllrs	A R Bastable	Cllrs	T Nicols
	R D Berry		A Northwood
	M Freeman		A A J Rogers
	D J Gale		J Street
	Mrs R B Gammons		Mrs C Turner
	B J Golby		B Wells
	R W Johnstone		J N Young

Members in Attendance: Cllrs Mrs R J Drinkwater
Ms A M W Graham
K C Matthews (Portfolio Holder)
N Warren

Officers in Attendance:

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 L Manning	– Democratic Services Officer
Mr A Robertson	– South Team Leader

DM/08/14 **Chairman's Announcements**

1. The Chairman announced that the running order for the items would remain as set out on the agenda.
2. The Chairman asked Members to refrain from repeating comments already made by another Member.
3. The Chairman reminded Members that they should use their green folders when voting in order to assist the officers when the latter were counting the votes cast.

DM/08/15 **Minutes**

RESOLVED

that the Minutes of the meeting of the Committee held on the 8 April 2009 be confirmed and signed by the Chairman as a correct record subject to the following amendments:

DM/08/3 MEMBERS' INTERESTS

Paragraph (c) - the reference to the 'Chairman of Linslade Leighton Buzzard Parish Council' should be deleted and replaced with 'Leighton-Linslade Town Council'

Paragraph (c) - all remaining references to 'Linslade Leighton Buzzard Parish Council' should be deleted and replaced with 'Leighton-Linslade Town Council'

DM/08/16 **Members' Interests**

(a) **Personal Interests:-**

None declared.

(Note: With regard to Item 7 (Enforcement Case Nos. ENF/09/0001 and ENF/09/0002) Councillor A Northwood advised the meeting that he had previously supported the owner of 7 Fisher Close, Barton-le-Clay and was considering supporting him at the forthcoming appeal on this matter).

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

None declared.

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

None notified.

DM/08/17 **Petitions**

None received.

DM/08/18 **Disclosure of Exempt Information**

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

DM/08/19 Planning Enforcement Cases Where Formal Action Has Been Taken

A Member advised the Committee that the correct address for Enforcement Case No. ENC/09/1001 was Kiln Farm, Steppingley Road, Steppingley and not Amphill Road, Steppingley as stated in the officer's report.

RESOLVED

that the bi-monthly update of planning enforcement cases where formal action has been taken be received.

DM/08/20 Planning Application No. SB/09/00008/TP

RESOLVED

that Planning Application No. SB/09/00008/TP relating to The Paddocks, Springfield Road, Eaton Bray, Dunstable, LU6 2JT be refused as set out in the Schedule appended to these Minutes.

DM/08/21 Planning Application No. MB/09/00189/FULL

RESOLVED

that Planning Application No. MB/09/00189/FULL relating to Hadenham Farm, Gravenhurst Road, Shillington be refused as set out in the Schedule attached to these Minutes.

DM/08/22 Planning Application No. SB/09/00074/VOC

RESOLVED

that Planning Application No. SB/09/00074/VOC relating to the former Trico Site, High Street North, Dunstable be approved as set out in the schedule appended to these Minutes.

DM/08/23 Planning Application No. SB/09/00125/TP

RESOLVED

that Planning Application No. SB/09/00125/TP relating to Stockwell Farm, Fancott, Toddington, Dunstable, LU5 6HT be approved as set out in the Schedule appended to these Minutes.

DM/08/24 Planning Application No. SB/09/00126/LB

RESOLVED

that Planning Application No. SB/09/00126/LB relating to Stockwell Farm, Fancott, Toddington, Dunstable, LU5 6HT be approved as set out in the Schedule appended to these Minutes.

DM/08/25 **Planning Application No. SB/09/00115/TP**

RESOLVED

that Planning Application No. SB/09/00115/TP relating to Moat Hall, 36 Moor End, Eaton Bray, Dunstable be approved as set out in the Schedule appended to these Minutes.

(Note: Councillors R W Johnstone and J N Young asked for their votes against the approval of this application to be recorded).

