

CENTRAL BEDFORDSHIRE COUNCIL

At a meeting of the **DEVELOPMENT MANAGEMENT COMMITTEE** held at Council Chamber, Priory House, Monks Walk, Shefford on Wednesday, 21 July 2010

PRESENT

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

Cllrs	P N Aldis	Cllrs	D Jones
	A R Bastable		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		

Apologies for Absence: Cllr J N Young

Substitutes: Cllr R W Johnstone (In place of Cllr J N Young)

Members in Attendance: Cllrs R A Baker
J A E Clarke
I Dalgarno
M R Jones
Mrs M Mustoe
A A J Rogers
J Street
Mrs P E Turner MBE,

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 Hale	–	Head of Development Management (South)
Mr D Lamb	–	Development Management Team Leader (North)
Mrs A Sammé	–	Development Management Team Leader (North)

DM/10/60 **Chairman's Announcements**

The Chairman asked the Solicitor to provide Members with an update on the immediate revocation of all Regional Strategies effective 6 July 2010. Members were asked to note that the strategies, although were still to be regarded as material considerations for an application, they would no longer carry the weight that they had when they were formally part of the Development Plan.

The Chairman also informed the Committee that for item 8 – Land East of Saxon Drive and north of Stratton Park, Saxon Drive, Biggleswade that due to the complexity of the item, all groups of speakers would be given five minutes instead of the normal three minutes to address the Committee. In addition, the Chairman had agreed to alter the running order of the speakers for this particular item and allow the Applicant/supporter group to speak first with the remainder of the speakers remaining unchanged.

DM/10/61 **Minutes****RESOLVED**

that the Minutes of the meeting of the Development Management Committee held on the 23 June 2010 be confirmed and signed by the Chairman as a correct record.

DM/10/62 **Members' Interests****(a) Personal Interests:-**

Member	Item	Nature of Interest	Present or Absent during discussion
Cllr R Berry	10	Letter re property	Present
Cllr P F Vickers	8	Is a patient at one of the two surgeries	Present
Cllr Mrs P Turner MBE	8	Is a patient at one of the two surgeries	Present
Cllr Ms C Maudlin	8	Is a patient at one of the two surgeries	Present
Cllr M R Jones	8	Is a patient at one of the two surgeries	Present
Cllr Mrs J Lawrence	8	Representing Biggleswade Town Council	Present

(b) Personal and Prejudicial Interests:-

Member	Item	Nature of Interest	Present or Absent during discussion
Cllr A D Brown	8	Close friend with business owner in Stratton Park	Absent
Cllr K C Matthews	8	Chairman of Biggleswade Town Centre Partnership	Absent

(c) Prior Local Council Consideration of Applications

Member	Item	Parish/Town Council	Vote Cast
Cllr P F Vickers	8	Biggleswade Town Council	Did not vote
Cllr Mrs C Turner	13	Arlesey & Stotfold Town Councils	Did not vote
Cllr P N Aldis	12	Sandy Town Council	Did not vote

DM/10/63 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/10/64 Disclosure of Exempt Information

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

DM/10/65 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 attached as an Appendix to these Minutes. Please note that the drawing references for CB/10/01474/FULL and CB/10/01467/FULL have been amended.

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/10/66 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/10/67 Planning Application No. CB/10/00518/OUT

RESOLVED

that Planning Application No. CB/10/00518/OUT relating to Land East of Saxon Drive and North of Stratton Park, Saxon Drive, Biggleswade be deferred for three cycles to allow the applicant to carryout archaeological and biodiversity surveys.

DM/10/68 Planning Application No. CB/10/00938/FULL

RESOLVED

that Planning Application No. CB/10/00938/FULL relating to Land next to River Hiz adjacent to west platform of Arlesey Train Station, Arlesey Road, Henlow be delegated to the Director of Sustainable Communities to approve the application as set out in the Schedule appended to these Minutes. In addition agreement of conditions be made in consultation with the Chairman, Vice-Chairman, Ward Members, Officers and the Applicant.

DM/10/69 Planning Application No. CB/10/001700/FULL

RESOLVED

that Planning Application No. CB/10/001700/FULL relating to Conway, Oldhill Wood, Studham, Dunstable be refused as set out in the Schedule appended to these Minutes.

DM/10/70 Planning Application No. CB/09/06175/FULL

RESOLVED

that Planning Application No. CB/09/06175/FULL relating to Land at 100 & 102 Bedford Road, Marston Mortaine be approved as set out in the Schedule appended to these Minutes.

DM/10/71 **Planning Application No. CB/10/01409/FULL**

RESOLVED

that the Planning Application No. CB/10/01409/FULL relating to Land between Faynes Court & High Street, Sandy be approved as set out in the Schedule appended to these Minutes.

