

CENTRAL BEDFORDSHIRE COUNCIL

At a meeting of the **DEVELOPMENT MANAGEMENT COMMITTEE** held at Council Chamber, Priory House, Monks Walk, Shefford on Wednesday, 2 February 2011

PRESENT

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

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

Apologies for Absence: Cllrs R D Berry
T Nicols
A Northwood

Substitutes: Cllrs R W Johnstone (In place of R D Berry)
P Snelling (In place of A Northwood)
B J Spurr (In place of T Nicols)

Members in Attendance: Cllrs R D Berry*
Mrs C F Chapman MBE
J A E Clarke
P Rawcliffe
A A J Rogers,

*Having submitted his apologies for absence Councillor R D Berry subsequently attended the meeting. However, due to the presence of his substitute, he ceased to be a member of the Committee throughout the duration of the meeting (paragraph 6.3 of Part E3 of the Constitution refers).

Officers in Attendance:

Mr D Ager	–	Highways Officer
Mrs M Clampitt	–	Committee Services Officer
Mr J Ellis	–	Major Applications Team Leader South
Mr A Emerton	–	Managing Solicitor Planning, Property, Highways & Transportation
Mr C Heard	–	Orders & Commons Registration Officer
Mr A Jones	–	Tree and Landscape Officer
Mr C Murdoch	–	Planning Officer (South)

DM/10/170 Chairman's Announcements and Communications

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

- Item 9 - Application to register land described in the Application as Town Farm Orchard, Town Farm Court, Henlow as a Town or Village Green would be considered first and the remainder of the items would be considered in the following order:-
- Item 11- The Old Thatch, Woburn Lane, Aspley Guise
- Item 13- 1 Churchill Way, Shefford
- Item 14- Rushmere Park, Old Linslade Road, Heath and Reach
- Item 10- Wyevale Garden Centres Plc, Dunstable Road, Caddington
- Item 12- 6 Conway Drive, Flitwick
- Item 7 - Confirmation of Tree Preservation Order No. 12/2010 – Land at 13 Dukes Ride, Leighton Buzzard
- Item 8 - Application for Works to Trees covered by Preservation Order No. 1/2009 known as “Wharf Mews, Biggleswade”

DM/10/171 Minutes**RESOLVED**

that the Minutes of the meeting of the Development Management Committee held on the 5 January 2011 be confirmed and signed by the Chairman as a correct record.

DM/10/172 Members' Interests**(a) Personal Interests:-**

It was noted that all Members of the Committee had received a letter from New Road Developments regarding the site at Ivel Road, Shefford.

Member	Item	Nature of Interest	Present or Absent during discussion
Cllr P Snelling	14	Member of Group who receives information	Present
Cllr A Shadbolt	14	Member of Group who receives information	Present
Cllr P Rawcliffe	14	Member of Group who receives information	Present
Cllr B J Spurr	7	Applicant is known to Councillor	Present

(b) Personal and Prejudicial Interests:-

None

(c) Prior Local Council Consideration of Applications

Member	Item	Parish/Town Council	Vote Cast
Cllr A Shadbolt	14	Heath & Reach Parish Council	Did not Vote

DM/10/173 Petitions

The Chairman advised that no petitions had been received.

DM/10/174 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/10/175 Application to register land described in the Application as Town Farm Orchard, Town Farm Court, Henlow as a Town or Village Green

The Committee received and considered the report of the Director of Sustainable Communities which related to an application to register the land described as Town Farm Orchard, Town Farm Court, Henlow as a Village Green.

The Committee were informed that the Applicant was not the landowner, who was opposed to the application. The evidence which was considered by the Committee, failed to meet the requirements set out in law to allow the application to be approved.

RESOLVED

that the applicant be notified that his application to register the land described as Town Farm Orchard, Town Farm Court, Henlow as a Village Green had not been accepted.

DM/10/176 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 appended 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 Consultation.

DM/10/177 Planning Application No. CB/10/04204/FULL

RESOLVED

that Planning Application No. CB/10/04204/FULL relating to The Old Thatch, Woburn Lane, Aspley Guise be delegated to the Director of Sustainable Communities to approve the application as set out in the Schedule appended to these minutes.

DM/10/178 Planning Application No. CB/10/04506/FULL

RESOLVED

that Planning Application No. CB/10/04506/FULL relating to 1 Churchill Way, Shefford be approved as set out in the schedule appended to these minutes.

DM/10/179 Planning Application No. CB/10/04288/FULL

RESOLVED

that Planning Application No. CB/10/04288/FULL relating to Rushmere Park, Old Linslade Road, Heath and Reach be approved as set out in the Schedule appended to these minutes.

DM/10/180 Planning Application No. CB/10/01265/OUT

RESOLVED

that Planning Application No. CB/10/01265/OUT relating to Wyevale Garden Centres Plc, Dunstable Road, Caddington be approved as set out in the schedule appended to these minutes.

