

CENTRAL BEDFORDSHIRE COUNCIL

At a meeting of the **DEVELOPMENT MANAGEMENT COMMITTEE** held at Council Chamber, Priory House, Monks Walk, Shefford on Wednesday, 15 September 2010

PRESENT

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

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

Apologies for Absence: Cllrs R D Berry
D J Gale
H J Lockey
K C Matthews

Substitutes: Cllrs Mrs C F Chapman MBE (In place of Cllr H J Lockey)
P A Duckett (In place of Cllr K C Matthews)
B J Spurr (In place of Cllr R D Berry)
J Street (In place of Cllr D J Gale)

Members in Attendance: Cllrs Mrs R J Drinkwater
R W Johnstone
A A J Rogers,

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

DM/10/92 **Chairman's Announcements**

The Committee extended their kind wishes to Cllr Ray Berry and Cllr Dennis Gale.

DM/10/93 **Minutes**

RESOLVED

that the Minutes of the meeting of the Development Management Committee held on the 18 August 2010 be confirmed and signed by the Chairman as a correct record.

DM/10/94 **Members' Interests**

(a) **Personal Interests:-**

Member	Item	Nature of Interest	Present or Absent during discussion
Cllr Mrs C F Chapman MBE	8	Member of Marston Vale Forum	Present

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

Member	Item	Nature of Interest	Present or Absent during discussion
Cllr P N Aldis	13	Applicant is a friend	Absent

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

Member	Item	Parish/Town Council	Vote Cast
Cllr Mrs C Turner	9	Stotfold Town Council	Did not vote
Cllr P N Aldis	13	Sandy Town Council	Did not vote
Cllr A A J Rogers	10	Clifton Parish Council	Did not vote

DM/10/95 **Petitions**

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

However, the Chairman would be presenting the petition re Langford Wind Farm to Council on Thursday 16 September 2010. The petition would be considered at a future Development Management Committee.

DM/10/96 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/10/97 Planning Enforcement Cases Where Formal Action Has Been Taken

Cllr Brown requested that officers be thanked for a detailed report on Woodview nurseries.

RESOLVED

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

DM/10/98 Planning Application No. CB/10/01101/FULL

RESOLVED

that Planning Application No. CB/10/01101/FULL relating to Land off Swaffield Close, Ampthill be approved subject to finalisation of Section 106 agreement as set out in Schedule appended to these Minutes.

DM/10/99 Planning Application No. CB/10/02500/FULL

RESOLVED

that Planning Application No. CB/10/02500/FULL relating to 73a High Street, Stotfold be approved as set out in the Schedule appended to these Minutes.

DM/10/100 Planning Application No. CB/10/02672/FULL

RESOLVED

that Planning Application No. CB/10/02672/FULL relating to 5 New Road, Clifton be deferred for one cycle to allow a site visit to be undertaken.

DM/10/101 **Planning Application No. CB/10/01759/REG3**

RESOLVED

that Planning Application No. CB/10/01759/REG3 relating to Mill Vale Middle School, Wilbury Drive, Dunstable be approved as set out in the Schedule appended to these Minutes.

DM/10/102 **Planning Application No. CB/10/02409/FULL**

RESOLVED

that Planning Application No. CB/10/02409/FULL relating to Russell Lower School, Queens Road Ampthill be approved as set out in the Schedule appended to these Minutes.

DM/10/103 **Planning Application No. CB/10/02831/FULL**

RESOLVED

that Planning Application No. CB/10/02831/FULL, relating to Land off Poplar Close, Sandy be approved as set out in the Schedule appended to these Minutes.

DM/10/104 **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 13 October 2010.

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

(Note: The meeting commenced at 2.00 p.m. and concluded at 3.40 p.m.)

Chairman

Dated

LATE SHEET**DEVELOPMENT MANAGEMENT COMMITTEE – 15 SEPTEMBER 2010****SCHEDULE B*****Item 8 (Page 15-42) – CB/10/01101/FULL – Land off Swaffield Close, Ampthill, Bedford.*****Additional Consultation/Publicity Responses**

Following the receipt of amended plans and elevations, the following comments have been received:

35 Bedford Street, Ampthill – Still object to application on the basis of an increase in traffic and congestion from the development, together with the proposed parking restrictions in Swaffield Close overburdening parking in Bedford Street.

Ampthill Town Council – The application is supported

Environment Agency – No further comments to add.

English Heritage – No further comments to add and the application should be determined in accordance with national and local policy guidance.

Natural England – No further comments to add.

Trees and Landscape Team – No comments regarding landscape as the changes can be covered by a condition for a detailed planting plan.