DM/10/72 **Planning Application No. CB/10/01873/FULL**

RESOLVED

that Planning Application No. CB/10/01873/FULL relating to Land adjacent to 1 Prince Charles Avenue, Stotfold be approved as set out in the Schedule appended to these Minutes.

DM/10/73 **Planning Application No. CB/10/01776/FULL**

RESOLVED

that Planning Application No. CB/10/01776/FULL relating to 21-23 Queens Road, Ampthill be deferred for one cycle to allow further discussions.

DM/10/74 **Planning Application No. CB/10/01474/FULL**

RESOLVED

that Planning Application No. CB/10/01474/FULL relating to The Five Bells, 2 Market Square, Eaton Bray, Dunstable be approved as set out in the Schedule appended to these Minutes.

DM/10/75 **Planning Application No. CB/10/01479/CA**

RESOLVED

that Planning Application No. CB/10/01479/CA relating to The Five Bells, 2 Market Square, Eaton Bray, Dunstable be approved as set out in the Schedule appended to these Minutes.

DM/10/76 **Planning Application No. CB/10/01467/FULL**

RESOLVED

that Planning Application No. CB/10/01467/FULL relating to The Five Bells, 2 Market Square, Eaton Bray, Dunstable be approved as set out in the Schedule appended to these Minutes.

DM/10/77 **Planning Application No. CB/10/01310/FULL**

RESOLVED

that Planning Application No. CB/10/01310/FULL relating to Silsoe Lower School, High Street, Silsoe be approved as set out in the Schedule appended to these Minutes.

DM/10/78 **Planning Application No. CB/10/01984/FULL**

RESOLVED

that Planning Application No. CB/10/01984/FULL relating to 121 Biggleswade Road, Upper Caldecote be approved as set out in the Schedule appended to these Minutes.

DM/10/79 **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 18 August 2010.

Chairman (or his nominee)

Vice-Chairman (or his nominee)

Cllrs P N Aldis

D Bowater

K Janes

H Lockey

(Note: The meeting commenced at 2.00 p.m. and concluded at 6.00 p.m.)

Chairman.....

Date.....

LATE SHEET**DEVELOPMENT MANAGEMENT COMMITTEE – 21 JULY 2010****Revocation of Regional Strategies**

Please note that following the immediate revocation of all Regional Strategies announced by the Secretary of State on Tuesday 6th July, (after the completion of application reports for this Agenda), any reference within reports to Regional Spatial Strategy - East of England Plan and Milton Keynes and South Midlands Sub-Regional Strategy, should no longer be considered as part of the Development Plan policy considerations in determining applications. The revocation of the Regional Strategy may in itself be a material consideration in determining an application and evidence that has informed the preparation of the revoked strategies may also be a material consideration. Neither of these situations is likely to be afforded the weight of the previous policies as material considerations in determining applications.

SCHEDULE A***Item 8 (Page 15-52) – CB/10/00518/OUT – Land East of Saxon Drive and north of Stratton Park, Saxon Drive, Biggleswade.*****Additional Consultation/Publicity Responses**

Rights of Way – I am satisfied that the developer is aware of the status and line of Biggleswade footpath 24/30 and will ensure that the correct line and width is maintained or if any minor deviation is required, apply for diversion (by means of the TCPA 1990) as soon as practicable.

Additional Comments

The residential and commercial properties located at Stratton Park will directly overlook the proposed Travelling Show People's Site, in particular, as they use the access to Stratton Park. The commercial properties will have a direct view over the proposed site although it is acknowledged that the existing residential properties will not directly overlook due to existing mature landscaping.

In addition the mobile homes located at Park Lane Farm will be able to view both the Travelling Show People's site and the proposed Children's play area.

It is considered that the current proposal would result in a detrimental impact upon the properties mentioned above. As such, it is acknowledged that the proposal would have a detrimental impact upon neighbouring amenity but in this instance it is not considered that this would be sufficient to warrant refusal of the planning application.

25 further letters of support have been received in relation to the proposed pitches and sporting elements of the planning application. These letters of support are from members of Biggleswade United FC and are specifically in relation to the need for a publicly owned floodlit training facility.

Even though the submitted plans indicate a park and ride, the agent has confirmed in writing that, the planning application should not include a scheme for a park and ride. As such the reasons for refusal have been amended to reflect this.

Finally, please note that there is an amended site plan to reflect the red line boundary shown on the submitted planning application.