DM/08/26 **Planning Application No. SB/09/00137/TP**

RESOLVED

that Planning Application No. SB/09/00137/TP relating to 3 Shenley Close, Leighton Buzzard, LU7 3DG be approved as set out in the Schedule appended to these Minutes.

DM/08/27 **Planning Application No. MB/09/00460/FULL**

RESOLVED

that Planning Application No. MB/09/00460/FULL relating to 4 Pyms Way, Sandy, SG19 1DD be approved as set out in the Schedule appended to these Minutes.

DM/08/28 **Planning Application No. MB/09/00469/FULL**

RESOLVED

that Planning Application No. MB/09/00469/FULL relating to land adjacent to 13A Shefford Road, Meppershall be approved as set out in the Schedule appended to these Minutes.

DM/08/29 **Site Inspection Appointment(s)**

RESOLVED

that the following Members be appointed to conduct any site inspections requested in advance of the next meeting of this Committee to be held on Wednesday, 13 May 2009:

***Chairman (or his nominee)
Vice-Chairman (or her nominee)
Cllrs A R Bastable
B J Golby
A A J Rogers
Mrs C Turner
J N Young***

(Note: The meeting commenced at 2.00 p.m. and concluded at 4.05 p.m.)

Item No. 8**SCHEDULE A**

APPLICATION NUMBER SB/TP/09/0008
LOCATION THE PADDOCKS, SPRINGFIELD ROAD, EATON BRAY, DUNSTABLE, LU6 2JT
PROPOSAL ERECTION OF SINGLE STOREY SIDE EXTENSION TO CARE HOME
PARISH EATON BRAY
WARD & Eaton Bray
COUNCILLORS Cllr K Janes
CASE OFFICER Mr C Murdoch
DATE REGISTERED 18 February 2009
EXPIRY DATE 15 April 2009
APPLICANT Mr K Janes
AGENT C A Emmer
REASON FOR COMMITTEE TO DETERMINE APPLICANT IS A MEMBER OF THE COUNCIL

RECOMMENDED DECISION REFUSAL OF PLANNING PERMISSION

REFUSE Planning Permission for the application described above for the following reasons:

1. The site lies within the South Bedfordshire Green Belt where permission will not be granted except in very special circumstances for development for purposes other than agriculture and forestry, mineral working, essential small scale facilities for outdoor sport and outdoor recreation or other uses appropriate to a rural area which preserve the openness of the Green Belt. No very special circumstances have been established in this case sufficient to outweigh the harm to the Green Belt by reason of inappropriateness and the harm to the openness of the Green Belt. Accordingly, the proposed development is contrary to national guidance in Planning Policy Guidance Note 2 'Green Belts' and Policy SS7 of the East of England Plan.
2. Planning Policy Statement 1 'Delivering Sustainable Development' and Planning Policy Statement 7 'Sustainable Development in Rural Areas' seek to promote more sustainable patterns of development by focusing most development in, or next to, urban areas and by strictly controlling new building development in the open countryside away from settlements. The proposed extension at a site inadequately served by facilities and services, including public transport, would fail to contribute towards a sustainable pattern of development. Accordingly, the proposal conflicts with national guidance in PPS1 and PPS7, with Policies SS1 and SS2 of the East of England Plan and with the Development Strategy set out in Policy SD1 of the South Bedfordshire Local Plan Review.

3. The proposed extension would, by virtue of its size, bulk, siting and appearance, be out of keeping with the existing residential care home and other properties in the locality and would thereby be harmful to the established character of this rural location. Accordingly, the proposal is contrary to national guidance in Planning Policy Statement 1 'Delivering Sustainable Development' and Planning Policy Statement 'Sustainable Development in Rural Areas', to Policy ENV7 of the East of England Plan and to Policy BE8 of the South Bedfordshire Local Plan Review.

[Notes: (1) In advance of consideration of the Application the Committee was advised of additional consultation/publicity responses as follows:

Eaton Bray Parish Council – restated previous grounds of objection.