DM/10/181 **Planning Application No. CB/10/04261/FULL**

RESOLVED

that Planning Application No. CB/10/04261/FULL relating to 6 Conway Drive, Flitwick be approved as set out in the schedule appended to these Minutes.

DM/10/182 **Confirmation of Tree Preservation Order No. 12/2010 - Land at 13 Dukes Ride, Leighton Buzzard**

The Committee received and considered a report of the Director of Sustainable Communities seeking confirmation of Tree Preservation Order No. 12/2010 – Land at 13 Dukes Ride, Leighton Buzzard.

The Committee had noted that the tree was brought to the attention of the Council because the owner wished to have it felled. The Committee were minded to not confirm the order as the location was not in a high traffic/footfall location. In addition, the Committee felt that the proposed replacement trees would be more attractive to the area in the long term.

RESOLVED

that Tree Preservation Order No. 12/2010, Land at 13 Dukes Ride, Leighton Buzzard not be confirmed.

DM/10/183 **Application for Works to Trees covered by Preservation Order No. 1/2009 known as "Wharf Mews, Biggleswade"**

The Committee received and considered a report of the Director of Sustainable Communities seeking confirmation for works to be carried out on trees covered by Tree Preservation Order No. 1/2009 (Wharf Mews, Biggleswade). The works in question were normal maintenance for the protected trees.

RESOLVED

that consent be granted to carry out works on these preserved trees subject to the scope of the consent.

DM/10/184 **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 2 March 2011:-

- Chairman (or his nominee)**
- Vice-Chairman (or his nominee)**
- Cllrs P N Aldis**
- D Bowater**
- K Janes**

(Note: The meeting commenced at 2.00 p.m. and concluded at 4.10 p.m.)

Chairman.....

Dated.....

LATE SHEET**DEVELOPMENT MANAGEMENT COMMITTEE – 02 FEBRUARY 2011****REPORT**

Item 8 (Page 51-54) – Application for Works to Trees covered by Preservation Order No. 1/2009 known as “Wharf Mews, Biggleswade”.

Additional Consultation/Publicity Responses

We have received a letter dated 14th January 2011 from Biggleswade Town Council stating that they have no objections to the proposed works.

SCHEDULE A

Item 10 (Page 93-104) – CB/10/01265/OUT – Wyevale Garden Centres Plc, Dunstable Road, Caddington, Luton LU1 4AN.

Additional Consultation/Publicity Responses

Environment Agency – Although will not be providing revised response, recommend condition to address any potential increased flood risk in addition to foul and surface water condition previously recommended. In respect of full application, would expect further detail to be submitted.

Additional Comments

As indicated in the main agenda report, the sole reason for refusal refers to potential flood risk. In the period since the application was deferred at the previous meeting a further consultation response has been received from the Environment Agency. Whilst the Agency maintains that the submitted Flood Risk Assessment is inadequate, it is prepared to recommend a condition (Condition 13 below) to address this shortcoming in the current outline application. The Agency expects the reserved matters application to be accompanied by an updated Flood Risk Assessment. Accordingly, the application can now be recommended for permission.

Amended Recommendation

That Planning Permission be GRANTED subject to the completion of an Agreement pursuant to Section 106 of the Town and Country Planning Act 1990 (as amended) to promote sustainable transport:-

- In order to facilitate pedestrian/cyclist access to the site, the upgrading of the substandard footway along Dunstable Road to a footway or footway/cycleway of an adoptable standard;

- In order to promote bus travel to/from the site, the introduction of bus stops in the vicinity of the site and the provision of real-time information within each building on the site and/or at the bus stops;
- The submission of a site travel plan;

and subject to the following:

CONDITIONS

1. **Before development begins on either phase of the development hereby permitted, the approval of the Local Planning Authority shall be obtained in respect of all the reserved matters for that particular phase, namely the**
 - **access**
 - **appearance**
 - **landscaping**
 - **layout; and**
 - **scale, within the upper and lower limit for the height, width and length of each building stated in the application for planning permission in accordance with Article 3(4).**

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

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

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

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

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

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

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

5. **Development on either phase of the development hereby permitted shall not commence until a landscaping scheme for that phase (or a comprehensive landscaping scheme for the whole site) - to include any hard surfaces - has been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented by the end of the full planting season immediately following the completion and/or first use of the relevant phase of the development (a full planting season means the period from October to March). The trees, shrubs and grass shall subsequently be**

maintained for a period of five years from the date of planting and any which die or are destroyed during this period shall be replaced during the next planting season and maintained until satisfactorily established.

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

6. Unless otherwise agreed in writing by the Local Planning Authority:
 - (a) tree protection measures and fencing shall only be as stipulated on drawing A051211/01 (Rev.1) and Appendix G of the Arboricultural Implications Assessment, and shall in any case only be in accordance with BS 5837:2005;
 - (b) the development shall only take place in accordance with Section 7 of the Arboricultural Implications Assessment and (i) tree work shall not exceed that recommended in Appendix A (Survey Schedule) thereto and (ii) specific arboricultural facilitation works shall only be carried out in strict accordance with Appendix D thereto;
 - (c) the development shall only take place in strict accordance with the proposed methodology identified within Appendix E of the Arboricultural Method Statement dated November 2008;
 - (d) the protection, supply, planting, preparation and maintenance of the proposed landscaping shall only be in strict accordance with the detailed proposals on drawing A051211/L01 Rev. B, provided that the making good period shall be 5 years from the date of planting.

