

CENTRAL BEDFORDSHIRE COUNCIL

At a meeting of the **DEVELOPMENT MANAGEMENT COMMITTEE** held at Council Chamber, Priory House, Monks Walk, Shefford on Wednesday, 13 October 2010

PRESENT

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

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

Apologies for Absence: Cllrs R D Berry
D J Gale
K Janes

Substitutes: Cllrs R A Baker (In place of Cllr R D Berry)
R W Johnstone (In place of Cllr K Janes)
B J Spurr (In place of Cllr D J Gale)

Members in Attendance: Cllrs J A E Clarke
Mrs M Mustoe
A A J Rogers,

Officers in Attendance:	Mrs M Clampitt	Democratic Services Officer
	Mrs G Claxton	
	Mr A Emerton	Managing Solicitor Planning, Property, Highways & Transportation
	Mr D Hale	Head of Development Management (South)
	Mr D Lamb	Development Management Team Leader (North)
	Mrs A Sammé	Development Management Team Leader (North)

DM/10/105 **Chairman's Announcements and Communications**

The Chairman made the following announcements and updates:-

1. At the July meeting, Planning Application No. CB/10/00518/OUT relating to Land East of Saxon Drive and North of Stratton Park, Saxon Drive, Biggleswade be deferred for three cycles to allow the applicant to carryout archaeological and biodiversity surveys. Further information was received from the agent which will result in another consultation of all parties. It is anticipated that the application will be considered at the December meeting.
2. The application relating to Arlesey Carpark – discussions had been concluded and the carpark will be created in one phase. The carpark will be free on weekends and bank holidays, have 10 charging points for electric cars and a wind turbine will be installed for providing the electrical supply to the charging points. The applicant has agreed to make a contribution to parking enforcement. All of the above will be secured either through conditions or the legal agreement.
3. The Committee would be trying a new opportunity for Members of the Committee to ask questions of clarification of the public speakers following their comments to the Committee.
4. The Chairman announced under the Provision of Committee Procedure Rule CM16 the order of business would be varied to allow item 13, Gravenhurst Lower School, High Street, Gravenhurst prior to item 7, Land at No. 1 and The Chestnuts, Friars Walk, Dunstable.

DM/10/106 **Minutes**

RESOLVED

that the Minutes of the meeting of the Development Management Committee held on the 15 September 2010 be confirmed and signed by the Chairman as a correct record.

DM/10/107 **Members' Interests**

(a) **Personal Interests:-**

Member	Item	Nature of Interest	Present or Absent during discussion
Cllr A Shadbolt	7	Knows one of the land owners	Present

Cllr Mrs R Gammons	7	Knows one of the land owners	Present
Cllr D Bowater	7	Knows one of the land owners	Present
Cllr J N Young	7	Knows one of the land owners	Present
Cllr T Nicols	7	Knows one of the land owners	Present
Cllr R W Johnstone	7	Knows one of the land owners	Present
Cllr A R Bastable	7	Knows one of the land owners	Present
Cllr A Northwood	7	Knows one of the land owners	Present
All Development Management Committee Members	11	Knows applicant's husband as Council Member	Present
All Development Management Committee Members	12	Knows applicant as Council Member	Present

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

Member	Item	Nature of Interest	Present or Absent during discussion
Cllr D Bowater	11	Applicant is wife	Absent
Cllr B J Spurr	11	Family friend of Applicant	Absent

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

Member	Item	Parish/Town Council	Vote Cast
Cllr P N Aldis	9	Sandy Town Council	Did not Vote
Cllr A A J Rogers	10	Clifton Parish Council	Did not Vote

DM/10/108 **Petitions**

The Chairman informed the Committee that he had accepted a petition with 1,302 signatures for the Windfarm in Langford and Henlow. It was confirmed that the petition had been forwarded to the Officers.

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

DM/10/109 Late Sheet

In advance of consideration of the following Planning Application, 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 Constitution.

DM/10/110 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/10/111 Planning Application No. CB/10/03324/FULL

RESOLVED

that Planning Application No. CB/10/03324/FULL relating to Gravenhurst Lower School, High Street, Gravenhurst, Bedford be approved as set out in the Schedule appended to these Minutes.

DM/10/112 Planning Application No. CB/10/02629/FULL

RESOLVED

that Planning Application No. CB/10/02629/FULL relating to Land at No. 1 and The Chestnuts Friars Walk, Dunstable be delegated to the Director of Sustainable Communities to approve the application in consultation with the Chairman and Vice Chairman and subject to completion of a Unilateral Agreement, as set out in Schedule appended to these Minutes.

DM/10/113 Planning Application No. CB/10/01470/FULL

RESOLVED

that Planning Application No. CB/10/01470/FULL relating to The Five Bells, 2 Market Square, Eaton Bray, Dunstable be approved as set out in Schedule appended to these Minutes.

