

CENTRAL BEDFORDSHIRE COUNCIL

At a meeting of the **DEVELOPMENT MANAGEMENT COMMITTEE** held at Council Chamber, Priory House, Monks Walk, Shefford on Wednesday, 18 August 2010

PRESENT

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

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

Apologies for Absence: Cllr A R Bastable

Substitutes: Cllr R A Baker (In place of A R Bastable)

Members in Attendance: Cllrs Mrs A Barker
Mrs C F Chapman MBE
Mrs R J Drinkwater
R W Johnstone,

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/10/80 **Chairman's Announcements**

The Chairman informed the Committee that the negotiations for conditions to Planning Application No. CB/10/00938/FULL relating to Land next to River Hiz adjacent to west platform of Arlesey Train Station, Arlesey were ongoing and should be completed by the next meeting of the Committee.

DM/10/81 **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; subject to the decision for Planning Application No. CB/10/00518/OUT relating to Land East of Saxon Drive and North of Stratton Park, Saxon Drive, Biggleswade include the additional wording “and to consult with the PCT and the two doctors surgeries regarding the proposed location”.

DM/10/82 **Members' Interests**

(a) **Personal Interests:-**

There were no declarations made.

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

Member	Item	Nature of Interest	Present or Absent during discussion
Cllr Ms C Maudlin	11	Father is the Applicant	Absent

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

There were no declarations made.

DM/10/83 **Petitions**

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

DM/10/84 **Late Sheet**

In advance of consideration of the following Planning Applications, the Committee received a late sheet advising it of additional consultation, publicity, responses, comments and proposed additional / amended conditions. A copy of the late sheet is appended as an Appendix to these Minutes.

During consideration of some of the Applications, the Committee received representations from members of the public in accordance with the Public Participation Procedure as set out in Annex 3 of Part A4 of the Constitution.

DM/10/85 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/10/86 Planning Application No. CB/10/01349/FULL

RESOLVED

that Planning Application CB/10/01349/FULL relating to Land Adjacent, to 17, The Causeway, Clophill be refused as set out in the Schedule appended to these Minutes.

DM/10/87 Planning Application No. CB/10/02505/FULL

RESOLVED

that Planning Application No. CB/10/02505/FULL relating to 1 Monmouth Road, Harlington, Dunstable be refused as set out in the Schedule appended to these Minutes.

DM/10/88 Planning Application No. CB/10/01776/FULL

RESOLVED

that Planning Application No. CB/10/01776/FULL relating to 21 – 23 Queens Road, Ampthill, Bedford be approved as set out in the Schedule appended to these Minutes.

DM/10/89 Planning Application No. CB/10/02377/FULL

RESOLVED

that Planning Application No. CB/10/02377/FULL relating to Land to the rear of 23 & 25 Orchard Way, Lower Stondon, Henlow be approved subject to an additional condition as set out in the Schedule appended to these Minutes.

DM/10/90 **Planning Application No. CB/10/02284/FULL**

RESOLVED

that Planning Application No. CB/10/02284/FULL relating to Land at Caldecote House Farm, The Green, Upper Caldecote, Biggleswade be approved as set out in the Schedule appended to these Minutes.

DM/10/91 **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 15 September 2010.

Chairman (or his nominee)

Vice-Chairman (or his nominee)

Cllrs P N Aldis

D Bowater

K Janes

H J Lockey

(Note: The meeting commenced at 2.00 p.m. and concluded at 3.45 p.m.)

Chairman

Dated

LATE SHEET**DEVELOPMENT MANAGEMENT COMMITTEE – 18 AUGUST 2010****SCHEDULE A*****Item 7 (Page 13-26) – CB/10/01349/FULL – Land Adjacent to 17 The Causeway, Clophill, Beds.*****Additional Consultation/Publicity Responses**

None.

Additional Comments

The situation on the site is constantly changing. The site is in different occupation than when the application was registered. However, occupation is not critical to the planning considerations which are as originally submitted and are in respect of one static caravan and one touring caravan.

The officer's report refers to a levels survey being awaited to be submitted by the applicant regarding the drainage issue but this has not been received. There is therefore no further update on the flooding risk, and the recommendation remains one of refusal.

Additional/Amended Conditions

None.