Archaeology Officer - Following on from initial comments on the application dated 13th May 2010 the applicant has now undertaken an archaeological field evaluation of the proposed development site. The evaluation was undertaken in accordance with a written scheme of investigation approved by the Central Bedfordshire Council Archaeologists and the works were also monitored by this team. The results of the field evaluation have demonstrated that the proposed development site has been subject to both natural and man-made disturbance. Whilst low levels of prehistoric and medieval background activity are present at the site, there is no evidence for surviving sub-surface archaeological deposits that are earlier than 20th century in date. Consequently, as the proposed development site does not contain any heritage assets with archaeological interest that would merit further investigation, there is no objection to this application on archaeological grounds.

Additional Comments

Further revised plans and elevations have been submitted showing minor amendments to the roof detail (addition of roof cowls) and bay window features to the flat blocks (ref: AA1557-2.1-002/C, AA1557-2.1-003/C, AA1557-2.1-004/C, AA1557-2.1-005/C, AA1557-2.1-006/C, AA1557-2.3/011/C, AA1557-2.3/012/C, AA1557-2.3-013/D, AA1557-2.3-014/D, AA1557-015/D, AA1557-2.3-016/D, AA1557-2.3/017/D, AA1557-2.3-020/B, AA1557-2.3-021/B, AA1557-2.3-022/A). It is

considered that these amendments to the design are acceptable and add to the character and quality of the proposed scheme.

Additional/Amended Conditions

None.

Item 9 (Page 43-54) – CB/10/02500/FULL – 73A High Street, Stotfold, Hitchin, SG5 4LD.**Additional Consultation/Publicity Responses**

Additional letter of comments received, which included:

- Stotfold Town Plan states that loss of employment land (for up to 7 much-needed jobs) to residential should be resisted;
- Proposed materials not in keeping with surrounding area and omission of garages from this application;
- Common boundary wall with no. 77 should be retained at current height as per previous approval; and
- Number of anomalies within the design and access statement including size of site, history of existing buildings, presence of trees on adjacent land and general opinions on the effect of the resultant development.

Additional Comments

None.

Additional/Amended Conditions

None.

Item 10 (Page 55-62) – 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 63-70) – CB/10/01759/REG3 – Mill Vale Middle School, Wilbury Drive, Dunstable, LU5 4QP.***

The applicant has clarified that new fencing would be sited along the Wilbury Drive and Ridgeway Avenue frontages only, and not around the rear of the school buildings.

Additional Consultation/Publicity Responses

Tree and Landscape Officer - Confirms that he has no objection to the scheme, subject to the conditions he originally recommended, having received and considered the School's Arboricultural Report.

Additional Comments

None.

Additional/Amended Conditions

None.

Item 12 (Page 71-80) – CB/10/02409/FULL – Russell Lower School, Queens Road, Ampthill, Bedford, MK45 2TD.**Additional Consultation/Publicity Responses**

A consultation response has been received from Sport England in respect of this application. They have made the following comments:

The proposal affects a playing field and the consultation is therefore statutory, under the terms of the General Permitted Development Procedure Order 1995 (as amended).

The proposal has been considered with regard to Sport England's policy 'A Sporting Future for the Playing Fields of England' (1997). Sport England will normally oppose development that would lead to the loss of, or prejudice the use of, all or part of a playing field, without meeting at least one of the specific exception criteria identified in the above policy.

The planning application involves a children's centre building and related development which would be sited in Russell Lower School's playing field. A representative from Sport England has visited the site and part of the area affected by the proposed siting of the development would be capable of forming a playing pitch or part of one. Technically, the proposal would not be entirely consistent with exception E3 of the above policy which relates to areas of a playing field that are incapable of forming playing pitches and none of the other exceptions in the policy are considered to be applicable in relation to this proposal. However, in this instance Sport England are mindful of the following characteristics:

- The proposed development would only affect a relatively small area of the playing field (around 340 sq.m);
- About half of the site of the proposed development would be incapable of forming part of a playing pitch due to the limited space available to form a pitch due to the shape of the playing field in this corner and the constraints imposed by trees along the southern site boundary;
- No existing playing pitches would be affected and the development would not prejudice the potential for additional playing pitches to be marked out. Furthermore, the corner of the playing field affected by the proposed development is considered to be less likely to be used for marking out playing pitches in practice.

Therefore, on the basis of the above characteristics, on this occasion Sport England are satisfied that the proposal partly accords with exception E3 of the above policy and that there will be no harm to sport and recreation provision on the site with respect to the area affected which does not accord with this exception. Consequently, no objection is made to this planning application.

Additional Comments

None.

Additional Condition

None.

Item 13 (Page 81-86) – CB/10/02831/FULL – Land at Poplar Close, Sandy.**Additional Consultation/Publicity Responses**

Sandy Town Council has no objections.