DM/10/114 **Planning Application No. CB/10/02958/FULL**

RESOLVED

that Planning Application No. CB/10/02958/FULL relating to 4 Coopers Close, Sandy be approved as set out in Schedule appended to these Minutes.

DM/10/115 **Planning Application No. CB/10/02672/FULL**

RESOLVED

that Planning Application No. CB/10/02672/FULL relating to 5 New Road, Clifton, Shefford be approved as set out in Schedule appended to these Minutes.

DM/10/116 **Planning Application No. CB/10/02620/NMA**

RESOLVED

that Planning Application No. CB/10/02620/NMA relating to 22 The Chilterns, Leighton Buzzard be approved as set out in Schedule appended to these Minutes.

DM/10/117 **Planning Application No. CB/10/03063/REG3**

RESOLVED

that Planning Application No. CB/10/03063/REG3 relating to 312 Manor Road, Woodside, Luton be approved as set out in Schedule appended to these Minutes.

DM/10/118 **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 10 November 2010.

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

DM/10/119 **Renewable Energy Equipment on Dwellings**

The Committee received the information report on renewable energy equipment on dwellings.

(Note: The meeting commenced at 2.00 p.m. and concluded at 4.00 p.m.)

Chairman

Dated

LATE SHEET**DEVELOPMENT MANAGEMENT COMMITTEE – 13 OCTOBER 2010****SCHEDULE A*****Item 7 (Page 15-26) – CB/10/02629/FULL – Land at No. 1 and The Chestnuts, Friars Walk, Dunstable, LU6 3JA.*****Amendments to the Application**

A further minor modification has been made to the Location Plan and the Site Layout to take into account the comments of the Highway Engineer. These changes comprise:

- The addition of a 1.0m x 2.2m vision splay to the end of the parking bay adjacent to Plot 2;
- An increase to the width of the driveway entry to Plot 4 from 1.3m to 2.0m.

Additional Consultation/Publicity Responses

Following re-notification on the first set of revised plans, the following additional representations have been received from the occupiers of Conifers and No. 7 Friars Walk and 11a Bull Pond Lane. Objections were raised on some or of the following grounds:

- Despite earlier representations none of the issues in the first letters of objection have been addressed;
- Proposal still constitutes overdevelopment. The same number of units is still proposed. Five houses are too many for such a small site;
- The revisions that have been made since the scheme was originally submitted: additional parking to Plots 3 and 4; improved dimensions to parking spaces and internal dimensions to garages; internal changes to the dwelling on Plot 4 to have only obscure glazed windows at first floor in order to overcome potential overlooking of No.7 in addition to the existing boundary of No. 1 being brought closer to Conifers clearly suggests that this is a definite case of overdevelopment.
- Proposal is out of keeping with the Area of Special Character designation;
- There has been no attempt to reconfigure the house on Plot 5. It still overlooks garden land in the ownership of No. 9;
- The dwelling on Plot 3 has first floor windows that overlook the entire rear of Conifers: lounge, dining room, kitchen and garden;
- The occupier of Conifers would suffer a further loss of privacy from the boundary of the garden of No. 1 being brought closer. The patio and back garden of No. 1 would be directly to the rear of Conifers, on the other side of the fence and closer to the back door;
- The trees have still not been shown to their true size and the root systems are still underestimated. If the trees were plotted accurately the footings of Plot 4 and 5 would damage their extensive root systems, possibly permanently;
- The revised proposals do not include any provision for fencing on the common boundary with No. 7. The conifer screen currently in situ falls within the boundary of No. 7. The occupier of No. 7 could remove the screen and open up views between the two sites;

- There is no indication of any agreement/restriction to prevent the prospective occupier of Plot 4 from trimming their side of the conifer hedge to prevent overlooking from the garden or ground floor windows;
- There would still be overlooking from the ground floor windows of the dwelling on Plot 4;
- The dwelling on Plot 4 is constrained on three sides by overlooking issues with the southern elevation being constrained by a Tree Preservation Order. This leads to the conclusion that it does not suit or fit this size of development in an area of Special Interest;
- The vehicular access would result in health and safety concerns. Friars Walk cannot sustain a side road with at least 10 vehicles per day plus service vehicles coming and going onto a dangerous corner. The potential danger of the new road will affect existing residents of Friars Walk, prospective occupiers and those who use the road as a rat run.
- Inaccuracies in the application submissions: The application form states that there are no hazardous substances on the site. Yet the agents now confirm that The Chestnuts contains asbestos, although sometimes referred to as fibreglass. This is a material error rather than a slight one. Neighbouring residents need to know what kind of hazardous substance is present here.
- Also of concern is that one of the parties involved with the application is a local Councillor. Applaud the decision that an individual officer will not settle the residents' concerns.

Additional Comments

Further re-notification of neighbours has not been carried out following the receipt of the revised Location and Site Plans as the changes are minor in nature and are situated in the interior of the site.

The comments made in terms of overdevelopment, overlooking and loss of privacy, effect on trees and highway safety concerns are addressed in the report on the main agenda.