**Reason: To ensure that the proposal is not out of character with its rural setting and does not harm the amenities of the Green Belt or the setting of the adjoining Area of Great Landscape Value.
(Policies 7, B.S.P.; NE3 and BE8, S.B.L.P.R.).**

7. The site boundary to the south west of the existing retained building, between Points A and B on the Site Location Plan attached to this permission, shall be defined by the erection of a fence. Such fence shall be retained permanently for the duration of the development and there shall be no gates or other openings inserted into the fence and no links created across this boundary between the application site and the land outside the site immediately to the south west.

Reason: To define the extent of the site of this permission and to avoid doubt.

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

**Reason: To control the appearance of the proposed buildings in the interest of safeguarding the visual amenities of the Green Belt and the setting of the adjoining Area of Great Landscape Value.
(Policies 7, B.S.P.; NE3 and BE8, S.B.L.P.R.).**

9. **Development on either phase of the development hereby permitted shall not commence until details of the levels of the proposed building(s) to be erected on the site of that phase have been submitted to and approved in**

writing by the Local Planning Authority. Thereafter, the development on the relevant phase shall be implemented in accordance with the approved details. For the avoidance of doubt the following scale parameters shall apply:

- The total floorspace of existing and proposed buildings on the site, including any floorspace below ground level, shall not exceed 2,620sqm;
- The average height of existing and proposed buildings on the site shall not exceed 4.6m;
- The maximum height of any new building on the site shall not exceed 5.8m.

Reason: To produce a satisfactory relationship between the various elements of the scheme and adjacent properties and ensure that the impact of the proposed development on the openness of the Green Belt and the setting of the adjoining Area of Great Landscape Value is minimised. (Policies 7, B.S.P.; NE3 and BE8, S.B.L.P.R.).

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

Reason: To protect the visual amenity of the Green Belt and the adjoining Area of Great Landscape Value and to protect highway safety. (Policies 7, B.S.P.; NE3 and BE8, S.B.L.P.R.).

11. The site of the development hereby permitted shall only be used for the purposes described in the application and for no other purpose in the Schedule to the Town and Country Planning (Use Classes) Order 1987 (or any order revoking and re-enacting that Order with or without modification). The 'Plant Area' shown on the Indicative Site Layout Plan shall only be used for the display and sale of nursery stock in association with the proposed garden centre and for no other purpose.

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

12. Development on either phase of the development hereby permitted shall not commence until a scheme to dispose of foul and surface water has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented as approved.

Reason: To ensure that the foul and surface water drainage scheme does not pose a risk of polluting the groundwater. The groundwater must be protected in this location because it is used to supply drinking water to the public.

13. Development on either phase of the development hereby permitted shall not commence until a surface water drainage scheme, based on sustainable drainage principles and an assessment of the hydrological and hydrogeological context of the development, has been submitted to and approved in writing by the Local Planning Authority. The scheme shall

subsequently be implemented in accordance with the approved details before any part of the development is first occupied or brought into beneficial use. Furthermore, the surface water drainage scheme shall include details of how it shall be maintained and managed after its completion.

Reason: To prevent the increased risk of flooding, to improve and protect water quality, improve habitat and amenity and ensure future maintenance of the surface water drainage system.

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

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

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

Should groundwater or surface watercourses be at risk of contamination during or after development, the approval of measures to protect water resources should be sought from the Environment Agency. Furthermore, the site is located on a major aquifer and the Environment Agency must be consulted prior to the commencement of either phase of the development.

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

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

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

16. The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans numbered CBC/001 and 6510.

Reason: To identify the approved plans and to avoid doubt.

NOTES TO APPLICANT

Add Informatives.

Item 11 (Page 105-112) – CB/10/04204/FULL – The Old Thatch, Woburn Lane, Aspley Guise, Milton Keynes MK17 8JR.

Additional Consultation/Publicity Responses

None.

Additional Comments

Policy CS15 of the Core Strategy and Development Management Policy Document dated November 2009 should be withdrawn from the recommended reason for refusal. This policy is more relevant to sites which are within Conservation Areas or have some historic, archaeological or architectural interest. The application site does not fall within any of these designations.

Amended Reason for Refusal

The site lies in a rural location beyond the Green Belt infill boundary for Aspley Guise. The proposed replacement dwelling would be of greater size, bulk and floorspace than the existing dwelling that it is to replace and would be sited in a more prominent location. The development would therefore be more visually intrusive in the landscape, having a detrimental impact on the openness of the Green Belt. The 'special circumstances' advanced in support of the proposal are not considered as to be justification for this large replacement house. The proposal is therefore in conflict with PPG2, PPS3 and PPS7 as well as policies DM3 and DM6 of the Core Strategy and Development Management Policy Document dated November 2009.