Amended Reason for Refusal

1. The proposed Health Centre, by virtue of its scale and location outside the defined Settlement Envelope where insufficient justification has been provided for the development, would have an unacceptable impact on the character and appearance of this rural area where restrictive planning policies apply; as such the proposal is contrary to PPS7 and Policies DM3, DM4 & CS14 of the Core Strategy and Development Management Policies (2009).

Item 9 (Page 53-66) – CB/10/00938/FULL – Land next to River Hiz adjacent to west platform of Arlesey Train Station, Arlesey Road, Henlow.

Additional Consultation/Publicity Responses

N/A.

Additional Comments

The applicant has confirmed, following the site visit conducted by the Council on Monday 19th July 2010, that the proposed car park would provide free parking on weekends. The applicant also confirmed that he could also offer as a proposed condition that the scheme, if granted, would be implemented in stages, approximately 200 spaces would be constructed in the first stage and the remainder to be constructed at a later date.

It is advised that if Members are minded to approve this application, the Council would require Section 106 Legal Agreement to enforce the free parking on weekends and Bank Holidays together with the phasing of the development.

Additional/Amended Conditions

N/A.

Item 10 (Page 67-74) – CB/10/01700/FULL – Conway, Oldhill Wood, Studham, Dunstable.

Additional Consultation/Publicity Responses

Whipsnade Parish Council Objection (19/07/10):

The Parish Council would like it to be noted that their position remains unaltered from their comments made in March 2009 with regard to the original similar application SB/TP/09/0077 and object for the following reason:

- the retention of the present building is not in accordance with the approved planning application and the Parish Council object strongly to this application to regularise the situation.

Additional Comments

N/A.

Additional/Amended Conditions

N/A.

SCHEDULE B

Item 11 (Page 75-90) – CB/09/06175/FULL – Land at 100 & 102 Bedford Road, Marston Moretaine.

Additional Consultation/Publicity Responses

Further letter received from neighbour – scheme is harmful to outlook from properties in Watson Way; construction phase will be inconvenient with noise, dust and road traffic combined with construction of 480 houses off Bedford Road; there is a risk of the village becoming overdeveloped; inappropriate to demolish 2 social housing properties in favour of 11 private dwellings; negative impact by loss of vegetation, trees and open land; there is no local need for this housing; the density is out of keeping; the scheme does not meet local residents expectations for the site. He urges a site visit is undertaken.

Additional Comments

1. PPS3 was amended on the 9 June 2010 and it should be noted that the national indicative minimum density of 30 dwellings per hectare is deleted from paragraph 47. This change emphasises that it is for local authorities and communities to take the decisions that are best for them, and decide for themselves the best locations and types of development in their areas. The report sets out in Section 1 Principle of Development why it is considered that a density of 36 dwellings per hectare is considered acceptable in this location.

2. Monitoring fee now received.
3. The applicants have written to say that in light of recent grant changes, they are no longer able to sign up to the reduced financial contribution figure which has previously been agreed as this figure was based upon securing grant funding at levels that are no longer likely to be achievable. It has been requested that the Draft Unilateral be amended to allow for the option to review the scheme costs once grant has been achieved and to then confirm the level of S106 contributions. Amended instructions have been sent to the Legal Department so that a revised Draft can be prepared. The recommendation remains subject to the completion of a satisfactory 106 legal agreement.
4. The additional neighbour comments refer to two social houses being lost to a development of 11 private dwellings. This is incorrect. The scheme is proposing that all 11 dwellings be used for social housing through the applicants, Grand Union Housing Group.

Additional/Amended Conditions

N/A.

Item 12 (Page 91-108) – CB/10/01409/FULL – Land between Faynes Court & High Street, Sandy.**Additional Consultation/Publicity Responses**

N/A.

Additional Comments

N/A.

Additional/Amended Conditions

N/A.

Item 13 (Page 109-118) – CB/10/01873/FULL – Land adjacent to 1 Prince Charles Avenue, Stotfold.**Additional Consultation/Publicity Responses**

N/A.

Additional Comments

N/A.

Additional/Amended Conditions

N/A.

Item 14 (Page 119-132) – CB/10/01776/FULL – 21-23 Queens Road, Ampthill.**Additional Consultation/Publicity Responses**

N/A.

Additional Comments

1. Tree Report received 15.7.10. Confirms loss of Eucalyptus tree. The Tree and Landscape Officer has reconfirmed no objection.
2. Revised elevational and sectional plans (P16B and P17C) showing 1.8m high brick wall on northern boundary around bin store in accordance with condition 4.
3. Legal Department have confirmed the Draft unilateral is acceptable. However, still awaiting submission of signed copy and monitoring fee.
4. EHO has confirmed that a condition is required for sound insulation to the flats to provide noise protection from the commercial use. As such a new condition 19 should be attached.