Item 8 (Page 27-32) – CB/10/02505/FULL – 1 Monmouth Road, Harlington, Dunstable, LU5 6NE.**Additional Consultation/Publicity Responses**

1. No comments have been received from Harlington Parish Council on this application.
2. One further letter has been received from a resident in Goswell End Road who object on grounds of mass, height and its position in relation to their property and other neighbouring properties on Goswell End Road. Writer is unable to attend to speak at meeting due to holiday commitments.

Additional Comments

None.

Additional/Amended Conditions

None.

SCHEDULE B***Item 9 (Page 33-46) – CB/10/01776/FULL – 21 - 23, Queens Road, Ampthill, Bedford.*****Additional Consultation/Publicity Responses**

None.

Additional Comments

The applicant was due to provide more information on liaison with the existing residential tenant in the building, but nothing additional has been submitted.

This matter is, however, a private issue and is not directly relevant to the determination of the application.

The recommendation remains for approval, subject to the receipt of a signed unilateral undertaking to address the Planning Obligations Strategy, for which a draft has already been agreed.

Additional/Amended Conditions

None.

Item 10 (Page 47-52) – CB/10/02377/FULL – Land to the rear of 23 & 25 Orchard Way, Lower Stondon, Henlow, SG16 6NA.**Additional Consultation/Publicity Responses**

1. Stondon Parish Council have no comments to make on this application.
2. One letter has been received from a resident in Plum Tree Road. The objections are summarised below:
 - Removal of historic hedgerow, leading to the loss of wildlife in the area;
 - Loss of privacy between houses on Plum Tree Road and Orchard Way;
 - Timber fence detracts from the character and appearance of the area.

Additional Comments

None.

Additional Condition

1. A planting scheme, which shall include a timetable for implementation, shall be submitted to and approved in writing by the Local Planning Authority within 28 days of the date of this decision. It shall include appropriate trees and shrubs along the outer boundary of the application site. The landscaping shall be undertaken in accordance with the timetable to be approved.

Any trees or significant areas of planting which are removed, die or become, in the opinion of the Local Planning Authority, seriously damaged or defective within a period of 5 years shall be replaced as soon as is reasonably practicable to the satisfaction of the Local Planning Authority.

Reason: To ensure an appropriate standard of visual amenity in the local area.

SCHEDULE C

Item 11 (Page 53-58) – CB/10/02284/FULL – Land at Caldecote House Farm, The Green, Upper Caldecote

Additional Consultation/Publicity Responses

None.

Additional Comments

None.

Additional/Amended Conditions

None.

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Item No. 7**SCHEDULE A**

APPLICATION NUMBER	CB/10/01349/FULL
LOCATION	Land Adjacent, To 17, The Causeway, Clophill
PROPOSAL	Full: Change of Use to a Gypsy Site, 1 static caravan, 1 towing caravan, parking for two vehicles and 1 serviced portaloo. (Part Retrospective)
PARISH	Clophill
WARD	Maulden and Clophill
WARD COUNCILLORS	Cllr A Barker & Cllr H Lockey
CASE OFFICER	Sarah Fortune
DATE REGISTERED	12 May 2010
EXPIRY DATE	07 July 2010
APPLICANT	Mrs J Terry
AGENT	Bucks Floating Support
REASON FOR COMMITTEE TO DETERMINE	Cllr Angela Barker request due to site's location beyond Settlement Envelope. The Assistant Director also considers it prudent due to the level of interest in the application
RECOMMENDED DECISION	Full Application - Refused

Recommendation

That Planning Permission be refused.

- 1 The site is within the floodplain of the River Flit, an area that is known to flood and is classified as Flood Zone 3 as shown on the flood map held by the Internal Drainage Board. Caravans for permanent occupation are defined as being highly vulnerable to flooding and PPS25 advises that such development should not take place in Flood Zone 3.
- 2 The raising of ground levels impacts adversely on flood storage within the flood plain and the erection of close boarded fencing along the bank of the watercourse will restrict flood flows onto the flood plain. The direct discharge of unbalanced water to the adjacent water course is not acceptable as the water course can be overloaded during the winter months. These matters all have the potential to increase risks of flooding in the local area, and are therefore contrary to the aims of Policy DM3 (High Quality Development) in the Core Strategy and Development Management Policies November 2009.