SCHEDULE C

Item 12 (Page 113-118) – CB/10/04261/FULL – 6 Conway Drive, Flitwick, Bedford.

Additional Consultation/Publicity Responses

None.

Additional Comments

None.

Additional/Amended Conditions

None.

Item 13 (Page 119-124) – CB/10/04506/FULL – 1 Churchill Way, Shefford SG17 5UB.

Additional Consultation/Publicity Responses

None.

Additional Comments

None.

Additional/Amended Conditions

None.

Item 14 (Page 14 – 28 of Agenda Update) – CB/10/04288/FULL – Rushmere Park, Old Linslade Road, Heath and Reach, Leighton Buzzard LU7 0EB.

Additional Consultation/Publicity Responses

6, 2A and 18 Sylvester Street, Heath and Reach; 32 and 64 Woburn Road, Heath and Reach; Heath Manor, Leighton Road, Heath and Reach; 5 Bakerswood Close, Heath and Reach; 21 The Stiles, Heath & Reach; 10 Shenley Hill Road, Leighton Buzzard; 273 Heath Road, Leighton Buzzard –

Support project, but reiterate some of concerns set out in main agenda report. Additional concerns include:

- Additional traffic on Linslade and Old Linslade Road exposes need for zebra crossing or school patrol near Thrift Road junction in order to assist access to Lower School. Lack of crossing point is barrier to encouraging walking to school. Proper crossing should be priority in considering any further development proposals at Rushmere Park.
- Suggest provision of permissive path through estate so that walkers can walk safely down road.

Additional Comments

With regards to the point raised by consultees in respect of the need for a crossing on Linslade Road, apart from early morning and late afternoon dog walkers and joggers, the majority of traffic generated by the provision of the proposed access and car park is likely to be at weekends and during school holidays. The proposals should not therefore generate traffic at peak periods to any significant extent.

Amended Condition

Condition 2 – Delete “minimum” from second sentence.

Item No. 11

APPLICATION NUMBER CB/10/04204/FULL
LOCATION The Old Thatch, Woburn Lane, Aspley Guise,
Milton Keynes, MK17 8JR
PROPOSAL Full: Demolition of existing dwelling and erection
of new dwelling and detached garage.
PARISH Aspley Guise
WARD Woburn & Harlington
WARD COUNCILLORS Cllr Fiona Chapman & Cllr Budge Wells
CASE OFFICER Sarah Fortune
DATE REGISTERED 12 November 2010
EXPIRY DATE 07 January 2011
APPLICANT Mr & Mrs Dance
AGENT Sidey Design Architecture
REASON FOR Called in by Councillor
COMMITTEE TO
DETERMINE

RECOMMENDED
DECISION Full Application - Refused

Delegated Decision – See Minute No. DM/10/177

That the Director of Sustainable Communities be given delegated authority to approve the application subject to the conditions set out below:-

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

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

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

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

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

- Proposed finished levels or contours;
- Materials to be used for any hard surfacing;

- Proposed and existing functional services above and below ground level;
- Planting plans, including schedule of size, species, positions, density and times of planting. These planting plans shall include details of additional planting of trees within and around the boundary of the site.
- Cultivation details including operations required to establish new planting;
- Details of existing trees and hedgerows on the site, indicating those to be retained – including the retention of the early mature Oak – which lies approximately 14 metres to the north east of T11 (Blue Cedar) – 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. All tree planting shall be carried out within six months of commencement of the development hereby approved between the months of October to March. Details of soil preparation, planting and maintenance will be required. Watering needs to take place specifically during dry periods. It is advisable to incorporate a trickle irrigation system into the planting. Once the new trees have been planted they will be incorporated into the existing Tree Preservation Order on the site. Notwithstanding the Tree Preservation Order on trees at the site any trees or plants which within a period of 5 years of completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species unless the Local Planning Authority give written consent to any variation.

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

5. No tree removal shall be undertaken during the bird nesting season i.e. not between early March and late October.

Reason: Nesting birds are protected by the Wildlife and Countryside Act 1981 and also The Countryside and Rights of Way Act 2000 which creates the offence of reckless disturbance.

6. **Prior to the commencement of development a scheme setting out measures for protecting all trees, shrubs and other natural features during construction work shall be submitted to and approved in writing by the Local Planning Authority. No work shall commence on site until all trees, shrubs and features to be protected are fenced with 2.3 high weldmesh fencing securely mounted on standard scaffolding poles driven firmly in the ground in accordance with BS 5837:2005;**
 - **for trees and shrubs the fencing shall follow a line 1.0m outside the furthest extent of the crown spread, unless otherwise**

- agreed in writing by the Local Planning Authority;
- For upright growing trees at a radius from the trunk not less than 6.0m, or two thirds of the height of the tree whichever is the greater;
- For other natural features along a line to be approved in writing by the Local Planning Authority.