Additional Condition

19. Prior to the 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 from noise sources shall not exceed 35dB LAeq, 07:00-23:00 in any habitable room, or 30dB LAeq, 23:00-07:00 and 45dB LMax, 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.

Item 15 (Page 132-142) – CB/10/01474/FULL;

Item 16 (Page 143-148) – CB/10/01479/CA

Item 17 (Page 149-162) – CB/10/01467/FULL – The Five Bells, 2 Market Square, Eaton Bray, Dunstable.

Additional Consultation/Publicity Responses

29 The Comp; 44 The Orchards; 28 and 38 The Pastures, Edlesbrough – Object for the following reasons:-

- gross overdevelopment of a restricted site;
- detrimental to the Conservation Area, dramatically changing the character, appearance and environment of the heart of the village and destroying the villages identity;
- increased volume of traffic and potential hazard from on-road parking especially at peak times;
- safety issue relating to bus stops particularly for school buses and children;
- too close to already busy junction resulting in additional hazard to residents of The Comp when exiting the junction;
- local surface water and foul drainage unable to cope;
- the pub was immediately closed as a business as soon as the current owners took possession with no consultation with the villagers; and
- loss of a valuable public amenity that provided community based facilities such as darts, dominoes, quiz nights, encouraging social interaction. The White Horse does not provide these.

15 Greenways – Objection on the grounds of flooding, access, parking, privacy, change of use, and conservation. The letter is attached as an appendix.

Eaton Bray Parish Council – Comments that the front porch of the existing building is the property of the Parish Council and that the access to this is across common land, the lease of this agreed access being originally granted at the time the Five Bells was considered to be a village amenity.

CB/10/01474/FULL

Amended Condition

9. This permission relates only to the details shown on the Site Location Plan and Drawing Nos. 09-21-APP2-007, 09-21-APP2-008 and 09-21-APP2-009 received 26/04/10 and Drawing Nos. 09-21-APP2-002A and 09-21-APP2-010 received 14/07/10 or to any subsequent appropriately endorsed revised plan.
REASON: To identify the approved plans and to avoid doubt.

CB/10/01467/FULL**Amended Condition**

20. This permission relates only to the details shown on the Site Location Plan received 24/06/10 and Drawing Nos. 09-21-APP-003A, 09-21-APP-004A, 09-21-APP-010 and 09-21-APP2-002A received 14/07/10 or to any subsequent appropriately endorsed revised plan.

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

SCHEDULE C***Item 18 (Page 163-172) – CB/10/01310/FULL – Silsoe Lower School, High Street, Silsoe.*****Additional Consultation/Publicity Responses**

None

Additional Comments

The report as presented in the main agenda indicates that there is already a shortfall of parking for staff within the site. Although the proposal has included an additional parking space for the one member of staff, any visiting staff would have to park on the highway. Highways have commented that it would be beneficial if another parking space could be provided for an additional member of staff/visitor space.

The applicant was requested to look at the provision of an additional parking space on the site. They have undertaken to investigate the possibility of this within the school.

In the meantime the recommendation remains one of approval since the highways officer's comments expressed a preference and did not indicate that in the absence of additional provision the application ought to be refused.

Additional/Amended Conditions

N/A.

Item 19 (Page 173-178) – CB/10/01984/FULL – 121 Biggleswade Road, Upper Caldecote.**Additional Consultation/Publicity Responses**

Biggleswade Town Council raise no objection to this application.

Additional Comments

N/A.

Additional/Amended Conditions

N/A.

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Item No. 8**SCHEDULE A**

APPLICATION NUMBER	CB/10/00518/OUT
LOCATION	Land East Of Saxon Drive And North Of Stratton Park, Saxon Drive, Biggleswade
PROPOSAL	Outline Application: Health Centre, sports pitches, changing facilities with car parking, relocation of allotments, travelling show peoples site, woodland, meadowland and children's play area.
PARISH	Biggleswade
WARD	Biggleswade
WARD COUNCILLORS	Cllrs Jones, D Lawrence, J Lawrence & Vickers
CASE OFFICER	Hannah Pattinson
DATE REGISTERED	23 March 2010
EXPIRY DATE	22 June 2010
APPLICANT	Biggleswade Town Council
AGENT	Levitt Partnership
REASON FOR COMMITTEE TO DETERMINE	Referred by Head of Service as CBC Land.
RECOMMENDED DECISION	Outline Application - Refused