Cowslips, Manton Road, Wellhead – restated previous grounds of objection.

Highways Officer – no objection.

- (2) In advance of consideration of the Application the Committee was advised of additional officer comments as follows:

The objectors' allegations of breaches of planning control in respect of business operations at the site other than the residential care home use had been investigated and found to be without substance. Both the tyre business and the scaffolding business were no longer at The Paddocks.

The Appeal Decision for Application Reference SB/TP/2002/0228 was reproduced as an appendix to the Late Sheet.

- (3) In advance of consideration of the Application the Committee received a representation made under the Public Participation Scheme.]

Item No. 9

SCHEDULE A

APPLICATION NUMBER	MB/09/00189/FULL
LOCATION	Hadenham Farm, Gravenhurst Road, Shillington
PROPOSAL	Full: Residential Caravan (Retrospective)
PARISH	Shillington
CASE OFFICER	Mark Spragg
DATE REGISTERED	10 March 2009
EXPIRY DATE	05 May 2009
APPLICANT	Mr J Murtagh
REASON FOR COMMITTEE TO DETERMINE	Request by Councillors Graham and Drinkwater. The circumstances have now changed as the owners have explored the possibility of installing remote surveillance and this has proved to be economically unrealistic.
RECOMMENDED DECISION	Refuse

REFUSE Planning Permission for the application set out above for the following reason(s):

- 1 U The proposal involves the provision of temporary residential accommodation, outside any defined Settlement Envelope, and for which no satisfactory justification has been made on grounds of functional need. As such the proposal is contrary to Planning Policy Statement 7 Annex A Paragraph 12.

[Notes: (1) In advance of consideration of the Application the Committee was advised of additional consultation/publicity responses as follows:

Shillington PC – Supported the application subject to a temporary permission whilst the livery and equestrian business existed.

Gravenhurst PC – Considered that the need for such accommodation should have been thought of when planning permission for the livery business was first sought. No objection to temporary accommodation.

Council's Agricultural Advisor – The Council's Agricultural advisor concluded that there was "no equestrian need for retention of the proposed retention of the residential caravan as the Applicant and the equestrian worker lived in private dwellings in the nearby village of Upper Gravenhurst, which complied with paragraphs 1 and 12 (iv) of Annex A to PPS7".

The Council's Advisor also concluded that any additional monitoring considered necessary could be provided by an audible alarm or monitoring system linked back to the existing dwellings by telephone and this would be sufficient to alert the owners to any problem occurring with the horses. This would be considerably cheaper to install than the proposed CCTV system.

- (2) In advance of consideration of the Application the Committee received representations made under the Public Participation Scheme.]

Item No. 10**SCHEDULE B**

APPLICATION NUMBER	SB/09/00074/VOC
LOCATION	FORMER TRICO SITE, HIGH STREET NORTH, DUNSTABLE
PROPOSAL	VARIATION OF CONDITIONS 20 AND 31 OF PLANNING PERMISSION SB/TP/07/0248 (ERECTION OF DWELLINGS), RELATING TO ACCESS
PARISH	DUNSTABLE
WARD & COUNCILLORS	Dunstable – Northfields Cllrs M Hearty, J Murray and Mrs B Coleman
CASE OFFICER	James Clements
DATE REGISTERED	11th February 2009
EXPIRY DATE	13th May 2009
APPLICANT	J S Bloor (Northampton Limited)
AGENT	J S Bloor (Services) Limited
REASON FOR COMMITTEE TO DETERMINE	ADVERTISED AS A MEMBERS DECISION
RECOMMENDED DECISION	GRANT PLANNING PERMISSION

APPROVE Planning Permission for the application set out above 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. The secondary access road between Brewers Hill Road and the development and the associated junction with the highway shall be constructed in accordance with details to be agreed in writing with the Local Planning Authority and no more than 150 dwellings shall be occupied until that junction and access road have been provided to the satisfaction of the Local Planning Authority. The first 150 dwellings to be occupied shall only be from blocks D1, E1, C1, F1, D2 and E2.