With regard to boundary treatments, particularly in the vicinity of No. 7, were the application otherwise acceptable, this could be regulated by condition. The standard condition requiring boundary treatment details to be submitted to and agreed by the Local Planning Authority and the scheme to be completed and retained in accordance with the approved details would be sufficient.

The concerns in relation to the presence of asbestos in The Chestnuts are noted. However, the demolition of this property and the removal of potentially hazardous substances are regulated by other legislation. The Control of Asbestos Regulations 2006 prohibit the importation, supply and use of all forms of asbestos. The control and management of asbestos is the responsibility of the Health and Safety Executive rather than a matter for planning control. If the application were otherwise acceptable, an informative could be attached to any grant of planning permission advising the applicant/developer of their responsibilities in this regard and directing them to the Health and Safety Executive.

SCHEDULE B***Item 8 (Page 27-40) – CB/10/01470/FULL – The Five Bells, 2 Market Square, Eaton Bray, Dunstable, LU6 2DG.*****Additional Consultation/Publicity Responses**

As a result of reconsultations carried out in respect of the amended proposal, representations have been received from 2 & 15 Greenways, Orchard Cottage, Totternhoe Road and Lol Cottage, Green Lane, objecting for the following reasons:-

- gross overdevelopment for the size of the site;
- detrimental to the conservation area;
- access is onto a busy road, close to a sharp bend, existing road junctions and bus stops used by school children;
- due to insufficient car parking/turning provision, reversing onto the road would be hazardous and there will be a temptation for cars to park on the roadside causing visibility issues and risks for highway users;
- proposal does not meet the requirements of local housing needs;
- overlooking resulting in loss of privacy to adjoining houses in Greenways and loss of light; and
- bats roosting/nesting in the barn being proposed for development.

Additional Comments

The objections raised in the additional representations are largely the same as those originally received and are addressed in the report on the main Agenda.

Although further representations have been received from the adjoining property in Greenways on the grounds of overlooking and loss of privacy, the resolution of this issue was one of the main reasons for amending the proposal, the amended scheme involving a reduction in the bulk of the plot 5 dwelling and the removal of first floor windows within the rear facing elevation. The concern in relation to bats roosting in the barn (former functions room) to be converted as part of the plot 3 dwelling, has not been raised previously and it is accordingly proposed to impose a condition requiring the carrying out of a bat survey prior to the commencement of the development.

Additional Condition

Prior to the commencement of the development hereby permitted, a survey of the site shall be undertaken in order to ascertain whether there are any bats roosting on the site, and the results of the survey submitted to the Local Planning Authority. Any habitat protection measures recommended in the survey report shall be implemented in accordance with a timetable to be agreed in writing by the Local Planning Authority.

REASON: To enable proper consideration to be given to the impact of the development on nature conservation interests.

Item 9 (Page 41-50) – CB/10/02958/FULL – 4 Coopers Close, Sandy, SG19 1NQ.**Additional Consultation/Publicity Responses**

Bedfordshire and River Ivel Internal Drainage Board – It is not clear from the application which method of storm water disposal is to be employed. If the method of storm water disposal is to be by way of soakaways then it is essential that the ground conditions be investigated and if found satisfactory the soakaways are constructed in accordance with the latest Building Research Establishment Digest 365.

Additional Comments

None.

Additional Informatives

1. The Bedfordshire and River Ivel Internal Drainage Board advise that if storm water disposal is to be by way of soakaways it is essential that ground conditions be investigated and if found satisfactory, the soakaways are constructed in accordance with the latest Building Research Establishment Digest 365.

Item 10 (Page 51-60) – CB/10/02672/FULL – 5 New Road, Clifton, Shefford, SG17 5JH.**Additional Consultation/Publicity Responses**

None.

Additional Comments

None.

Additional/Amended Conditions

None.

SCHEDULE C***Item 11 (Page 61-66) – CB/10/02620/NMA – 22 The Chilterns, Leighton Buzzard, LU7 4QD.*****Additional Consultation/Publicity Responses**

None.

Additional Comments

None.

Additional/Amended Conditions

None.

Item 12 (Page 67-74) – CB/10/03063/FULL – 312 Manor Road, Woodside, Luton, LU1 4DN.

Additional Consultation/Publicity Responses

Find attached letter from the applicant in response to a neighbour's objection.

Additional Comments

None.

Additional/Amended Conditions

None.

Item 13 (Page 75-82) – CB/10/03324/FULL – Gravenhurst Lower School, High Street, Gravenhurst, Bedford, MK45 4HY.

Additional Consultation/Publicity Responses

Highways officer: No comments.

Environmental health officer: No objection.

Additional Comments

Neighbours:

1. The schools justification statement is a wonderful piece of fiction. The planning documents should be changed from a 'pergola' to 'outside stage' as this is at best misleading. Is an outside area an appropriate setting for listening skills? The new area will be visible from High Street and The Close. There are not trees or bushes as shown on the plan. It should be installed at the end of the lower play ground as this is the furthest point from homes - not close to homes which are already suffering an increase in noise. The word 'envisage' means that they may well install lighting and sound at a later date.