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

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

7. Prior to the commencement of development details of all service lines, water, sewage, and drainage routes shall be indicated on a plan to be approved in writing by the Local Planning Authority. Only the approved details shall be implemented.

Reason: To safeguard root protection areas in the interest of the visual amenities of the site and the area generally.

8. Prior to commencement of development a plan shall be submitted which indicates a designated area for the parking of construction vehicles as well as area(s) for the storage of construction material. These areas shall be sited away from any root protection areas and there shall be no material spillage flowing or soaking into these root protection areas. Only the approved details shall be implemented.

Reason: To safeguard existing trees on the site in the interest of the visual amenities of the site and the area generally.

9. Notwithstanding any provision of the Town and Country Planning (General Permitted Development Order) 1995 (or any Order revoking or re-enacting that Order with or without modification) no extensions or other external alterations – including the construction of any new openings – shall be carried out without the prior approval of this authority by way of a planning permission.

Reason: To safeguard the character and appearance of the completed development in the interest of the visual amenities of the site and of the area generally and to protect the amenities of occupiers of neighbouring properties.

10. The existing house on the site, known as 'The Old Thatch', and indicated on drawing number 10-074-02/A shall be fully demolished and the land reinstated (in accordance with details to be approved under the landscaping scheme for the whole site) – prior to first occupation of the house hereby approved.

Reason: In order to safeguard the character of the locality and to preserve the openness of The Green Belt.

11. **Prior to the commencement of development a survey of the site shall be undertaken to ascertain as to whether there are any bats roosting on the site and whether badger sets, great crested newts, water voles and protected birds (including but not limited to owls and kingfishers) exist on the site. If any of the above species are found to exist the details of measures to be undertaken to safeguard these protected species then habitat protection measures shall be submitted to and approved in writing by the Local Planning Authority. The habitat protection measures shall be implemented to the satisfaction of the Local Planning Authority and in accordance with a timetable agreed in writing by the Local Planning Authority.**

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

12. The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plan numbers CBC1, 10/074/04, 10/07/074/05A, 10/074/06/B.

Reason: For the avoidance of doubt.

Note to Applicant

1. The applicant is advised that substantial planting is required to compensate for the removal of the Blue Cedar to enhance the site well into the future.

Trees required are:-

T1 – Quercus frainetto. Container grown with a girth of 20/25 cm.

T2 – Castanea sativa. Container grown with a girth of 20/25 cm.

T3 – Sequoiadendron giganteum Wellingtonia. Container grown with a height of 3.5 metres.

T4 – Cedrus atlantica Glauca. Container grown with a height of 3.5 metres.

To be planted as indicated on Drawing number 10-074-02.

T1 indicated as Oak or similar.

T2 indicated as Sycamore or similar.

T3 indicated a [pine or similar.

T4 to replace T11 as indicated.

Planting positions to be finalised in consultation with tree officer.

[Notes:-

1. Prior to 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

APPLICATION NUMBER CB/10/04506/FULL
LOCATION 1 Churchill Way, Shefford, SG17 5UB
PROPOSAL Two storey and single storey rear extension and associated alterations
PARISH Shefford
WARD Shefford
WARD COUNCILLORS Cllr L Birt & Cllr T Brown
CASE OFFICER Dee Walker
DATE REGISTERED 15 December 2010
EXPIRY DATE 09 February 2011
APPLICANT Mr Bugden
AGENT SJ Coates Surveying and Design
REASON FOR COMMITTEE TO DETERMINE Applicant related to a CBC employee

RECOMMENDED DECISION Full Application - Granted

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.

- 3 Prior to the first occupation of the building the first floor window serving the bathroom in the south elevation of the development shall be fitted with obscured glass of a type to substantially restrict vision through it at all times, and restriction on its opening at all times unless agreed in writing by the Local Planning Authority.

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

- 4 Notwithstanding any provision of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking or re-enacting that Order with or without modification) no further window or other opening shall be formed on the western elevation of the building.

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

- 5 The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers SC/2005245/02.

Reason: For the avoidance of doubt.

Reasons for Granting

In conclusion, the scheme by reason of its site, design and location would not harm the character and appearance of the area or have an adverse impact on the residential amenity of neighbouring properties. As such the proposal is in conformity with Policy DM3 of the Central Bedfordshire Adopted Core Strategy and Development Management Policies 2009; Planning Policy Statement 1 (2005) and Planning Policy Statement 3 (2010). It is further in conformity with the Design in Central Bedfordshire: A Guide for Development - *Design Supplement 4: Residential Alterations and Extensions* (2009). It is therefore considered **acceptable** and that planning permission should be granted subject to conditions.

[Notes:- In advance of consideration of the application the Committee received representations made in accordance with the Public Participation Scheme.]