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

3. No dwelling shall be occupied until a scheme including the following design details relating to High Street North (A5 trunk road) and the proposed access serving the development has been submitted to and approved in writing by

the District Planning Authority. The scheme thus approved shall be implemented in full before the access is brought into use.

The design details are:

- i) how the access interfaces with the existing highway alignment and carriageway markings including lane designations;
- ii) full construction details of any alterations to the highway, to include any modification to existing structures and proposed structures;
- iii) full signing and lighting details;
- iv) an independent stage 2 Road Safety Audit (taking account of any stage 1 Road Safety Audit recommendations); and
- v) an Appraisal Summary Table (A.S.T.).

REASON: In the interests of highway safety.

4. Prior to the first occupation of any dwelling, details of a cordoned pedestrian/cycle route to Brewers Hill Road as shown on the Site Plan received 28/04/2009 including its implementation and management shall be submitted to and agreed in writing with the Local Planning Authority. The cordoned route shall be retained until blocks D1, E1, C1, F1, C2, D2, E2, F2 are completed.

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

5. This permission relates only to the details shown on the Site Plan received 28/04/2009 or to any subsequent appropriately endorsed revised plan.

REASON: To identify the approved plan 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:

South Bedfordshire Local Plan Review

H2 (Making Provision for Housing via 'Fall-in' Sites)

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.

[Notes: (1) In advance of consideration of the Application the Committee noted the proposed additional/amended conditions as follows:

2. The secondary access road between Brewers Hill Road and the development and the associated junction with the highway shall be constructed in accordance with details to be agreed in writing with the Local Planning Authority and no more than 150 dwellings shall be occupied until that junction and access road have been provided to the satisfaction of the Local Planning Authority. The first 150 dwellings to be occupied shall only be from blocks D1, E1, C1, F1, D2 and E2.

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

4. Prior to the first occupation of any dwelling, details of a cordoned pedestrian/cycle route to Brewers Hill Road as shown on the Site Plan received 28/04/2009 including its implementation and management shall be submitted to and agreed in writing with the Local Planning Authority. The cordoned route shall be retained until blocks D1, E1, C1, F1, C2, D2, E2, F2 are completed.

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

5. This permission relates only to the details shown on the Site Plan received 28/04/2009 or to any subsequent appropriately endorsed revised plan.

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

- (2) In advance of consideration of the Application the Committee received a representation made under the Public Participation Scheme.]

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Item No. 11

SCHEDULE B

APPLICATION NUMBER	SB/09/00125/TP
LOCATION	STOCKWELL FARM, FANCOTT, TODDINGTON, DUNSTABLE, LU5 6HT
PROPOSAL	CONVERSION AND EXTENSION OF BARN TO FORM DWELLING
PARISH	TODDINGTON
WARD & COUNCILLORS	Toddington inc Chalton Cllr J Machin and Cllr T Nicols
CASE OFFICER	Alan Robertson
DATE REGISTERED	23/02/09
EXPIRY DATE	20/04/09
APPLICANT	Mr M Burley
REASON FOR COMMITTEE TO DETERMINE	OBJECTION FROM TODDINGTON PARISH COUNCIL DUE TO CREATION OF ANOTHER DWELLING IN THE GREEN BELT
RECOMMENDED DECISION	GRANT PLANNING PERMISSION

APPROVE Planning Permission 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 and notwithstanding the details submitted with the application, details of the materials to be used for the external walls and roofs of the proposed extension and building works shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved details.

REASON: To control the appearance of the building.
(Policies BE8 & H8, S.B.L.P.R).

3. Before development begins, and notwithstanding the details submitted with the application, the following details shall be submitted to and approved in writing by the Local Planning Authority:-
 - a detailed survey, including photographs, of the structure of the barn;
 - a schedule and specification of alteration and repair works to the barn;
 - details of new external joinery (including sections, mouldings, relationship with external walls and structural timbers), brick bond, mortar mix and colour, and rainwater goods.