Additional Comments

None

Additional/Amended Conditions

None

Item No. 8**SCHEDULE B**

APPLICATION NUMBER	CB/10/01101/FULL
LOCATION	Land Off, Swaffield Close, Ampthill, Bedford
PROPOSAL	Full: Proposed residential development - Erection of 36 dwellings, access, public open space, children's play area, allotments, landscaping and associated works.
PARISH	Ampthill
WARD	Ampthill
WARD COUNCILLORS	Cllr Summerfield & Cllr Duckett
CASE OFFICER	Julia Ward
DATE REGISTERED	09 April 2010
EXPIRY DATE	09 July 2010
APPLICANT	The Trustees of Bedford Estates
AGENT	Bidwells
REASON FOR COMMITTEE TO DETERMINE	Cllr Summerfield has called to Committee due to the impact of the proposal on residents' amenities and impact on traffic in the area.
RECOMMENDED DECISION	Full Application - Granted

Reasons for Granting

The proposed development, by reason of its design, appearance, layout, scale, massing, access arrangements, relationship to the historic environment and adjacent County Wildlife Site, would not have a detrimental impact on the character and appearance of Ampthill Conservation Area, residential amenities of neighbouring occupiers, ecological value of the surrounding area and the site itself, nor an adverse impact on the access and egress arrangements onto Bedford Street or traffic generation in the area. The proposal is therefore in conformity with policies CS1, CS2, CS3, CS4, CS5, CS7, CS14, CS15, CS16, CS17, CS18, DM2, DM3, DM4, DM9, DM10, DM13, DM14, DM15, DM16, DM17 of the Core Strategy and Development Management Policies (adopted 2009); saved policy HO8 (5) - Land adjacent to Swaffield Close permitted for residential development (approx. 50 dwellings) - from Mid Bedfordshire Local Plan (adopted 2005); PPS1 - Delivering Sustainable Development, PPS3 - Housing, PPS5 - Planning for the Historic Environment, PPS9 - Biodiversity and Geological Conservation, PPG13 - Transport, PPG17 - Planning for Open Space, Sport and Recreation and PPS25 - Development and Flood Risk; Design Guide for Central Bedfordshire including Supplements DS1: New Residential Development and DS5: The Historic Environment, and Mid Bedfordshire District Landscape Character Assessment (August 2007).

Recommendation

That Planning Permission be granted subject to the completion of a satisfactory S106 agreement and 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 **Before development is undertaken on site, full details of both hard and soft landscaping, including a revised Landscape Strategy, 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;**
- **cultivation details including operations required to establish new planting;**
- **details of existing trees and hedgerows on the site, indicating those to be retained and the method of their protection during development works.**

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

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

- 3 **Development shall not begin on site until details of the junction between the proposed estate road and the highway have been approved by the Local Planning Authority. No building shall be occupied until that junction has been constructed in accordance with the approved details.**

Reason: In order to minimise danger, obstruction and inconvenience to users of the highways and the proposed estate road.

- 4 **Development shall not take place on site until detailed plans and sections of the proposed road(s), including gradients and methods of storm water disposal, have been approved in writing by the Local Planning Authority. No building shall be occupied until the section of road which provides access thereto has been constructed (apart from final surfacing) in accordance with the approved details.**

Reason: To ensure that the proposed roadworks are constructed to an adequate standard

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

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

- 6 **No development shall begin until a scheme detailing provision for on-site parking for construction workers for the duration of the construction period has been submitted to, and approved in writing by, the Local Planning Authority. The scheme shall be implemented throughout the construction period.**

Reason: To ensure adequate off-street car parking during construction in the interests of road safety

- 7 **Development shall only be carried out using foundations details of which shall have been previously agreed in writing by the Local Planning Authority to include the layout, with positions, dimensions and levels, of service trenches, ditches, drains and other excavations on site, insofar as they may affect trees and hedgerows on or adjoining the site.**

Reason: To ensure the protection of trees and hedgerows to be retained, and in particular to avoid unnecessary damage to their root systems.

- 8 **Before development is undertaken on site, details of the final ground and slab levels of the dwellings hereby approved shall be submitted to, and approved in writing by, the Local Planning Authority. Such details shall include reference to both the site and adjoining properties. Thereafter, the development shall be implemented in accordance with the approved details.**

Reason: To ensure that there is a satisfactory relationship between the new development and adjacent buildings and public areas.

- 9 **Before development is undertaken on site, a scheme of works to upgrade the surface of Public Footpath No. 11 shall be submitted to, and approved in writing by, the Local Planning Authority. The agreed scheme shall be implemented prior to the occupation of any dwelling on the site.**

Reason: In order to protect the footpath's surface from additional usage that will result from the development.

- 10 **Development shall not be undertaken on site until a surface water drainage scheme for the site, based on sustainable drainage principle, has been submitted to, and approved in writing by, the Local Planning Authority. Details of the future management and maintenance of the scheme shall also be submitted. The approved scheme shall be constructed in accordance with the approved plans before any part of the development is brought into use and the scheme shall be implemented and managed/ maintained in accordance with the approved details.**

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

- 11 **Before development is undertaken on site, the following documentation shall be submitted to, and approved in writing by, the Local Planning Authority:**

a) A Phase I Desk Study incorporating a site walkover, site history, maps and all features of industry best practice relating to potential contamination;

b) Where shown to be necessary by the Phase I Desk Study, a Phase II Site Investigation report further documenting the ground conditions of the site with regard to potential contamination, incorporating appropriate soils and gas sampling;

c) Where shown to be necessary by the Phase II investigation, a Phase III detailed scheme for remedial works and measures to be taken to mitigate any risks to human health, groundwater and the wider environment;

d) On completion of the development, the developer shall provide written confirmation that any and all works have been completed in accordance with the agreed remediation scheme in the form of a Phase VI validation report to incorporate photographs, material transport tickets and sampling.