Item No. 14**SCHEDULE C**

APPLICATION NUMBER	CB/10/04288/FULL
LOCATION	Rushmere Park, Old Linslade Road, Heath And Reach, Leighton Buzzard, LU7 0EB
PROPOSAL	Construction of new vehicular access (of 'bell mouth' T-junction design) off Old Linslade Road to serve operational traffic and to facilitate public use of Council-owned forestry land.
PARISH	Heath & Reach
WARD	Plantation
WARD COUNCILLORS	Cllrs Peter Rawcliffe & Alan Shadbolt
CASE OFFICER	Mr C Murdoch
DATE REGISTERED	26 November 2010
EXPIRY DATE	21 January 2011
APPLICANT	Central Bedfordshire Council
REASON FOR COMMITTEE TO DETERMINE	Call-in by Cllr Shadbolt and CBC application against which there have been objections
RECOMMENDED DECISION	Full Application - Granted

Recommendation

That Planning Permission be GRANTED subject to the following:

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

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

- 2 Before the proposed vehicular access is first brought into beneficial use visibility splays shall be provided at the junction of the new access with the public highway. 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 120m measured from the centre line of the proposed access along the line of the channel of the public highway. The required vision splays shall, on land in the applicant's control, be kept free of any obstruction.

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

- 3 The maximum gradient of the proposed 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.

- 4 Before the proposed vehicular access is first brought into beneficial use and notwithstanding the details submitted with the application, further particulars of the following elements of the new scheme and specified off-site works shall be submitted to and approved in writing by the Local Planning Authority.

- Details of any new gates, fencing, white lining and height restriction barrier and details of any vehicle entry/exit barriers and their means of operation;
- Details of the arrangements for implementing a 40mph speed limit along Old Linslade Road between its junction with The Stile and a point 60m west of its junction with Plantation Road/Bragenham Lane;
- Details of the arrangements for cutting back and managing existing roadside vegetation in order to maintain visibility at and adjacent the proposed access such that is appropriate for a road with a speed limit of 40mph;
- Details of the arrangements for implementing a Traffic Regulation Order to prevent all parking along Old Linslade Road, Plantation Road and Bragenham Lane (carriageway and highway verge) within a radius of 350m from the proposed access junction.
- Details of the arrangements for investigating and, if necessary, improving the existing road skid resistance of Old Linslade Road adjacent the proposed access.

Reason: To safeguard the rural character of Old Linslade Road and the landscape quality of the wider Area of Great Landscape Value and in the interest of the safety of persons using the proposed access and users of the highway.

(Policies 7, B.S.P. and NE3, S.B.L.P.).

- 5 The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, the Site Location Plan - Drawing No. CBC/001 and Drawing Nos. 400621-001-001, 400621-001-003A, 400621-001-004 and 400621-001-006.

Reason: For the avoidance of doubt.

Notes to Applicant

1. In accordance with Article 31 of the Town and Country Planning (Development Management Procedure) (England) Order 2010, 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:

East of England Plan (May 2008) Policies

SS1 - Achieving Sustainable Development.

SS2 - Overall Spatial Strategy.

SS3 - Key Centres for Development and Change:

Luton/Dunstable/Houghton Regis & Leighton-Linslade.

SS7 - Green Belt.

SS8 - The Urban Fringe.

E6 - Tourism.

T2 - Changing Travel Behaviour

T8 - Local Roads.

T9 - Walking, Cycling and other Non-Motorised Transport.

T14 - Parking.

ENV1 - Green Infrastructure.

ENV2 - Landscape Conservation.

ENV3 - Biodiversity and Earth Heritage.

ENV5 - Woodlands.

WAT4 - Flood Risk Management.

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

Strategic Policy 1: The Spatial Framework - Locations for Growth:

Luton/Dunstable/Houghton Regis (with Leighton-Linslade).

Strategic Policy 3: Sustainable Communities.

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

Bedfordshire Structure Plan 2011

Policy 7 - Areas of Great Landscape Value.

South Bedfordshire Local Plan Review Policies

NE3 - Control of development in Areas of Great Landscape Value.

BE8 - Design and environmental considerations.

T10 - Controlling parking in new developments.

R14 - Protection and improvement of informal recreational facilities in countryside.

2. In accordance with Article 31 of the Town and Country Planning (Development Management Procedure) (England) Order 2010, 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 and 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 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.
5. The Environment Agency advises that the proposal to culvert the roadside watercourse will require an application to be submitted for Flood Defence Consent. A minimum diameter of 450mm for culverting watercourses is recommended. It is recommended also that the applicant contacts the Environment Agency's Development and Flood Risk team as soon as possible to discuss appropriate designs for the culvert.
6. The applicant is advised that throughout the duration of the construction period the following facilities should be provided.
 - Wheel cleaning facilities at all site exits in order to prevent the deposit of mud or other extraneous material on the public highway;
 - On-site parking for construction workers.
7. Please note that the unnumbered drawing submitted in connection with this application has been given a unique number by the Local Planning Authority. The number can be sourced by examining the plans on the 'View a Planning Application' pages of the Council's website www.centralbedfordshire.gov.uk.

[Notes:-

1. 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.
2. In advance of consideration of the application the Committee received representations made in accordance with the Public Participation Scheme.]