[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. 8

APPLICATION NUMBER	CB/10/02505/FULL
LOCATION	1 Monmouth Road, Harlington, Dunstable, LU5 6NE
PROPOSAL	Full: First floor side extension.
PARISH	Harlington
WARD	Woburn & Harlington
WARD COUNCILLORS	Cllr F Chapman & Cllr B Wells
CASE OFFICER	Duncan Jordan
DATE REGISTERED	08 July 2010
EXPIRY DATE	02 September 2010
APPLICANT	Mr & Mrs George
AGENT	Paul Lambert Associates Ltd
REASON FOR COMMITTEE TO DETERMINE	Cllr F Chapman request following concerns over loss of amenity and privacy, overdevelopment of site and overbearing nature of development. Also the Assistant Director considers it prudent to seek a Committee decision due to the contentious nature of the application
RECOMMENDED DECISION	Full Application - Refused

Recommendation

That Planning Permission be Refused

- 1 The proposed extension, by reason of its mass, height and position relative to neighbouring properties is considered to be overbearing development to occupiers of neighbouring properties in Goswell End Road such that the extension conflicts with Policy DM3 of the Core Strategy and Development Management Policies, Central Bedfordshire (North), November 2009 and Design Supplement 4: Residential Alterations and Extensions 2010.

[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. 9**SCHEDULE B**

APPLICATION NUMBER	CB/10/01776/FULL
LOCATION	21 - 23, Queens Road, Ampthill, Bedford
PROPOSAL	Full: Demolition of single storey building elements and garage. Replacement with two extensions one each side, partly single and partly two storey. Providing a total of 3 retail and 5 residential units. Refurbishment of existing accommodation. Associated amenity space, off street parking and landscaping provided. Re-routing of public pavement.
PARISH	Ampthill
WARD	Ampthill
WARD COUNCILLORS	Cllr P Duckett & Cllr G Summerfield
CASE OFFICER	Nicola Stevens
DATE REGISTERED	20 May 2010
EXPIRY DATE	15 July 2010
APPLICANT	VIGOR HOMES LTD
AGENT	SAUNDERS PARTNERSHIP ARCHITECTS
REASON FOR COMMITTEE TO DETERMINE	Deferred from 21.07.10 meeting to allow the applicant further time to discuss the proposal with the existing tenant. Cllr Summerfield request, concerned about overbearing impact on neighbours and highway issues.
RECOMMENDED DECISION	Full Application - Granted

Reasons for Granting

The proposal is in conformity with Policies CS1, CS2, CS3, CS4, CS14, CS17, DM3, DM4, DM14, DM16 and DM17 of the Core Strategy and Development Management Policies Adopted November 2009 as the proposal does not seriously harm the amenities of neighbours and will not have a harmful impact on the character and appearance of the locality. Appropriate and safe provision has been made for access and parking.

The proposal is in conformity with Planning Policy Statements 1 (Delivering Sustainable Development), 3 (Housing) and PPS4 Planning for sustainable economic growth, Technical Guidance: Design Guide for Central Bedfordshire & DS3 Town Centre & Infill Development, and DS6 Shopfront and signage Adopted Jan 2010, and Mid Beds District Council Planning Obligations SPD (Adopted Feb 2008).

Recommendation

That Planning Permission be APPROVED 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 **No development shall commence until full details of both hard and soft landscaping have been 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.

- 3 The scheme approved in Condition 2 shall be carried out by a date which shall be not later than the end of the full planting season immediately following the first occupation of the development hereby approved.

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.

- 4 The boundary treatment including a 1.8m high brick wall around the residential bin storage area shall be erected as shown on the plans hereby approved. The boundary treatment shall be completed in accordance with the approved scheme unless otherwise agreed in writing with the Local Planning Authority.

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

- 5 **No development shall commence until details of materials to be used for the external finishes of the development hereby approved to include roof, bricks, windows, doors, and porches have been submitted to and approved in writing by the Local Planning Authority and the development shall be carried out in accordance therewith.**

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

- 6 Final ground and slab levels of the development hereby approved shall be implemented in full accordance with the approved plans unless otherwise agreed in writing with the Local Planning Authority.

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

- 7 Retail unit 3 as shown on drawing 6444-P15 shall only be open to customers between the hours of 8am to 6pm Mondays to Saturdays, and not at all on Sundays and Bank Holidays.

Reason: To safeguard the amenities which the occupiers of neighbouring properties might reasonably expect to enjoy.

- 8 Prior to the first occupation of the northern extension the first floor bathroom window in the side (northern) elevation of the development shall be fitted with obscured glass of a type to substantially restrict vision through it, and restriction on its opening to a maximum of 10 cm. These restrictions shall be retained at all times unless written authority has been given by the Local Planning Authority.