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

REASON: To ensure that the development is in keeping with the existing building.

(Policies BE8 & NE12, S.B.L.P.R).

4. Before development is commenced, a survey shall be undertaken by a qualified ecologist in order to determine whether bats or bat roosts are present within the building. Any measures recommended by the survey shall be incorporated within the development.

REASON: To ensure that appropriate steps are taken to protect bats and bat roosts in accordance with the requirements of the Wildlife and Countryside Act 1981 (as amended).

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

5. No development shall take place until the applicant or developer has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted to and approved in writing by the Local Planning Authority. The programme of archaeological work shall be undertaken by a competent archaeological organisation approved by the Local Planning Authority.

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

6. Before the construction of the extension hereby permitted is commenced, the existing building shown hatched black on the approved Site Layout Plan shall be demolished.

REASON: To reduce the impact of the development on the openness of the Green Belt.

(Policy NE12, S.B.L.P.R).

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

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

8. Before development is commenced, details of a turning and parking area within the curtilage of the site shall be submitted to and approved in writing by the Local Planning Authority, and no building shall be occupied until those areas have been constructed in accordance with the approved details.

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

9. Existing materials shall be used as far as possible and any necessary variations shall first be approved in writing by the Local Planning Authority.

REASON: To ensure that the development is in keeping with the existing building.
(Policy BE8, S.B.L.P.R).

10. No existing structural timbers within the barn shall be cut, removed or altered without the prior written approval of the Local Planning Authority.

REASON: To safeguard the historic fabric of the Listed Building.

11. This permission relates only to the details shown on Drawings No's. 15/19.02.2009, 12/19.02.2009, 10/19.02.2009 and 11/19.02.2009 received 23/02/2009 or to any subsequent appropriately endorsed revised plan.

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

Notes to Applicant

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

Regional Spatial Strategy

East of England Plan (May 2008)

ENV7 - Quality in the Built Environment

South Bedfordshire Local Plan Review

BE8 - Design Considerations

NE12 - The Re-use and Adaption of Rural Buildings

T10 - Parking in New Developments

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

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Item No. 12**SCHEDULE B**

APPLICATION NUMBER	SB/09/00126/LB
LOCATION	STOCKWELL FARM, FANCOTT, TODDINGTON, DUNSTABLE, LU5 6HT
PROPOSAL	CONVERSION AND EXTENSION OF BARN TO FORM DWELLING
PARISH	TODDINGTON
WARD & COUNCILLORS	Toddington inc Chalton Cllr J Machin and Cllr T Nicols
CASE OFFICER	Alan Robertson
DATE REGISTERED	23/02/09
EXPIRY DATE	20/04/09
APPLICANT	Mr M Burley
REASON FOR COMMITTEE TO DETERMINE	OBJECTION FROM TODDINGTON PARISH COUNCIL DUE TO CREATION OF ANOTHER DWELLING IN THE GREEN BELT
RECOMMENDED DECISION	GRANT LISTED BUILDING CONSENT

APPROVE Listed Building Consent subject to the following conditions:

1. The works shall begin not later than three years from the date of this consent.

REASON: To comply with Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. Before work begins and notwithstanding the details submitted with the application, details of the materials to be used for the external walls and roofs of the proposed extension and building works to the barn 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.

3. Before work begins, and notwithstanding the details submitted with the application, the following details shall be submitted to and approved in writing by the Local Planning Authority:-
 - a detailed survey, including photographs, of the structure of the barn;
 - a schedule and specification of alteration and repair works to the barn;
 - details of new external joinery (including sections, mouldings, relationship with external walls and structural timbers), brick bond, mortar mix and colour, and rainwater goods.

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

REASON: To ensure that the work is in keeping with the existing building.