Item No. 10

SCHEDULE A

APPLICATION NUMBER	CB/10/01265/OUT
LOCATION	Wyevale Garden Centres Plc, Dunstable Road, Caddington, Luton, LU1 4AN
PROPOSAL	Erection of new garden centre and office accommodation.
PARISH	Caddington
WARD	South East Bedfordshire
WARD COUNCILLORS	Cllr Ruth Gammons & Cllr Richard Stay
CASE OFFICER	Mr C Murdoch
DATE REGISTERED	28 May 2010
EXPIRY DATE	27 August 2010
APPLICANT	Gleneden Plant
AGENT	Lee Butler MRICS
REASON FOR COMMITTEE TO DETERMINE	Major application for inappropriate development in the Green Belt where justification of very special circumstances to overcome refusal on Green Belt grounds has been recommended
RECOMMENDED DECISION	Outline Application - Refused

The following conditions and informatives are to be imposed under the proposed planning permission.

CONDITIONS

- 1 Before development begins on either phase of the development hereby permitted, the approval of the Local Planning Authority shall be obtained in respect of all the reserved matters for that particular phase, namely the
 - access
 - appearance
 - landscaping
 - layout; and
 - scale, within the upper and lower limit for the height, width and length of each building stated in the application for planning permission in accordance with Article 4.

Reason: To comply with Article 4 of the Town and Country Planning (Development Management Procedure) (England) Order 2010.

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

Reason: To comply with Article 4 of the Town and Country Planning (Development Management Procedure) (England) Order 2010.

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

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

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

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

- 5 **Development on either phase of the development hereby permitted shall not commence until a landscaping scheme for that phase (or a comprehensive landscaping scheme for the whole site) - to include any hard surfaces - has been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented by the end of the full planting season immediately following the completion and/or first use of the relevant phase of the development (a full planting season means the period from October to March). The trees, shrubs and grass shall subsequently be maintained for a period of five years from the date of planting and any which die or are destroyed during this period shall be replaced during the next planting season and maintained until satisfactorily established.**

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

- 6 Unless otherwise agreed in writing by the Local Planning Authority:
- (a) tree protection measures and fencing shall only be as stipulated on drawing A051211/01 (Rev.1) and Appendix G of the Arboricultural Implications Assessment, and shall in any case only be in accordance with BS 5837:2005;
 - (b) the development shall only take place in accordance with Section 7 of the Arboricultural Implications Assessment and (i) tree work shall not exceed that recommended in Appendix A (Survey Schedule) thereto and (ii) specific arboricultural facilitation works shall only be carried out in strict accordance with Appendix D thereto;
 - (c) the development shall only take place in strict accordance with the proposed methodology identified within Appendix E of the Arboricultural Method Statement dated November 2008;
 - (d) the protection, supply, planting, preparation and maintenance of the proposed landscaping shall only be in strict accordance with the detailed proposals on drawing A051211/L01 Rev. B, provided that the making good period shall be 5 years from the date of planting.

Reason: To ensure that the proposal is not out of character with its rural setting and does not harm the amenities of the Green Belt or the setting of the adjoining AONB/AGLV.

(Policies 7, B.S.P.; NE3 and BE8, S.B.L.P.R.).

- 7 The site boundary to the south west of the existing retained building, between Points A and B on the Site Location Plan attached to this permission, shall be defined by the erection of a fence. Such fence shall be retained permanently for the duration of the development and there shall be no gates or other openings inserted into the fence and no links created across this boundary between the application site and the land outside the site immediately to the south west.

Reason: To define the extent of the site of this permission and to avoid doubt.

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

Reason: To control the appearance of the proposed buildings in the interest of safeguarding the visual amenities of the Green Belt and the setting of the adjoining AONB/AGLV.

(Policies 7, B.S.P.; NE3 and BE8, S.B.L.P.R.).

- 9 **Development on either phase of the development hereby permitted shall not commence until details of the levels of the proposed building(s) to be erected on the site of that phase have been submitted to and approved in writing by the Local Planning Authority. Thereafter, the development on the relevant phase shall be implemented in accordance with the approved details. For the avoidance of doubt the following scale parameters shall apply:**

- **The total floorspace of existing and proposed buildings on the site, including any floorspace below ground level, shall not exceed 2,620sqm;**
- **The average height of existing and proposed buildings on the site shall not exceed 4.6m;**
- **The maximum height of any new building on the site shall not exceed 5.8m.**

Reason: To produce a satisfactory relationship between the various elements of the scheme and adjacent properties and to ensure that the impact of the proposed development on the openness of the Green Belt and the setting of the adjoining AONB/AGLV is minimised.

(Policies 7, B.S.P.; NE3 and BE8, S.B.L.P.R.).

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

Reason: To protect the visual amenity of the Green Belt and the adjoining AONB/AGLV and to protect highway safety.
(Policies 7, B.S.P.; NE3 and BE8, S.B.L.P.R.).