Any remediation scheme and any variations shall be agreed in writing with the Local Planning Authority before development is undertaken on site. This should include responses to any unexpected contamination discovered during works on site.

Reason: To protect human health and the environment.

- 12 **Before development is undertaken on site, full details of all proposed external lighting on the site, including a scheme for dusk to dawn lighting of communal parking courts, shall be submitted to, and approved in writing by, the Local Planning Authority. the approved lighting shall be implemented prior to the first occupation of any dwelling utilising the spaces within the parking courtyards.**

Reason: To ensure that the security and attractiveness of the development, including the parking courts, is maintained.

- 13 **Before development is undertaken on site, a scheme detailing access provision to and from the site for construction traffic, clearly indicating what arrangements will be made for restricting such vehicles to approved points of access and egress has been submitted to, and agreed in writing by, the Local Planning Authority. The scheme shall be operated throughout the period of construction works.**

Reason: To ensure the safe operation of the road network in the interests of road safety.

- 14 **Before development is undertaken on site, details of the method of disposal of foul sewage for the site shall be submitted to and approved by the Local Planning Authority. The approved drainage works shall be constructed in accordance with the approved plans before any part of the development is brought into use.**

Reason: To ensure that adequate foul water drainage is provided to prevent pollution of the surrounding environment.

- 15 **Notwithstanding any information submitted in support of the application development shall not be undertaken on site until a plan indicating the positions, design, materials and type of boundary treatment to be erected has been submitted to, and approved in writing by, the Local Planning Authority. The boundary treatment in accordance with the approved details before the buildings are occupied.**

Reason: To safeguard the appearance of the completed development and the visual amenities of the locality

- 16 **Before development is undertaken on site, full details of a scheme for the protection of Ampthill Country Park County Wildlife Site, including appropriate boundary fencing, during construction works, shall be submitted to and approved in writing by, the Local Planning Authority. The development shall be implemented in accordance with the approved details.**

Reason: To protect Ampthill Park County Wildlife Site and to prevent to discharge of materials of contaminants into this area

- 17 **Before development is undertaken on site, a Site Waste Management Plan shall be submitted to, and approved in writing by, the Local Planning Authority. The development shall be implemented in accordance with the approved plan.**

Reason: In the interests of the satisfactory removal of waste materials from the site.

- 18 Any retaining walls within the site and forming part of the development hereby permitted shall be constructed in facing materials to match those used on any immediately adjacent building unless otherwise agreed in writing by the Local Planning Authority.

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.

- 19 **The mitigation measures included within the submitted habitat surveys (ref: Ecological Assessment, February 2010 & Reptile Survey Report and Mitigation Strategy, June 2010) shall be implemented to the satisfaction of the Local Planning Authority and in accordance with a timetable to be agreed in writing by the Local Planning Authority before development is undertaken on site.**

Reason: In the interests of nature conservation and the amenity of the area.

- 20 **Before development is undertaken on site, full details of the proposed play area, including play equipment and a boundary fence, and areas of public open space, shall be submitted to, and approved in writing by, the Local Planning Authority. The development shall be implemented in accordance with the approved plans.**

Reason: To ensure the satisfactory provision of open space and play areas within the development

- 21 **Before development is undertaken on site, full details of the design of the proposed electricity sub-station shall be submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with the approved details.**

Reason: In the interests of the visual amenities of the area.

- 22 The development shall at no time obstruct the public footpath/ rights of way adjoining the site.

Reason: In the interests of pedestrian safety.

- 23 Prior to the occupation of any dwelling on site, full details of the management and maintenance of all communal areas, including parking courts, shall be submitted to, and approved in writing by, the Local Planning Authority.

Reason: To ensure their availability to residents and to ensure that they are appropriately maintained in the interests of visual amenity.

- 24 Any removal of trees, scrub or hedgerow should take place outside the bird breeding season of March to August inclusive. Should any vegetation have to be removed during, or close to, this period, it should first be thoroughly assessed by a suitably experienced ecologist as to whether it is in use by nesting birds, appropriate mitigation measures suggested if necessary, and then agreed in writing with the Local Planning Authority.

Reason: To protect breeding birds.

- 25 The garages hereby permitted shall be kept available for the parking of motor vehicles at all times. The garages shall be used solely for the benefit of the occupants of the dwellings of which they form a part and their visitors and for no other purpose and permanently retained as such thereafter.