If it is built it must have sufficient sound proofing fencing around the complete area and the wooden floor to be built with deadening panels and installed at ground level.

Some people in High Street already hear what they think is drumming and this is in fact the children running about in the hutted classroom.

Some parents have started levelling the ground where the stage is to go.

1. Objects: Noise pollution. Already experiencing unacceptable noise pollution from the activities of the Pre School. Horses nest door are frightened. Can not have a normal conversation in our garden. This will be another source of noise leading to loss of amenity. Trees alongside the conifer hedge have been removed. They were supposed to remain on the boundary. This has removed a sound and security barrier. The trees have not been replaced. Is there any enforcement action being pursued regarding this? The erection of the pergola will increase the outside use and the decking will mean children jumping up and down leading to more noise. Speaking and listening skills do to require outdoor facility. Concerns about lighting and amplification. The application is unnecessary. They could used sleepers to delineate boundaries of the use.

Additional/Amended Conditions

None.

**312 MANOR RD
WOODSIDE
NR SLIP END
BEDFORDSHIRE
LU1 4DN**

8th October 2010

Tel: 01582 435225
Mob: 07795 181550
Richard.Stay@centralbeds.gov.uk

Trevor Saunders
Assistant Director of Planning
Central Bedfordshire
Priory House, Monks Walk
Chicksands
Bedfordshire
SG17 5TQ

Dear Mr Saunders

Application No: CB/10/03063IREG3
Location: 312 Manor Road, Woodside, LU1 4DN
Proposal: Retention of side roof extensions and front and rear facing dormer windows

I write in response to an objection by Mr J Thikoordim to the above planning application.

There are no legitimate planning objections contained in the letter of objection dated 20th September 2010. Therefore for the purposes of the Development Management Committee's deliberations the objection should be disregarded.

The only alteration from the substantive planning permission already granted is a single front facing dormer window to the southern end of the property. It does not overlook Mr Thikoordim's property - it does in fact face open fields.

In respect of the comments made around the planning permission already granted, I would wish to place on record my absolute rejection of any abuse of process. Any planning application made by a serving Central Bedfordshire Councillor goes directly to committee for public discussion. This and the previous substantive application was treated entirely appropriately and in line with agreed policy.

The substantive planning permission granted on 24th November 2009 covered every aspect of the current completed works with the exception of the addition of a further front facing dormer, which is the reason of this retrospective application.

The substantive permission showed an additional front extension which we decided not to build, instead adding a dormer in place of the extension. Visually there is no impact and there is no adverse impact on any adjacent property.

Mr Thikoordim makes a number of allegations of impropriety which are wholly rejected and are potentially defamatory. I request that the DMC ignores the objection in its entirety as being wholly irrelevant.

I wish to place on record that there has been no attempt to subvert the understood and accepted planning process.

The only alteration from the passed plans is an additional front dormer and when we decided to alter the plans a discussion took place with the Planning Officer who advised that a retrospective application would be required for that element of the works. This was entirely understood and accepted as the appropriate way forward given that the works had already started.

There has been no contempt of process or indeed abuse of office. These allegations should be regarded as non material and wholly rejected.

I would add that that this appears to be a retrospective objection to the passed plans by Mr Thikoordim.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Richard Stay', with a stylized flourish at the end.

Richard Stay

Item No. 13

APPLICATION NUMBER CB/10/03324/FULL
LOCATION Gravenhurst Lower School, High Street,
Gravenhurst, Bedford, MK45 4HY
PROPOSAL Full: Erection of timber pergola.
PARISH Gravenhurst
WARD Silsoe & Shillington
WARD COUNCILLORS Cllr R Drinkwater and Cllr A Graham
CASE OFFICER Sarah Fortune
DATE REGISTERED 02 September 2010
EXPIRY DATE 28 October 2010
APPLICANT Gravenhurst Lower School
AGENT MK40 Architects
REASON FOR COMMITTEE TO DETERMINE The application is made under Regulation 3 and objection has been made to the scheme.

RECOMMENDED DECISION Full Application - Granted

Reasons for Granting

In view of the fact that there are no policy objections to the construction of the pergola, and it is felt that any greater impact on the amenities of neighbours by way of the formalisation of the existing use can be controlled by way of conditions being attached to any planning permission - and no other technical objections have been received - the application is recommended for approval as being in compliance with policies in the Core Strategy and Development Management Policy Document dated November 2009.

Recommendation

That planning consent be granted subject to the following conditions

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

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

- 2 The pergola hereby approved shall be used only in association with the use of the Gravenhurst Lower School - as a school - for school theatrical performances, concerts and other similar activities and not for any other purpose. It shall not be used for any purpose by any non Gravenhurst Lower School groups.

Reason: To define the permission hereby granted and for the avoidance of doubt in the interest of the visual amenities of the area and the amenities of neighbours.