Deferred Application – See Minute No. DM/10/67

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Item No. 9

APPLICATION NUMBER	CB/10/00938/FULL
LOCATION	Land Next To River Hiz Adjacent West Platform Of Arlesey Train Station, Arlesey Road, Henlow
PROPOSAL	Full: 390 space car park with landscaping and access road to serve Arlesey Train Station
PARISH	Henlow
WARD	Langford and Henlow
WARD COUNCILLORS	Cllr Clarke & Cllr Rogers
CASE OFFICER	Godwin Eweka
DATE REGISTERED	29 March 2010
EXPIRY DATE	28 June 2010
APPLICANT	Poppyhill Properties Ltd
AGENT	Wastell & Porter Architects Ltd
REASON FOR COMMITTEE TO DETERMINE	Cllr Clarke – due to significant local importance of proposal
RECOMMENDED DECISION	Full Application - Refused

Delegated Application – See Minute No. DM/10/68

That the Director of Sustainable Communities be given delegated authority to approve this application subject to agreement of conditions with the Chairman, Vice-Chairman, Ward Members, Officers and the Applicant.

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Item No. 10**SCHEDULE A**

APPLICATION NUMBER	CB/10/01700/FULL
LOCATION	Conway, Oldhill Wood, Studham, Dunstable, LU6 2NE
PROPOSAL	Retention of 4 bed dwelling house as built with alterations to garage roof as previously approved under CB/09/06668/FULL
PARISH	Whipsnade
WARD	South West Bedfordshire
WARD COUNCILLORS	Cllr Ken Janes & Cllr Marion Mustoe
CASE OFFICER	Nicola McPhee
DATE REGISTERED	25 May 2010
EXPIRY DATE	20 July 2010
APPLICANT	Mr A Brewer
AGENT	Briffa Phillips Architects
REASON FOR COMMITTEE TO DETERMINE	Called in by Cllr Mrs Mustoe.
RECOMMENDED DECISION	Full Application - Refused

Recommendation: that Planning Permission be REFUSED for the following:

- 1 The proposed retention of the unauthorised dwelling would by virtue of its size, bulk and massing be both materially larger than, and more intrusive in the landscape than the original dwelling to the detriment of the openness of the Green Belt. The proposed scheme is therefore considered to be inappropriate development within the Green Belt and no very special circumstances have been justified in support of the proposal. The proposed scheme is therefore contrary to the advice contained within Planning Policy Guidance Note 2: 'Green Belts' and contrary to the provision of Policy H14 of the South Bedfordshire Local Plan Review.
- 2 The proposed retention of the unauthorised development would result in an overly intrusive and urbanising feature within the semi-rural street scene and which makes a significant contribution towards the designated Oldhill Wood Area of Special Character. It would result in a more urbanised form of built development within the street scene, harmful to its character and that of the locality. The proposal is therefore contrary to Policies BE8 and BE6 of the South Bedfordshire Local Plan Review.

[Note:

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

Item No. 11

APPLICATION NUMBER	CB/09/06175/FULL
LOCATION	Land At 100 And 102, Bedford Road, Marston Moretaine
PROPOSAL	Full: Demolition of existing two dwellings. Erection of 11 dwellings.
PARISH	Marston Moretaine
WARD	Marston
WARD COUNCILLORS	Cllr Roger Baker & Cllr Mike Gibson
CASE OFFICER	Nicola Stevens
DATE REGISTERED	01 October 2009
EXPIRY DATE	31 December 2009
APPLICANT	Grand Union Housing Group
AGENT	Levitt Partnership
REASON FOR COMMITTEE TO DETERMINE	Major development with outstanding objection from Parish Council.
RECOMMENDED DECISION	Full Application – Granted Subject to signing of a S106 Legal Obligation.

Reasons for Granting

The proposal is in conformity with Policies H06, DPS5, DPS17 and DPS9 of the Mid Bedfordshire Local Plan First Review adopted December 2005 and policies CS1, CS2, CS3, CS4, CS7, CS16, CS17, DM2, DM3, DM4 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), Planning Policy Guidance, 25 (Development and Flood Risk), and Technical Guidance: A Design Guide for New Residential Development in Mid Bedfordshire Adopted 2004, Design Guide for Central Bedfordshire & DS1 New Residential Development 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 Notwithstanding the details shown in the application, details of materials to be used for the external finishes of the development hereby approved shall be submitted to and approved in writing by the Local Planning Authority and the development shall be carried out in accordance therewith.

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

- 3 **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, the location of which shall first be agreed in writing with the Local Planning Authority. 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.

- 4 **Notwithstanding the details shown, 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:-**

- i) materials to be used for any hard surfacing;**
- ii) planting plans, including schedule of size, species, positions, density and times of planting;**
- iii) cultivation details including operations required to establish new planting;**
- iv) 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.

- 5 The scheme approved in Condition 4 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 buildings 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.