Reason: Having regard to current highway guidance and the intensively developed nature of the site, to retain off-street parking which could adversely affect the convenience of road users.

- 26 The development shall be implemented in accordance with the submitted materials schedule ref: AA1557-17.0-002, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure a high quality development within the Conservation Area and in close proximity to Ampthill Park.

- 27 No shrubs or hedges on the site shall be removed or cut down without the prior written consent of the Local Planning Authority.

Reason: To safeguard the existing shrubs and hedges on the site in the interests of visual amenity.

- 28 The soil levels within the root spread of the trees/ hedgerows to be retained shall not be raised or lowered.

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

- 29 The burning of materials shall not take place where it could cause damage to any tree or tree group to be retained, either on site or on adjoining land.

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

- 30 The scheme approved in Condition 2 above shall be carried out in accordance with a timetable previously agreed in writing by the local planning authority. Thereafter the planting shall be adequately maintained for a period of five years from the date of planting. Any of the trees or shrubs or both which die or are removed, or which become severely damaged or seriously diseased (during the said period of five years) shall be replaced with trees or shrubs or both, as the case may be, of similar size and species to those originally required to be planted and the same shall be maintained until properly established.

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

- 31 The promotion of sustainable travel associated with this development shall be implemented in accordance with the approved Transport Statement and Travel Plan (MEC, ref: 20011/TR/07-10/3024 rev A) dated July 2010 and shall include the following agreed measures;

- * Appointment of a Travel Plan Co-ordinator;
- * Agreed Targets;
- * Marketing and promotion of sustainable transport choices including the provision of welcome packs to include site specific travel and transport information: travel vouchers; maps showing the location of shops, recreational facilities, employment and educational facilities; details of relevant pedestrian, cycle and public transport routes to/ from the site; copies of relevant bus and rail timetables;
- * Monitoring upon first occupation and annually thereafter for a period of five years.

Reason: For the avoidance of doubt and to reduce reliance on the private car.

- 32 The structures to be located in the rear gardens for the parking of cycles as shown on drawing ref: AA1557-2.1-001B and to be located within the building as shown on drawing ref: AA1557-2.1-003B shall be fully implemented before the development is first occupied or brought into use and thereafter retained for this purpose. Development shall not commence until the visual appearance of the freestanding structures has been submitted to, and agreed in writing by, the Local Planning Authority.

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

- 33 If the road is not constructed to the full length and layout illustrated on the approved plan, a temporary turning space for vehicles shall be constructed within the site in a position to be approved in writing by the Local Planning Authority before any building taking access from the road is occupied.

Reason: To avoid the need for vehicles to reverse into or from the highway in the interests of the road safety.

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

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

- 35 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 works shall be commenced for the extension (Class A) or erection of outbuildings (Class E) of plots 17 - 21 and 30 - 36 without the express grant of planning permission.

Reason: To preserve and enhance the character of Ampthill Park and to protect the root systems of trees in and around the site.

- 36 Notwithstanding the approved plans, the proposed gates at accesses serving plots 1 and 2 shall be removed. Any gates provided shall open away from the highway and be set back a distance of at least 5 metres from the nearside edge of the carriageway of the adjoining highway.

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

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

Reason: In the interests of protecting the quality of groundwater in the area.

- 38 **Before development is undertaken on site, full details of the storage of rubbish bins, including bin collection points, shall be submitted to, and approved in writing by, the Local Planning Authority. The development shall be implemented in accordance with the approved details.**

Reason: In the interests of the visual amenity of the area.

- 39 **Before development is undertaken on site, full details of the proposed gates to the allotments, including appearance, height, method of opening, maintenance and management of the gates, shall be submitted to, and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with the approved details.**

Reason: In the interests of the visual amenity of the area and to protect the route of the public footpath adjacent to the allotments.

- 40 **The dwellings hereby approved shall not be occupied until a Traffic Regulation Order has been implemented in Swaffield Close restricting on street parking to a residents only scheme, unless an alternative scheme to control on street parking has been agreed in writing with the Local Planning Authority.**

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

Notes to Applicant

1. The applicant is advised that no works associated with the construction of the vehicular access should be carried out within the confines of the public highway without prior consent, in writing, of the Central Bedfordshire Council. Upon receipt of this Notice of Planning Approval, the applicant is advised to write to Central Bedfordshire Council's Highway Help Desk, Technology House, 239 Amphill Road, Bedford MK42 9BA 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.
2. The applicant is advised that no highway surface water drainage system designed as part of a new development, will be allowed to enter any existing highway surface water drainage system without the applicant providing evidence that the existing system has sufficient capacity to account for any highway run off generated by that development. Existing highway surface water drainage systems may be improved at the developer's expense to account for extra surface water generated. Any improvements must be approved by the Highways Development Control Group, Central Bedfordshire Council, Priory House, Monks Walk, Chicksands, Shefford SG17 5TQ.