- 3 There shall be no use of amplification or floodlighting in or from the pergola hereby approved without the prior approval of the planning authority in the form of a planning permission.

Reason: To safeguard the amenities of occupiers of the neighbouring residential properties.

- 4 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;
- the retention of all trees and shrubs
- planting plans, including schedule of size, species, positions, density and times of planting;
- cultivation details including operations required to establish new planting;
- details of existing trees and hedgerows on the site 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.

[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.
3. The Committee agreed that condition 3 which stated that the pergola should not be used outside of the Gravenhurst Lower School term times or outside of the hours of 9.00am to 9.00pm on Mondays to Saturdays during school term times and not at all on any Sunday, Public or Bank Holiday.]

Item No. 7

APPLICATION NUMBER	CB/10/02629/FULL
LOCATION	Land at No.1 and The Chestnuts Friars Walk, Dunstable, LU6 3JA
PROPOSAL	Extensions and alterations to No. 1 Friars Walk, demolition of dwellinghouse (Chestnuts) and redevelopment of the site to provide four detached dwellings
PARISH	Dunstable
WARD	Dunstable Downs and Watling
WARD COUNCILLORS	Cllrs Paul Freeman, Tony Green, Peter Hollick & Cllr Ann Sparrow
CASE OFFICER	Gill Claxton
DATE REGISTERED	13 July 2010
EXPIRY DATE	07 September 2010
APPLICANT	Visao Ltd
AGENT	Consensus Planning
REASON FOR COMMITTEE TO DETERMINE RECOMMENDED DECISION	Full Application - Refused

Delegated Decision: See Minute No. DC/10/112

that planning permission be delegated to the Director of Sustainable Communities to approve the application in consultation with the Chairman and Vice Chairman and subject to completion of a Unilateral Agreement.

Notes to Applicant

[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.]

This page is intentionally left blank

Item No. 08

APPLICATION NUMBER	CB/10/01470/FULL
LOCATION	The Five Bells, 2 Market Square, Eaton Bray, Dunstable, LU6 2DG
PROPOSAL	Conversion and extension of barn to form dwelling (plot 3) and erection of two additional dwellings (plots 4 & 5)
PARISH	Eaton Bray
WARD	South West Bedfordshire
WARD COUNCILLORS	Cllr Ken Janes & Cllr Marion Mustoe
CASE OFFICER	Mr A D Robertson
DATE REGISTERED	26 April 2010
EXPIRY DATE	21 June 2010
APPLICANT	Miah Properties Ltd
AGENT	Hinton Cook Architects
REASON FOR COMMITTEE TO DETERMINE	Called in by Ward Councillor Mrs Marion Mustoe for reason of overdevelopment; access onto a busy road; risk of flooding; and change of use.
RECOMMENDED DECISION	Full Application - Granted

Reasons for Granting

The proposed development of the site by the erection of three dwellings is considered to be acceptable in principle and in accordance with national guidance and policies in the South Bedfordshire Local Plan Review. The proposal provides the opportunity to deliver housing at an appropriate density, on an area of vacant and under-used land within the built-up area of the village and although the site is in the Conservation Area it is considered that the development would not have an adverse impact on the setting, character and appearance of the area.

The revised plans in respect of the plot 5 dwelling overcome our previous concerns in respect of the impact of the development on the residential amenity of the adjoining properties.

Recommendation

That Planning Permission be GRANTED subject to the receipt of a unilateral undertaking in relation to the Council's Planning Obligations Strategy and 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 development begins, a landscaping scheme to include any hard surfaces and earth mounding shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented by the end of the full planting season immediately following the completion and/or first use of any separate part of the development (a full planting season means the period from October to March). The trees, shrubs and grass shall subsequently be maintained for a period of five years from the date of planting and any which die or are destroyed during this period shall be replaced during the next planting season and maintained until satisfactorily established.
REASON: To ensure a satisfactory standard of landscaping.
(Policy BE8, S.B.L.P.R).**
- 3 The existing trees and hedgerows shall be retained and protected in a manner to be approved in writing by the Local Planning Authority and shall not be destroyed, uprooted, felled, lopped or topped without the previous written consent of the Local Planning Authority. Any trees or hedgerows removed without such consent or dying or being severely damaged or becoming seriously diseased shall be replaced by trees or hedgerow specimens of such size and species as may be agreed with the Local Planning Authority. Such trees or hedgerow specimens 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 comply with Section 197 of the Town and Country Planning Act 1990 and to safeguard existing trees and hedgerows on the site.
(Policy BE8 S.B.L.P.R).
- 4 Before the development is first occupied or brought into use, the parking scheme shown on Drawing No. 09-21-APP1-002D shall be completed and thereafter retained for this purpose.
REASON: To ensure provision for car parking clear of the highway.
(Policy T10 S.B.L.P.R).
- 5 **Notwithstanding the details submitted with the application, before development begins a scheme for screen fencing and/or screen walling shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be fully implemented before the development is first occupied or brought into use and thereafter retained.
REASON: To safeguard the amenity of the area.
(Policy BE8 S.B.L.P.R).**
- 6 **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 buildings shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved details.
REASON: To control the appearance of the buildings.
(Policy BE8, S.B.L.P.R).**