- 6 The boundary treatment shall be erected as shown on layout plan No 11861/10A unless otherwise agreed in writing with the Local Planning Authority. The boundary treatment shall be completed 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.

- 7 Prior to the first occupation of the buildings on plots 5 and 6 the first floor windows in the rear elevations of plots 5 and 6 shall be fitted with obscured glass of a type to substantially restrict vision through them at all times, and restriction on their 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.

- 8 Notwithstanding any provision of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking or re-enacting that Order with or without modification) no further window or other opening shall be formed on the side elevations of plots 7 and 11.

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

- 9 All existing on site building and other structures shall be demolished and all resultant detritus completely removed from the site prior to the commencement of building works unless otherwise agreed in writing by the Local Planning Authority.

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

- 10 **No development shall commence until details of surface water drainage for the site have been submitted to and approved in writing by the Local Planning Authority. The 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 surface water drainage is provided to prevent water pollution and flooding.

- 11 **Development shall not begin until details of the junction between the proposed estate road and the highway have been approved by the Local Planning Authority and 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 highway and of the proposed estate road.

- 12 No dwelling shall be occupied until visibility splays as shown on drawing 11861/10A have been provided at the junction of the estate road with the public highway.

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.

- 13 No dwelling shall be occupied until the 2.0m wide footway along the frontage of the site as shown on drawing No 10A has been constructed in accordance with details of the approved drawing/or scheme to be submitted to and approved by the Local Planning Authority. 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.

- 14 Before the new access is first brought into use, any existing access within the frontage of the land to be developed, not incorporated in the access hereby approved shall be closed in a manner to the Local Planning Authority's written approval.

Reason: In the interest of road safety and to reduce the number of points at which traffic will enter and leave the public highway.

- 15 No development shall commence until a wheel cleaning facility has been provided at all site exits in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority. The wheel cleaner(s) shall be removed from the site once the roadworks necessary to provide adequate access from the public highway have been completed (apart from final surfacing) to the satisfaction of the Local Planning Authority.

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.

- 16 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.

- 17 **No development shall commence until, a scheme showing how access into the parking areas for cycles for plots 1 and 2 is submitted to and approved in writing by the Local Planning Authority. The scheme shall be fully implemented in accordance with the approved details 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.

- 18 **Development shall not commence until a scheme detailing provision for access of construction traffic and 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 a satisfactory means of access for construction traffic to the site to protect residential amenity and to ensure adequate off street parking during construction in the interests of road safety.

- 19 **The development shall not begin until a scheme for the investigation and assessment to identify the extent and nature of contamination has been provided and agreed in writing by the Local Planning Authority. The scheme shall conform to Environmental Services 'Pre application guidance note on the assessment and remediation of land that may be affected by contamination for Environmental Consultants and Developers' and in doing so shall comprise of the following:**

- a. **A phase 1 report (desk study), including a historical survey and conceptual model of the site.**
- a. **A phase 2 report (Exploratory investigation), documenting the ground conditions of the site, incorporating chemical, gas and water analysis as identified as being appropriate by the phase 1 report**
- a. **A Phase 3 report (Remediation Plan), detailing the remediation works to prevent any land from the site being designated as contaminated land following development**
- a. **A phase 4 report (Validation), demonstrating proof and success of remedial works.**

Reason: To ensure that any potential land contamination is identified and appropriate remedial measures taken to produce a site that is free from harm to humans and suitable for its proposed end use.

- 20 **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.

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, Highways Help Desk

P.O.Box 1395, Bedford, MK42 5AN 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 in order to comply with Condition 13 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 of the Highways Act 1980 to ensure the satisfactory completion of the access and associated road improvements. Further details can be obtained from the Highways Development Control Group, Development Management Division, , Central Bedfordshire Council, P.O. Box 1395, Bedford, MK42 5AN
3. The applicant is advised that no highway surface water drainage system designed as part of the 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 developers expense to account for extra surface water generated .Any improvements must be approved by the Highways Development Control group, Development Management Division, Central Bedfordshire Council. 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 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, MK42 5AN.
5. The applicant is advised that the closure of existing access shall include the reinstatement of the highway to include any footway, verge and kerbing in a manner to be agreed in writing with Central Bedfordshire Council's, Highways Help Desk P.O.Box 1395, Bedford, MK42 5AN. No work shall be carried out within the confines of the public highway without prior consent. The applicant will also be expected to bear all costs involved in closing the access.
6. You are advised to note the comments of the Waste Officer who states that the cost of bins for this development will be chargeable to the applicant.
7. You are advised to note that condition 10 relating to surface water drainage could result in a development that cannot immediately be implemented

either because it may not be possible to provide adequate details to discharge such a condition or because it could result in drainage works which in themselves require formal planning consent. Page 27