3. The applicant is advised that the requirements of the New Roads and Street Works Act 1991 will apply to any works undertaken within the limits of the existing public highway. Further details can be obtained from the Traffic Management Group Highways and Transport Division, Central Bedfordshire Council, P.O. Box 1395, Bedford, MK42 5AN.
4. The applicant is advised that if it is the intention to request Central Bedfordshire Council as Local Highway Authority, to adopt the proposed highways as maintainable at the public expense then details of the specification, layout and alignment, width and levels of the said highways together with all the necessary highway and drainage arrangements, including run off calculations shall be submitted to the Highways Development Control Group, Central Bedfordshire Council, Priory House, Monks Walk, Chicksands, Shefford SG17 5TQ . No development shall commence until the details have been approved in writing and an Agreement made under Section 38 of the Highways Act 1980 is in place.
5. The British Standard for Topsoil, BS 3882:2007, specifies requirements for topsoils that are moved or traded and should be adhered to.
6. Applicants are reminded that, should groundwater or surface water courses be at risk of contamination during of after development, the Environment Agency should be approached for approval of measures to protect water sources separately.
7. Anglian Water has assets close to or crossing the site or there are assets subject to an adoption agreement. Therefore the site layout should take this into account and accommodate these assets within either prospectively adoptable highways or public open space. If this is not practicable, then the applicant will need to ask for the assets to be diverted under Section 185 of the Water Industry Act 1991, or in the case of apparatus under an adoption agreement, liaise with the owners of the apparatus. It should be noted that the diversion works should normally be completed before development can commence.
8. The applicant is advised that the relevant law protecting species should be complied with, including obtaining and complying with the terms and conditions of any licences required, as described in Part IV B of Circular 06/2005.
9. Please note that this planning permission is subject to a legal agreement (S106 agreement).

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

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Item No. 9

APPLICATION NUMBER	CB/10/02500/FULL
LOCATION	73A High Street, Stotfold, Hitchin, SG5 4LD
PROPOSAL	Full: Demolition of existing industrial buildings and the construction of 2 no. one bed OAP retirement bungalows with parking and gardens
PARISH	Stotfold
WARD	Stotfold & Arlesey
WARD COUNCILLORS	Cllr Dalgarno, Cllr Saunders, Cllr Street & Cllr C Turner
CASE OFFICER	Dee Walker
DATE REGISTERED	14 July 2010
EXPIRY DATE	08 September 2010
APPLICANT	D T Chellew
AGENT	Levitt Partnership
REASON FOR COMMITTEE TO DETERMINE	Ward Cllr C Turner called in on grounds of impact on existing boundary treatment, inadequate vehicular access and loss of employment
RECOMMENDED DECISION	Full Application - Granted

Reasons for Granting

In conclusion, the scheme by reason of its site, design and location is in conformity with Policies CS1, CS2, DM3 and DM4 of the Central Bedfordshire Adopted Core Strategy and Development Management Policies 2009; Planning Policy Statement 1 (2005), Planning Policy Statement 3 (2010) and Planning Policy Statement 5 (2010); Design in Central Bedfordshire: A Guide for Development - *Design Supplement 1: New Residential Development* (2009), Design in Central Bedfordshire: A Guide for Development - *Design Supplement 5: The Historic Environment* (2009) and Central Bedfordshire Council's Adopted Supplementary Planning Guidance: Planning Obligations Strategy (2008). The proposal is therefore **acceptable** and that planning permission should be granted subject to conditions.

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

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

- 3 **No development shall take place until the applicant has secured the implementation of a Written Scheme of Archaeological Investigation which has been submitted to and approved in writing by the Local Planning Authority. The said development shall only be implemented in accordance with the scheme thereby approved.**

Reason: To safeguard any material of archaeological interest which exists on the site.

- 4 **Prior to the development hereby approved commencing on site details of the final ground and slab levels of the dwellings hereby approved shall be submitted to and approved in writing by the Local Planning Authority. Such details shall include sections through both the site and the adjoining properties. Thereafter the site shall be developed in full accordance with the approved details.**

Reason: To ensure that a satisfactory relationship results between the new development and adjacent buildings and public areas.

- 5 **Prior to the commencement of development a scheme shall be submitted for written approval by the Local Planning Authority indicating the positions, design, materials and type of boundary treatment to be erected. The boundary treatment shall be completed in accordance with the approved scheme before the buildings are occupied in accordance with a timescale agreed in writing with the Local Planning Authority.**

Reason: To safeguard the appearance of the completed development and the visual amenities of the locality.

- 6 **Prior to the commencement of development details of bin storage/collection point shall be submitted to and approved by the Local Planning Authority. The bin storage/collection point shall be implemented in accordance with the approved details prior to the occupation of any dwelling.**

Reason: In the interest of highway safety.