4. No work shall take place until the applicant or developer has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted to and approved in writing by the Local Planning Authority. The programme of archaeological work shall be undertaken by a competent archaeological organisation approved by the Local Planning Authority.

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

5. Before the construction of the extension hereby permitted is commenced, the existing building shown hatched black on the approved Site Layout Plan shall be demolished.

REASON: To reduce the impact of the development on the openness of the Green Belt.

6. Existing materials shall be used as far as possible and any necessary variations shall first be approved in writing by the Local Planning Authority.

REASON: To ensure that the work is in keeping with the existing building.

7. No existing structural timbers which the barn shall be cut, removed or altered without the prior written approval of the Local Planning Authority.

REASON: To safeguard the historic fabric of the Listed Building.

8. This consent relates only to the details shown on Drawings No's. 15/19.02.2009, 12/19.02.2009, 10/19.02.2009 and 11/19.02.2009 received 23/02/2009 or to any subsequent appropriately endorsed revised plan.

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

Notes to Applicant

1. In accordance with 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:

Regional Spatial Strategy

East of England Plan (May 2008)

ENV7 - Quality in the Built Environment

South Bedfordshire Local Plan Review

BE8 - Design Considerations

NE12 - The Re-use and Adaption of Rural Buildings

T10 - Parking in New Developments

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.

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Item No. 13

SCHEDULE B

APPLICATION NUMBER	SB/09/00115/TP
LOCATION	MOAT HALL, 36 MOOR END, EATON BRAY, DUNSTABLE, LU6 2H
PROPOSAL	RETENTION OF DORMER WINDOWS TO FRONT AND REAR ROOFSLOPES OF GARAGE
PARISH	EATON BRAY
WARD & COUNCILLORS	Eaton Bray Cllr K Janes
CASE OFFICER	Alan Robertson
DATE REGISTERED	18th February 2009
EXPIRY DATE	15th April 2009
APPLICANT	Mr D Provan
AGENT	Paul Lambert Associates Limited
REASON FOR COMMITTEE TO DETERMINE	OBJECTION FROM EATON BRAY PARISH COUNCIL – OVERDEVELOPMENT AND CONCERN AS TO WORDING ON APPLICATION
RECOMMENDED DECISION	GRANT PLANNING PERMISSION

APPROVE Planning Permission for the development set out above subject to the following conditions:

1. The building as extended shall only be used for purposes ancillary to the residential use and occupation of the dwelling known as Moat Hall, 36 Moor End, Eaton Bray and shall not be used as a separate or self-contained dwelling unit.

REASON: To control the use of the building in the interests of amenity and to prevent the establishment of a separate residential unit.

2. This permission relates only to the details shown on the Site Location Plan and Drawing No. 2333-01 received 18/02/2009 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

BE8 (Design and Environmental Considerations)

H8 (Extensions to Dwellings)

H13 (Extensions to Dwellings in the Green Belt)

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. This permission is granted under the provisions of Section 73A of the Town and Country Planning Act 1990.

[Notes: (1) In advance of consideration of the Application the Committee was advised of additional consultation/publicity responses as follows:

38 Moor End – Would have taken the opportunity to speak at the Committee but was unable to attend. Did speak at a previous meeting but found the experience most humiliating. Following the building works Moat Hall was a much larger, much higher house. There was also a garage with dormers which was an odd way to describe offices over a garage.

(2) In advance of consideration of the Application the Committee received a representation made under the Public Participation Scheme.]