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

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

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

- 10 **No development shall take place until the developer has entered with the Council into a Section 38 Agreement of the Highways Act 1980 or similar in respect of the re-routing of the existing footway along Queens Street, to be constructed as part of the development.**

Reason: To ensure that the re-routed footway is available for the public use without any restrictions, in the interest of pedestrian movement.

- 11 No dwelling shall be occupied until the re-routing of the existing footway along Queens Road along the back of the proposed car parking area, the principles of which are as shown on Drawing No 6444 P14B, has been completed. Any Statutory Undertakers equipment or street furniture shall be resited to provide an unobstructed footway.

Reason: In the interests of road safety and pedestrian movement.

- 12 **Development shall not begin until detailed plans and sections of the proposed pedestrian and car parking areas off Dukes Road and Queens Street showing gradients and method of surface water disposal have been approved by the Local Planning Authority and no building shall be occupied until the approved details have been constructed.**

Reason: To ensure that the proposed pedestrian and car parking areas are constructed to an adequate standard in the interest of highway safety.

- 13 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.

- 14 There shall be no restriction on the use of the car parking spaces shown on drawing No 6444 P14B by occupiers of, or visitors to, any of the buildings hereby permitted.

Reason: To minimise the potential for on-street parking and thereby safeguard the interest of the safety and convenience of road users.

- 15 Cycle parking and storage on the site shall be implemented in accordance with the plans and details hereby approved. The scheme shall be fully implemented before the development hereby approved 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.

- 16 **Development shall not commence until a scheme detailing provision for on site parking for construction workers for the duration of the construction period has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented throughout the construction period.**

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

- 17 **No development shall commence until a Site Waste Management Plan has been submitted to and approved by the Local Planning Officer. Development shall be completed in accordance with the approved details. The Site Waste Management Plan should demonstrate that in both construction and operational phases of the development, waste will be minimised as far as possible and that such waste as is generated will be managed in an appropriate manner.**

Reason: To ensure that site waste is disposed of in a safe, efficient and comprehensive manner.

- 18 The ground floor of the building shall be used for retail sale of goods to the public (Use Class A1) of the Town and Country Planning (Use Classes) Order 2006 and no other purpose, (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 land/building(s) in view of the special circumstances of the case.

- 19 **Prior to commencement of the development hereby permitted, the applicant shall submit in writing for the approval of the Local Planning Authority a scheme of noise attenuation measures which will ensure that internal noise levels for the residential units which need to be protected from the commercial use shall not exceed 35dB LAeq, 07.00-23.00 in any habitable room, or 30dB LAeq, 23.00 - 07.00 and 45dB LAmx, 23.00 - 07.00 inside any bedroom. Any works which form part of the scheme approved by the Local Authority shall be completed and the effectiveness of the scheme shall be demonstrated through validation noise monitoring with the results reported to the Local Planning Authority in writing , before any permitted dwelling is occupied, unless an alternative period is approved in writing by the authority.**

Reason : To protect neighbouring residents from any adverse impact from noise arising from the commercial use.

Notes to Applicant

1. You are advised to note that new shop signage may need separate advisement consent. You are advised to contact the planning department for further advise prior to erection of any signage.
2. You are advised to note that this permission is restricted to A1 use. Should any cooking facilities/equipment be required this is likely to require separate planning consent.
3. The applicant is advised that in order to comply with Condition 12 of this permission it will be necessary for the developer of the site to enter into an agreement with Central Bedfordshire Council as Highway Authority under Section 278 or similar of the Highways Act 1980 to ensure the satisfactory completion of the access, car parking areas and footway provision . Further

details can be obtained from the Highways Development Control Group, Development Management Division, , Central Bedfordshire Council, P.O. Box 1395, Bedford, MK42 5AN. Page 18

4. The applicant is advised that the requirements of the New Roads and Street Works Act 1991 will apply to any works undertaken within the limits of the existing public highway. Further details can be obtained from the Traffic Management group Highways and Transportation Division, Central Bedfordshire Council, P.O. Box 1395 Bedford,
5. The applicant is advised that in order to comply with condition 10 of this permission 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, Development Management Division, Central Bedfordshire Council, P.O. Box 1395 Bedford, MK42 5AN.
6. The applicant is advised that all cycle parking to be provided within the site shall be designed in accordance with the Central Bedfordshire Council's "Cycle Parking Guidance.