7

Prior to the commencement of any phase of development the developer shall submit in writing to the Local Planning Authority for approval:

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 necessary by the Phase 2 investigation, a Phase 3 detailed scheme for remedial works and measures to be taken to mitigate any risks to human health, groundwater and the wider environment.

d) On completion of the development, the developer shall provide written confirmation that any and all works have been completed in accordance with the agreed remediation scheme in the form of a Phase 4 validation report to incorporate photographs, material transport tickets and sampling.

Any remediation scheme shall be agreed in writing by the local planning authority prior to the commencement of works.

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 should be adhered to.

Applicants are advised that should groundwater or surface water courses be at risk of contamination during or after development the Environment Agency at Brampton should be approached for approval of measures to protect water resources while copying in the Local Planning Authority.

Reason: To protect human health and the environment

8

Before the premises are occupied all on site vehicular areas shall be surfaced in a manner to the Local Planning Authority's approval so as to ensure satisfactory parking of vehicles outside highway limits.

Arrangements shall be made for surface water from the site to be intercepted and disposed of separately so that it does not discharge into the highway.

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

- 9 The turning space for vehicles illustrated on the approved plan no. 12248 2 Rev B shall be constructed before the development is first brought into use and thereafter be accessible at all times.

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

- 10 Prior to the first occupation of the buildings hereby approved, 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:-

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

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

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

- 11 All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development whichever is the sooner; and 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.

- 12 The existing eastern boundary brick wall shall be retained in perpetuity at its existing height of 2.5 metres, and made good prior to the occupation of the dwellings hereby approved.

Reason: In the interest of amenity and character of the area and amenities of the adjacent property.

- 13 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 works shall be commenced for the extension of the dwellings unless planning permission has first been obtained for the works.

Reason: To ensure a satisfactory level of amenity space surrounding the dwellings is maintained and in the interest of the visual amenities of the site and occupiers of neighbouring properties.

Notes to Applicant

1. The applicant is advised that the requirements of the New Roads and Street Works Act 1991 will apply to any works undertaken within the limits of the existing public highway. Further details can be obtained from the Highway Engineer, Central Bedfordshire Council, PO Box 1395, Bedford, MK42 5AN.

[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.]

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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 Clarke & Cllr 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

Deferred Application – See Minute No. DM/10/100

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

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Item No. 11

APPLICATION NUMBER	CB/10/01759/REG3
LOCATION	Mill Vale Middle School, Wilbury Drive, Dunstable, LU5 4QP
PROPOSAL	Erection of 2m high mesh fence, double gates and single pedestrian gate.
PARISH	Dunstable
WARD	Icknield
WARD COUNCILLORS	Cllr John Kane & Cllr David McVicar
CASE OFFICER	Gill Claxton
DATE REGISTERED	30 June 2010
EXPIRY DATE	25 August 2010
APPLICANT	Mrs G Ellyard
AGENT	
REASON FOR COMMITTEE TO DETERMINE	Objection from Local Resident
 RECOMMENDED DECISION	 Regulation 3 - Granted

Reason for Granting

The proposed development complies with national guidance and Policy BE8 of the South Bedfordshire Local Plan Review in respect of the visual impact of the siting, design and external appearance of the development on the character and appearance of the School site and locality generally and the amenity of occupiers of neighbouring residential properties.

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 The materials of construction and colour of the fencing and gates hereby approved shall be in accordance with the details as set out in the Specification entitled 'Top Playground Boundary Fencing and Gates, Ref. C' received on 14/05/10, unless otherwise agreed 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 development in the interests of the visual amenity of the development and locality.
 (Policy BE8, S.B.L.P.R).

- 3 **Before any construction works and/or access facilitation pruning begins, a pre-commencement meeting must be held on site and attended by the site manager, the appointed tree contractor and a Council arboricultural officer to discuss the arrangements for required pruning of the adjacent trees.**
REASON: To check all aspects of tree pruning arrangements to ensure satisfactory compliance with access facilitation pruning requirements and adherence and recognition of quality working practices.
- 4 When erecting the fence, the minimum required pruning shall be undertaken on the adjacent trees, pruning only those branches which will unavoidably be in conflict with the erection of the fence. Pruning work shall be carried out to a high standard, referring to the requirements of BS 3998:1989 "Recommendations for Tree Work", in particular the Section 13.5 "Crown lifting". The work shall be carried out by a suitably qualified and competent tree surgeon, who understands the need for target pruning, and where pruning shall on no account leave stubs or disfigured branches.
REASON: To ensure that pruning work is carried out to a quality standard and that the amenity value of the trees be maintained.
- 5 This permission relates only to the details shown on the Site Location Plan and Elevation Drawing received 30/06/10, Specification entitled 'Top Playground Boundary Fence and Gates: Ref. C' received 14/05/10 or to any subsequent appropriately endorsed revised plan.
REASON: To identify the approved plans and specifications in order 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 Considerations
2. In accordance with Article 22 of the Town and Country Planning (General Development Procedure) Order 1995 (as Amended), the reason for any condition above relates to the Policies as referred to in the Bedfordshire Structure Plan 2011 (BSP) and the South Bedfordshire Local Plan Review (SBLPR).
3. This permission relates only to that required under the Town & Country Planning Acts and does not include any consent or approval under any other enactment or under the Building Regulations. Any other consent or approval which is necessary must be obtained from the appropriate authority.