- 7 **Before development begins, details of the levels of the proposed dwellings shall be submitted to and approved in writing by the Local Planning Authority, and development shall thereafter be implemented accordingly.**
REASON: To produce a satisfactory relationship between the various elements of the scheme and adjacent properties.
(Policy BE8 S.B.L.P.R).
- 8 **Before development begins, the positions of the proposed dwellings shall be pegged out on site and their positions approved in writing by the Local Planning Authority.**
REASON: To enable consideration to be given to the precise layout of the development.
(Policy BE8 S.B.L.P.R).
- 9 The windows shown on Drawing No. 09-21-APP1-008D shall be permanently glazed with obscured glass.
REASON: To protect the privacy of the occupiers of adjoining properties.
(Policy BE8 S.B.L.P.R).
- 10 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no extensions to the buildings hereby permitted shall be carried out without the grant of further specific permission from the Local Planning Authority.
REASON: To control the external appearance of the buildings in the interests of the amenities of the area.
(Policy BE8 S.B.L.P.R).
- 11 Notwithstanding the provisions of Part 1 Class E of Schedule 2 to the Town and Country (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no buildings or other structures shall be erected or constructed within the curtilage of the property without the grant of further specific permission from the Local Planning Authority.
REASON: To control the development in the interests of the amenities of the area.
(Policy BE8 S.B.L.P.R).
- 12 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), any garage, car port or parking space hereby permitted shall be kept permanently available for the parking of motor vehicles.
REASON: To ensure that off-street parking is retained in the interests of highway safety.
(Policy T10 S.B.L.P.R).
- 13 **Development shall not begin until details of the junction of the proposed vehicular accesses 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.

- 14 Before the accesses are first brought into use a triangular vision splay shall be provided on each side of the new accesses and shall measure 1.8m along the fence, wall, hedge or other means of definition of the front boundary of the site, and 1.8m measured into the site at right angles to the same line along the side of the new access drives. The vision splays so described and on land under the applicant's control shall be maintained free of any obstruction to visibility exceeding a height of 600mm above the adjoining footway level.
REASON: To provide adequate visibility between the existing highway and the proposed accesses, and to make the accesses safe and convenient for the traffic which is likely to use them.
- 15 Visibility splays shall be provided at the junction of the accesses with the public highway before the development is brought into use. The minimum dimensions to provide the required splay lines shall be 2m measured along the centre line of the proposed access from its junction with the channel of the public highway and 43m 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 accesses and to make the accesses safe and convenient for the traffic which is likely to use them.
- 16 No dwelling shall be occupied until the footway along the frontage of the proposed development site has been widened in accordance with details which shall previously be submitted to and approved in writing by the Local Planning Authority.
REASON: In the interests of road safety and traffic movement.
- 17 The proposed vehicular access shall be constructed and surfaced in accordance with details to be approved in writing by the Local Planning Authority for a minimum distance of 5m into the site, measured from the highway boundary, before the premises are first occupied. Arrangements shall be made for surface water drainage from the site to be intercepted and disposed of separately so that it does not discharge into the highway.
REASON: To avoid the carriage of mud or other extraneous material or surface water from the site into the highway so as to safeguard the interest of highway safety.
- 18 **Before development begins, a scheme for the parking of cycles on the site shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall be fully implemented before the development is first occupied or brought into use and thereafter retained for this purpose.**
REASON: To ensure the provision of adequate cycle parking to meet the needs of occupiers of the proposed development in the interests of encouraging the use of sustainable modes of transport.
- 19 **Before development begins, details of a bin storage/collection point shall be submitted to and approved in writing by the Local Planning Authority and the approved scheme shall be implemented before the first occupation of the dwellings.**
REASON: To avoid the long term storage of refuse containers on the highway so as to safeguard the interests of highway safety.

20 **Before development begins, details of the proposed method of surface water drainage for the site shall be submitted to and approved in writing by the Local Planning Authority. The drainage works as approved shall be constructed in accordance with the approved details before the development is first occupied or brought into use.**
REASON: To ensure satisfactory drainage of the site.

21 Prior to the commencement of the development hereby permitted, a survey of the site shall be undertaken in order to ascertain whether there are any bats roosting on the site, and the results of the survey submitted to the Local Planning Authority. Any habitat protection measures recommended in the survey report shall be implemented in accordance with a timetable to be agreed in writing by the Local Planning Authority.

REASON: To enable proper consideration to be given to the impact of the development on nature conservation interests.