Item No. 14**SCHEDULE B**

APPLICATION NUMBER	SB/09/00137/TP
LOCATION	3 SHENLEY CLOSE, LEIGHTON BUZZARD, LU7 3DG
PROPOSAL	ERECTION OF SINGLE STOREY SIDE AND REAR EXTENSIONS, CONVERSION OF ROOF SPACE AND INSTALLATION OF FRONT AND REAR DORMER WINDOWS
PARISH	LEIGHTON LINSLADE
WARD & COUNCILLORS	Leighton-Linslade - Plantation Cllrs R Berry, P Rawcliffe & J Taylor
CASE OFFICER	Abel Bunu
DATE REGISTERED	02/03/2009
EXPIRY DATE	27/04/2009
APPLICANT	Mr & Mrs C Rooks
AGENT	Mr Richard Onslow
REASON FOR COMMITTEE TO DETERMINE	OBJECTION BY LEIGHTON-LINSLADE TOWN COUNCIL IN TERMS OF DESIGN, OUT OF KEEPING AND UNACCEPTABLE LOSS OF AMENITY
RECOMMENDED DECISION	GRANT PLANNING PERMISSION

APPROVE Planning Permission for the application set out above subject to the following conditions:

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

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

2. New external brickwork and roofing materials shall match those of the existing building as closely as possible.

REASON: To ensure that the development is in keeping with the existing building.
(Policies BE8 & H8 S.B.L.P.R).

3. This permission relates only to the details shown on the Site Location Plan and Block Plan received 02/03/09, Drawing No's. 821.3a received 22/04/09 and 821.4a received 09/04/09 or to any subsequent appropriately endorsed revised plan.

REASON: To identify the approved plans and to avoid doubt.
(Policy J1)

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

BE8 - Design Considerations

NE12 - The Re-use and Adaption of Rural Buildings

T10 - Parking in New Developments

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

- [Notes:
- (1) In advance of consideration of the Application the Committee noted the proposed additional/amended condition as follows:
 3. (J1) – This permission relates only to the details shown on the Site Location Plan and Block Plan received 02/03/09, Drawing No's. 821.3a received 22/04/09 and 821.4a received 09/04/09 or to any subsequent appropriately endorsed revised plan.
REASON: To identify the approved plans and to avoid doubt.
 - (2) In advance of consideration of the Application the Committee received a representation made under the Public Participation Scheme.]

Item No. 15

SCHEDULE C

APPLICATION NUMBER	MB/09/00460/FULL
LOCATION	4 PYMS WAY, SANDY, SG19 1DD
PROPOSAL	SINGLE STOREY SIDE/REAR EXTENSION
PARISH	Sandy
CASE OFFICER	Annabel Gammell
DATE REGISTERED	17 March 2009
EXPIRY DATE	12 May 2009
APPLICANT	Mr Lynch
REASON FOR COMMITTEE TO DETERMINE RECOMMENDED DECISION	THE APPLICANT IS A CENTRAL BEDFORDSHIRE COUNCILLOR FULL CONDITIONAL APPROVAL

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

1. DG01 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. EM07 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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APPLICATION NUMBER	MB/09/00469/FULL
LOCATION	LAND ADJACENT TO 13A, SHEFFORD ROAD, MEPPERSHALL SG17 5LJ
PROPOSAL	CHANGE OF USE TO RESIDENTIAL GARDEN
PARISH	Meppershall
CASE OFFICER	Kate Phillips
DATE REGISTERED	13 March 2009
EXPIRY DATE	08 May 2009
APPLICANT	Mr & Mrs King
REASON FOR COMMITTEE TO DETERMINE RECOMMENDED DECISION	THE APPLICANT IS A MEMBER OF STAFF AT CENTRAL BEDFORDSHIRE COUNCIL. FULL CONDITIONAL APPROVAL

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

1. DG01 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. U Notwithstanding any provisions of the Town and Country Planning (General Permitted Development Order) 1995 (or any Order revoking or re-enacting that Order with or without modification) no buildings or enclosures or swimming pools shall be erected on the application site land unless otherwise agreed in writing by the Local Planning Authority.

REASON: To protect the amenities of adjacent occupiers and the character and appearance of the area.

3. RR10 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development Order) 1995, (or any Order revoking or re-enacting that Order with or without modification) no fence, wall, gate or other means of enclosure shall be erected on the application site land unless otherwise agreed in writing by the Local Planning Authority.

REASON: To protect the amenities of adjacent occupiers and the character and appearance of the area.

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