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

Item No. 12

APPLICATION NUMBER CB/10/02409/FULL
LOCATION Russell Lower School, Queens Road, Ampthill, Bedford, MK45 2TD
PROPOSAL Full: Erection of Children's Centre in existing school playing field. 2 no. canopies for buggy store and outdoor play. New access road to be created from the main road (Queens Road) in which 2 parking bays will be provided and turning circle.
PARISH Ampthill
WARD Ampthill
WARD COUNCILLORS Cllr Paul Duckett, Cllr Gary Summerfield
CASE OFFICER Lisa Newlands
DATE REGISTERED 08 July 2010
EXPIRY DATE 02 September 2010
APPLICANT Central Bedfordshire Council
AGENT Mouchel
REASON FOR COMMITTEE TO DETERMINE Central Bedfordshire is the Applicant

RECOMMENDED DECISION Full Application - Granted

Reasons for Granting

The proposal respects the amenity of surrounding properties and is appropriate in scale and design to its setting, it would also provide enhanced provision in functional terms of the site and the locality; as such it is in conformity with Policy DM3 of the Core Strategy and Development Management Policies for Central Bedfordshire (North). It is also in accordance with PPS1: Delivering Sustainable Development.

Recommendation

That Planning Permission be granted subject to the following:

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

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

- 2 The approved building shall not be occupied until the junction of the proposed vehicular access with the highway has been provided as shown on drawing No 30 Rev A.

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

- 3 Before any of the access to the proposal is first brought into use, a triangular vision splay shall be provided on each side of the new access drive and shall be 2.0m measured along the back edge of the highway from the centre line of the anticipated vehicle path to a point 2.0m measured from the back edge of the highway into the site along the centre line of the anticipated vehicle path. The vision splay so described and on land under the applicant's control shall be maintained free of any obstruction to visibility exceeding a height of 600mm above the adjoining footway level.

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

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

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

- 5 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.

- 6 The children's centre shall develop a travel plan which adds to the Russell Lower school travel plan. The Children Centre's travel plan should detail their involvement with the aims, objectives and actions currently being taken forward by the other establishments on the site. The above plan will include timescales for its ongoing review and amendment as appropriate. The Travel Plan shall be submitted to and approved in writing by the Local Planning Authority prior to first occupation of the development hereby permitted.

Reason: To promote and encourage sustainable modes of transport.

- 7 Before the premises is brought into use the proposed parking area shall be surfaced in a stable and durable manner in accordance with details to be approved in writing by the Local Planning Authority.

Reason: To avoid the carriage of mud or other extraneous material or surface water from the site so as to safeguard the interest of highway safety and reduce the risk of flooding and to minimise inconvenience to users of the premises and ensure satisfactory parking of vehicles outside highway limits.

- 8 Sessions shall not commence until 09:15 hrs on any day.

Reason: To alleviate parking on Queens Road at peak hours.

- 9 The building hereby approved shall be used as a Children's Centre and for no other purpose (including any other purpose falling within Class D1 of the Schedule to the Town and Country Planning (Use Classes) Order 2006, or any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification).

Reason: To exclude the provisions of the said Use Classes Order and thereby ensure the Local Planning Authority retains full control of the future use of the building.

Notes to Applicant

1. The applicant is advised that no works associated with the construction of the vehicular access should be carried out within the confines of the public highway without prior consent, in writing, of the Central Bedfordshire Council. Upon receipt of this Notice of Planning Approval, the applicant is advised to write to Central Bedfordshire Council's, Technology House, 239 Ampthill Road, Bedford, MK42 98D 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.
2. 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 Transportation Division, Central Bedfordshire Council, Technology House, 239 Ampthill Road, Bedford, MK42 9BD.

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

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Item No. 13

APPLICATION NUMBER **CB/10/02831/FULL**
LOCATION **Land At, Poplar Close, Sandy**
PROPOSAL **Full: Erection of Bike Safe 300 motorcycle garage**
PARISH **Sandy**
WARD **Sandy**
WARD COUNCILLORS **Cllr Nigel Aldis & Cllr Peter Blaine**
CASE OFFICER **Annabel Gammell**
DATE REGISTERED **29 July 2010**
EXPIRY DATE **23 September 2010**
APPLICANT **Mr Blaine**
AGENT
REASON FOR **The applicant is a Ward Councillor**
COMMITTEE TO
DETERMINE

RECOMMENDED
DECISION **Full Application - Granted**

Reasons for Granting

The proposed bike safe 300 on the land belonging to the residential dwelling 19 Poplar Close 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 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 Policy 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."

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 as specified within the application form, unless otherwise agreed in writing by the Local Planning Authority.

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

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