22 This permission relates only to the details shown on the Site Location and Drawing Nos. 09-21-APP1-003, 09-21-APP1-004, 09-21-APP1-005, 09-21-APP1-006, received 26/04/10, Drawing No. 09-21-APP1-002D received 07/09/10 and Drawing Nos.09-21-APP1-003D and 09-21-APP1-008D received 21/09/10 or to any subsequent appropriately endorsed revised plan.
REASON: To identify the approved plans and to avoid doubt.

Notes to Applicant

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

South Bedfordshire Local Plan Review

BE8 - Design and Environmental Considerations.

H2 - Provision of Housing via 'Fall-in' Sites.

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 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/developer is advised that in order to comply with Condition 16 of this permission it may be necessary for the developer of the site to enter into a Section 278 (small works) Agreement and a Dedication Agreement with Central Bedfordshire Council as Highway Authority to ensure the satisfactory completion of the footway works. Further details can be obtained from the Highways Development and Control Department, Central Bedfordshire Council.
5. The applicant/developer is advised that no works associated with the construction of the vehicular access should be carried out within the confines of the public highway without prior consent, in writing, of the Central Bedfordshire Council. Upon receipt of this Notice of Planning Approval, the applicant is advised to write to Central Bedfordshire Council's Customer Contact Centre quoting the Planning Application number and supplying a copy of the Decision Notice and a copy of the approved plan. This will enable the necessary consent and procedures under Section 184 of the Highways Act to be implemented. The applicant is also advised that if any of the works associated with the construction of the vehicular access affects or requires the removal and/or the relocation of any equipment, apparatus or structures (e.g. street name plates, bus stop signs or shelters, statutory authority equipment etc.) then the applicant will be required to bear the cost of such removal or alteration.
6. The requirements of the New Roads and Street Works Act 1991 will apply to any works undertaken within the limits of the existing public highway. Further details can be obtained from the Central Bedfordshire Highways, Streetworks Co-ordination Unit.
7. Photographs of the existing highway that is to be used for access and delivery of materials will be required by the Local Highway Authority. Any subsequent damage to the public highway resulting from the works as shown by the photographs, including damage caused by delivery vehicles to the works, will be made good to the satisfaction of the Local Highway Authority and at the expense of the applicant. Attention is drawn to Section 59 of the Highways Act 1980 in this respect.
8. The applicant/developer is advised that whilst the Council has no reason to believe that the site is contaminated and is not aware of any potentially contaminative past use, it is the developer's responsibility to ensure that final ground conditions are fit for the end use of the site. Any staining, odours or other indications of contamination discovered during development should be described to Central Bedfordshire Council's Public Protection Service. Any imported material for gardens and landscaping must be of a quality that adheres to British Standard for Topsoil BS 3882:2007, as expected by the NHBC and other bodies.
9. The applicant/developer is advised that this application is subject to a legal obligation under Section 106 of the Town and Country Planning Act 1990.

This page is intentionally left blank

Item No. 09

APPLICATION NUMBER	CB/10/02958/FULL
LOCATION	4 Coopers Close, Sandy, SG19 1NQ
PROPOSAL	Proposed two storey side & rear extension and single storey rear extension
PARISH	Sandy
WARD	Sandy
WARD COUNCILLORS	Cllr Nigel Aldis & Cllr Peter Blaine
CASE OFFICER	Vicki Davies
DATE REGISTERED	26 August 2010
EXPIRY DATE	21 October 2010
APPLICANT	Mr Jobling
AGENT	Blueprint Architectural Design
REASON FOR COMMITTEE TO DETERMINE	Cllr Aldis as there are concerns from neighbours about the impact of the single storey extension aspect of the application and how it will affect them in terms of loss of light to breakfast room and over-bearing nature
RECOMMENDED DECISION	Full Application - Granted

Reasons for Granting

The two storey rear and side extensions and single storey rear extension would not detrimentally impact upon the character and appearance of the surrounding area and there would be no detrimental impact upon any neighbouring properties. The scheme therefore, by reason of its site, design, materials and location, is in conformity with Planning Policy Statement 1 (2005), Planning Policy Statement 3 (2006), East of England Plan (May 2008), Milton Keynes and South Midlands Sub-Regional Strategy (March 2005) and Policies CS14 and DM3 of the Core Strategy and Development Management Policies, November 2009. It is further in conformity with the Central Bedfordshire Supplementary Technical Guidance "Design in Central Bedfordshire, A Guide for Development" and Design Supplement 4: Residential Alterations and Extensions.

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 the existing building and the visual amenities of the locality.

- 3 The tiles used for the roof of the front extension shall be sourced and reused from the rear of the existing dwelling house unless otherwise agreed in writing by the Local Planning Authority.

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

- 4 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no additional windows shall be inserted into northern or southern elevation of the proposed extensions.

Reason: To protect the amenity of neighbouring residents.