[Note:

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

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Item No. 12

SCHEDULE B

APPLICATION NUMBER	CB/10/01409/FULL
LOCATION	Land Between Faynes Court and High Street, High Street, Sandy
PROPOSAL	Full: Erection of 7no. 2 bed flats with associated access and parking.
PARISH	Sandy
WARD	Sandy
WARD COUNCILLORS	Cllr Aldis & Cllr Blaine
CASE OFFICER	Dee Walker
DATE REGISTERED	18 May 2010
EXPIRY DATE	13 July 2010
APPLICANT	Mr P Hughes
AGENT	Kingswood Design Ltd
REASON FOR COMMITTEE TO DETERMINE	Requested by Cllr Aldis on grounds that the scheme will result in overdevelopment of the site and additional parked cars on and around the site
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 DM13 of the Central Bedfordshire Adopted Core Strategy and Development Management Policies 2009; Planning Policy Statement 1 (2005) and Planning Policy Statement 3 (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 details of the materials to be used for the external walls, roof, windows, doors and all other external finishes shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the development hereby permitted. Development shall accord with the approved details.**

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

- 3 **Prior to the commencement of development details of the brick bond and mortar mix shall be submitted to and approved in writing by the Local Planning Authority. The development shall accord with the approved details.**

Reason: To safeguard the character and appearance of the Conservation Area.

- 4 **Prior to the commencement of development approved by this planning permission, with the exception of works undertaken in order to allow intrusive testing, the developer shall submit to the Planning Authority, in duplicate and electronic form where possible;**

a) A Phase 1 Desk Study incorporating a site walkover, site history, maps and all further features of industry best practice relating to potential contamination.

b) Where shown to be necessary by the Phase 1 Desk Study, a Phase 2 Site Investigation report further documenting the ground conditions of the site with regard to potential contamination, incorporating appropriate soils, gas and groundwater sampling; the latter copied to the Environment Agency for comment.

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 all works have been completed in accordance with the agreed remediation scheme in the form of a Phase 4 validation report incorporating photographs and soil transport receipts where applicable.

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

Any remediation scheme, as agreed in writing shall be fully implemented before the development hereby permitted is first occupied.

All variations to any remediation scheme shall be agreed in writing with the Local Planning Authority and any unexpected discoveries of contamination during development reported to the Local Planning Authority.

Reason: To ensure that the site is suitable for its end use and to protect human health and the water environment.

- 5 **Prior to the commencement of development details of the final ground and slab levels of the building 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, the location of which shall first be agreed in writing with the Local Planning Authority. 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.

- 6 **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.

- 7 **No development shall take place until the applicant or developer has secured the implementation of a written scheme of archaeological investigation which has been submitted to and approved 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.

- 8 **Before development commences, a scheme for the secure and covered parking of cycles on the site (including the internal dimensions of the cycle parking area, stands/brackets to be used and access thereto), calculated at one cycle parking space per flat and 1 no. short stay space per flat 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 interest of encouraging the use of sustainable modes of transport.

- 9 **All windows shall be of sliding sash type and be white painted timber, unless otherwise agreed in writing by the Local Planning Authority.**

Reason: To ensure a satisfactory appearance within the Conservation Area.

- 10 **The first and second floor windows in the flank elevation of the development hereby permitted shall be of fixed type and fitted with obscured glass of a type to substantially restrict vision through it at all times up to 1.7m from the floor level of the room. No further windows or other openings shall be formed in the elevation.**

Reason: To safeguard the amenities of occupiers of adjoining properties

- 11 Prior to the first occupation of the building 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:-
- i. materials to be used for any hard surfacing;
 - ii. planting plans, including schedule of size, species, positions, density and times of planting;
 - iii. cultivation details including operations required to establish new planting;

The hard surfacing shall be carried out prior to first occupation and the landscaping carried out in accordance with Condition 7. All work 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.

- 12 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.

- 13 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 building is first 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.

- 14 Before the premises are occupied all on site vehicular areas shall be surfaced in a stable and durable manner in accordance to details to be approved in writing by the Local Planning Authority. 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: 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. To reduce the risk of flooding, minimise inconvenience to users of the premises and ensure satisfactory parking of vehicles outside highway limits

- 15 There shall be no restriction on the use of the car parking spaces shown on the approved plans 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.

- 16 Details of bin collection point shall be submitted to and approved by the Local Planning Authority prior to the occupation of any dwelling. 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.