[Notes:

1. In advance of consideration of the application the Committee were advised of consultation received as set out in the Late Sheet attached to these Minutes.
2. In advance of consideration of the application the Committee received representations made in accordance with the Public Participation Scheme.]

Item No. 10

APPLICATION NUMBER	CB/10/02377/FULL
LOCATION	Land to the rear of 23 & 25 Orchard Way, Lower Stondon, Henlow, SG16 6NA
PROPOSAL	Full: Change of use to residential garden and erection of 1.8m high wooden fencing
PARISH	Stondon
WARD	Silsoe & Shillington
WARD COUNCILLORS	Cllr Rita Drinkwater, Cllr Alison Graham
CASE OFFICER	Kate Phillips
DATE REGISTERED	15 July 2010
EXPIRY DATE	09 September 2010
APPLICANT	Mr Parry
AGENT	
REASON FOR COMMITTEE TO DETERMINE	Request by Cllr Drinkwater on the grounds that the proposal changes the conditions attached to the original housing development permission and also that the proposal would be overbearing to neighbouring properties.
RECOMMENDED DECISION	Full Application - Granted

Reasons for Granting

The proposal to change the use of the land to residential garden and to erect a 1.8 metre high fence would not impact detrimentally upon either the character and appearance of the surrounding area or upon the residential amenity of any nearby residential 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 (2010), East of England Plan (May 2008), Milton Keynes and South Midlands Sub-Regional Strategy (March 2005) and Policies DM3 and DM4 of the Central Bedfordshire Council's Core Strategy and Development Management Policies Development Plan Document (2009). It is further in conformity with the Central Bedfordshire Council's Technical Guidance - Design Supplement 4: Residential Alterations and Extensions (2010).

- 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 materials to be used for the development shall be as detailed in the application hereby approved, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To protect the visual amenities of the surrounding area.

- 3 A planting scheme, which shall include a timetable for implementation, shall be submitted to and approved in writing by the Local Planning Authority within 28 days of the date of this decision. It shall include appropriate trees and shrubs along the outer boundary of the application site. The landscaping shall be undertaken in accordance with the timetable to be approved.

Any trees or significant areas of planting which are removed, die or become, in the opinion of the Local Planning Authority, seriously damaged or defective within a period of 5 years shall be replaced as soon as is reasonably practicable to the satisfaction of the Local Planning Authority.

Reason: To ensure an appropriate standard of visual amenity in the local area.

Item No. 11

APPLICATION NUMBER	CB/10/02284/FULL
LOCATION	Land at Caldecote House Farm, The Green, Upper Caldecote, Biggleswade SG18 9BX
PROPOSAL	Full: Change of use of agricultural land to horse pasture land with associated stable block and store (retrospective).
PARISH	Northill
WARD	Northill and Blunham
WARD COUNCILLORS	Cllr C Maudlin & Cllr T Turner
CASE OFFICER	Dee Walker
DATE REGISTERED	05 July 2010
EXPIRY DATE	30 August 2010
APPLICANT	G.J Maudlin & Sons
AGENT	Richard Beaty, Building Design Ltd
REASON FOR COMMITTEE TO DETERMINE	Applicant is related to Cllr Caroline Maudlin
RECOMMENDED DECISION	Full Application - Granted

Reasons for Granting

In conclusion, the scheme by reason of its site, design and location would not harm the character and appearance of the area or have an adverse impact on the residential amenity of neighbouring properties. As such the proposal is in conformity with Policy DM18 of the Central Bedfordshire Adopted Core Strategy and Development Management Policies 2009; Planning Policy Statement 1 (2005) and Planning Policy Statement 7 (2004). It is therefore considered **acceptable** and that planning permission should be granted subject to conditions.

RECOMMENDATION

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

- 1 Details of the storage and disposal of manure and the location of any manure storage area shall be submitted to and approved in writing by the Local Planning Authority within 28 days of the date of this permission. Manure shall be stored and disposed of strictly in accordance with the approved details.**

Reason: In the interest of neighbouring and to prevent pollution of the environment.

- 2 No manure shall be burnt on site.**

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

- 3 The development hereby permitted shall be used only as private, non-commercial stabling and for no other purpose.

Reason: To prevent the stable from being used for commercial purposes to the detriment of the locality.