[Note:

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

APPLICATION NUMBER	CB/10/02672/FULL
LOCATION	5 New Road, Clifton, Shefford, SG17 5JH
PROPOSAL	Full: Single storey timber outbuilding (retrospective)
PARISH	Clifton
WARD	Langford and Henlow
WARD COUNCILLORS	Cllr J Clarke & Cllr T Rogers
CASE OFFICER	Judy Self
DATE REGISTERED	19 July 2010
EXPIRY DATE	13 September 2010
APPLICANT	Mr Bustance
AGENT	Homestead Timber Buildings
REASON FOR COMMITTEE TO DETERMINE	Cllr T Rogers has called the application to Committee in response to the concerns raised by neighbouring properties
RECOMMENDED DECISION	Full Application - Granted

Reasons for Granting

No detriment to the character and appearance of the area would arise or significant harm to residential amenity. As such the proposal is in conformity with Policy DM3 of the Core Strategy and Development Management Policies (2009); Planning Policy Guidance: Planning Statement 1 Delivering Sustainable Development (2005); Planning Statement 3 Housing (2006); the adopted Central Bedfordshire Design Guide (1010)

Recommendation

That Planning Permission be granted subject to the following:

- 1 The outbuilding hereby permitted shall not be occupied at any time other than for purposes ancillary to the residential use of the dwelling known as 5 New Road.

Reason: The ancillary accommodation created by the development is not suitable, because of the circumstances of the site, to be used as a separate, independent residential unit.

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

This page is intentionally left blank

Item No. 11

APPLICATION NUMBER	CB/10/02620/NMA
LOCATION	22 The Chilterns, Leighton Buzzard, LU7 4QD
PROPOSAL	Amendment to planning permission SB/TP/07/1260 (Erection of rear conservatory)
PARISH	Leighton-Linslade
WARD	Grovebury
WARD COUNCILLORS	Cllr Ray Berry & Cllr Adam Fahn
CASE OFFICER	Donna Lavender
DATE REGISTERED	13 August 2010
EXPIRY DATE	08 October 2010
APPLICANT	Mr D Bowater
REASON FOR COMMITTEE TO DETERMINE	Applicant is a Councillor for Central Bedfordshire Council
RECOMMENDED DECISION	Non-Material Amendment - Granted

Reasons for Approval

The alterations to the proposed conservatory will have no further impact on the character of the streetscene or on residential amenity and by virtue of its size, scale and design will complement and harmonise with the local surroundings and will not result in any loss of light or overshadowing as considered by Policies BE8 and H8 of the South Bedfordshire Local Plan Review 2004.

Recommendation: that the Non-Material Amendment be APPROVED subject to the following:

- 1 This consent relates only to the details shown on the Site Location Plan, Block Plan and Proposed Elevations and Floor Plans received 13/08/10 or to any subsequent appropriately endorsed revised plan.

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

This page is intentionally left blank

Item No. 12

APPLICATION NUMBER	CB/10/03324/FULL
LOCATION	Gravenhurst Lower School, High Street, Gravenhurst, Bedford, MK45 4HY
PROPOSAL	Full: Erection of timber pergola.
PARISH	Gravenhurst
WARD	Silsoe & Shillington
WARD COUNCILLORS	Cllr R Drinkwater and Cllr A Graham
CASE OFFICER	Sarah Fortune
DATE REGISTERED	02 September 2010
EXPIRY DATE	28 October 2010
APPLICANT	Gravenhurst Lower School
AGENT	MK40 Architects
REASON FOR COMMITTEE TO DETERMINE	The application is made under Regulation 3 and objection has been made to the scheme.

RECOMMENDED DECISION **Full Application - Granted**

Reasons for Granting

In view of the fact that there are no policy objections to the construction of the pergola, and it is felt that any greater impact on the amenities of neighbours by way of the formalisation of the existing use can be controlled by way of conditions being attached to any planning permission - and no other technical objections have been received - the application is recommended for approval as being in compliance with policies in the Core Strategy and Development Management Policy Document dated November 2009.

Recommendation

That planning consent be granted subject to the following conditions

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

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

- 2 The pergola hereby approved shall be used only in association with the use of the Gravenhurst Lower School - as a school - for school theatrical performances, concerts and other similar activities and not for any other purpose. It shall not be used for any purpose by any non Gravenhurst Lower School groups.

Reason: To define the permission hereby granted and for the avoidance of doubt in the interest of the visual amenities of the area and the amenities of neighbours.

- 3 The pergola hereby granted planning permission shall not be used outside of the Gravenhurst Lower School term times and it shall not be used outside the hours of 9am to 9pm on Mondays to Saturdays during school term times and not at all on any Sunday, Public or Bank Holiday.

Reason: To safeguard the amenities of occupiers of the neighbouring residential properties.

- 4 There shall be no use of amplification or floodlighting in or from the pergola hereby approved without the prior approval of the planning authority in the form of a planning permission.

Reason: To safeguard the amenities of occupiers of the neighbouring residential properties.

- 5 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;
- the retention of all trees and shrubs
- planting plans, including schedule of size, species, positions, density and times of planting;
- cultivation details including operations required to establish new planting;
- details of existing trees and hedgerows on the site 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.

[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.]