- 11 The site of the development hereby permitted shall only be used for the purposes described in the application and for no other purpose in the Schedule to the Town and Country Planning (Use Classes) Order 1987 (or any order revoking and re-enacting that Order with or without modification). The 'Plant Area' shown on the Indicative Site Layout Plan shall only be used for the display and sale of nursery stock in association with the proposed garden centre and for no other purpose.

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

- 12 **Development on either phase of the development hereby permitted shall not commence until a scheme to dispose of foul and surface water has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented as approved.**

Reason: To ensure that the foul and surface water drainage scheme does not pose a risk of polluting the groundwater. The groundwater must be protected in this location because it is used to supply drinking water to the public.

- 13 **Development on either phase of the development hereby permitted shall not commence until a surface water drainage scheme, based on sustainable drainage principles and an assessment of the hydrological and hydrogeological context of the development, has been submitted to and approved in writing by the Local Planning Authority. The scheme shall subsequently be implemented in accordance with the approved details before any part of the development is first occupied or brought into beneficial use. Furthermore, the surface water drainage scheme shall include details of how it shall be maintained and managed after its completion.**

Reason: To prevent the increased risk of flooding, to improve and protect water quality, improve habitat and amenity and ensure future maintenance of the surface water drainage system.

- 14 **Prior to the commencement of any phase of development approved by this planning permission, the developer shall submit to the Local Planning Authority, in both paper and electronic form where possible:**

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

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

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

Should groundwater or surface watercourses be at risk of contamination during or after development, the approval of measures to protect water resources should be sought from the Environment Agency. Furthermore, the site is located on a major aquifer and the Environment Agency must be consulted prior to the commencement of either phase of the development.

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

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

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

- 16 The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans numbered CBC/001 and 6510.

Reason: To identify the approved plans and to avoid doubt.

INFORMATIVES

1. In accordance with Article 31 of the Town and Country Planning (Development Management Procedure) (England) Order 2010, 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:

East of England Plan (May 2008) Policies

SS1 - Achieving Sustainable Development.

SS4 - Towns other than Key Centres and Rural Areas.

SS7 - Green Belt.

E1 - Job Growth.

E2 - Provision of Land for Employment.

ENV2 - Landscape Conservation.

ENV3 - Biodiversity and Earth Heritage.

ENV7 - Quality in Built Environment.

WAT4 - Flood Risk Management.

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

Strategic Policy 3: Sustainable Communities.

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

Bedfordshire Structure Plan 2011

Policy 7 - Areas of Great Landscape Value.

South Bedfordshire Local Plan Review Policies

NE3 - Control of development in Areas of Great Landscape Value.

BE8 - Design and environmental considerations.

T10 - Controlling parking in new developments.

E2 - Control of development on employment land outside Main Employment Areas (Category 2).

2. In accordance with Article 31 of the Town and Country Planning (Development Management Procedure) (England) Order 2010, 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 the design and layout of the reserved matters application shall have due regard to the following publications:-

- Design in Central Bedfordshire: A Guide for Development; Chilterns Buildings Design Guide and Supplementary Technical Notes on Chilterns Building Materials (Flint, Brick and Roofing Materials).
5. Please note that the unnumbered drawings submitted in connection with this application have been given unique numbers by the Local Planning Authority. The numbers can be sourced by examining the plans on the View a Planning Application pages of the Council's website www.centralbedfordshire.gov.uk.

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Item No. 12

APPLICATION NUMBER CB/10/04261/FULL
LOCATION 6 Conway Drive, Flitwick, Bedford, MK45 1DF
PROPOSAL Full: Single storey rear extension.
PARISH Flitwick
WARD Flitwick West
WARD COUNCILLORS
CASE OFFICER Clare Golden
DATE REGISTERED 16 November 2010
EXPIRY DATE 11 January 2011
APPLICANT Mr M Conley
AGENT
REASON FOR COMMITTEE TO DETERMINE The Applicant works for Central Bedfordshire Council.

RECOMMENDED DECISION Full Application - Granted

Recommendation

That Planning Permission be **Granted** subject to the following:

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

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

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

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

- 3 The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers 01; 02; 03; 04; 05; 06; 07.

Reason: For the avoidance of doubt.

Reasons for Granting

The proposal is in conformity with Policy DM3 of the Development Management Policies of the Core Strategy Adopted 2009, as it preserves the character and appearance of the dwelling and, there is no unacceptable impact on the amenities of neighbours, and there is no detrimental impact on highway safety.

It is also in accordance with Planning Policy Guidance: PPS1: Delivering Sustainable Development, and PPS3: Housing. It is further in conformity with the Adopted Supplementary Planning Document, 'Design in Central Bedfordshire', 2010, and supplement 4, 'Residential Alterations and Extensions'.

Notes to Applicant

1. The applicant is advised that, under the provisions of the Highways Act 1980, no part of the structure, including foundations and surface water hardware shall be erected or installed in, under or overhanging the public highway and no window, door or gate shall be fixed so as to open outwards into the highway.

The Highway Authority has the power under Section 143 of the Highways Act 1980, to remove any structure erected on a highway.