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.
2. The applicant is advised that photographs of the existing highway that is to be used for access and the delivery of materials will be required by the Local Highway Authority. Any subsequent damage to the public highway resulting from the works as shown by the photographs, including damage caused by delivery vehicles to the works, will be made good to the satisfaction of the Local Highways Authority at the expense of the applicant. Attention is drawn to Section 59 of the Highways Act 1980 in this respect.
3. The applicant is advised that all cycle parking to be provided within the site shall be designed in accordance with the Bedfordshire County Councils 'Cycle Parking Guidance - August 2006'.

[Note:

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

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Item No. 13

APPLICATION NUMBER	CB/10/01873/FULL
LOCATION	Land adjacent 1 Prince Charles Avenue, Stotfold, Hitchin, SG5 4PN
PROPOSAL	Full: Erection of detached 3 bedroom dwelling
PARISH	Stotfold
WARD	Stotfold & Arleseay
WARD COUNCILLORS	Cllr Dalgarno, Cllr Saunders, Cllr Street & Cllr Turner
CASE OFFICER	Dee Walker
DATE REGISTERED	27 May 2010
EXPIRY DATE	22 July 2010
APPLICANT	Mr Hurling
AGENT	
REASON FOR COMMITTEE TO DETERMINE	Requested by Cllr Mrs C Turner on grounds of overdevelopment of the entire site, unsuitability of the access and egress on the bend of the road
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 DM3, CS5 and CS1 of the Central Bedfordshire Adopted Core Strategy and Development Management Policies 2009; Planning Policy Statement 1 (2005) and Planning Policy Statement 3 (2006); Design in Central Bedfordshire: A Guide for Development - *Design Supplement 1: New Residential Development* (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 **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.

- 4 Prior to the first occupation of the building 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.

- 5 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.

- 6 The proposed development shall be carried out and completed in all respects in accordance with the access siting and layout illustrated on the approved plan No. PCA/PL001/- and defined by this permission and, notwithstanding the provision of the Town and Country Planning General Permitted Development Order 1995 (or any Order revoking or re-enacting that Order) there shall be no variation without the prior approval in writing of the Local Planning Authority.

Reason: To ensure that the development of the site is completed insofar as its various parts are interrelated and dependent one upon another and to provide adequate and appropriate access arrangements at all times.

- 7 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.

- 8 Before the premises are occupied any surplus existing access within the frontage of the land to be developed, not incorporated in the new access hereby approved shall be closed and surplus lengths of dropped kerb reinstated in a manner to the Local Planning Authority's written approval.

Reason: In the interests of road safety and to reduce the number of points at which traffic will enter and leave the public highway.

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

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

[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. 14**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	Councillor Paul Duckett, Councillor Gary 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	Cllr Summerfield request – concerned about overbearing impact on neighbours and highway issues.
RECOMMENDED DECISION	Full Application - Granted

Deferred Application – See Minute No. DM/10/73

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Item No. 15

APPLICATION NUMBER	CB/10/01474/FULL
LOCATION	The Five Bells, 2 Market Square, Eaton Bray, Dunstable, LU6 2DG
PROPOSAL	Demolition of store and yard and conversion of Public House into a dwelling with garage (revised application CB/09/06434/FULL)
PARISH	Eaton Bray
WARD	South West Bedfordshire
WARD COUNCILLORS	Cllr Ken Janes & Cllr Marion Mustoe
CASE OFFICER	Mr A D Robertson
DATE REGISTERED	26 April 2010
EXPIRY DATE	21 June 2010
APPLICANT	Miah Properties Ltd
AGENT	Hinton Cook Architects
REASON FOR COMMITTEE TO DETERMINE	
RECOMMENDED DECISION	Full Application - Granted

Reasons for Granting

The proposed conversion of the former public house to provide a dwelling is considered to be acceptable and in accordance with national guidance and policies within the South Bedfordshire Local Plan Review. There would appear to be no prospect of the public house use being re-established, there would be no adverse impact on residential amenity and there are no highway or parking issues.

Recommendation

That Planning Permission be GRANTED subject to the following:

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

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

- 2 **Before development begins, a landscaping scheme to include any hard surfaces and earth mounding shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented by the end of the full planting season immediately following the completion and/or first use of any separate part of the development (a full planting season means the period from October to March). The trees, shrubs and grass shall subsequently be maintained for a period of five years from the date of planting and any which die or are destroyed during this period shall be replaced during the next planting season and maintained until satisfactorily established.**

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

- 3 Before the development is first occupied or brought into use, the parking scheme shown on Drawing No. 09-21-APP2-002A shall be completed and thereafter retained for this purpose.

REASON: To ensure provision for car parking clear of the highway.
(Policy T10 S.B.L.P.R).

- 4 Notwithstanding any details submitted with the application, the proposed vehicular access shall be constructed and surfaced in accordance with details which shall previously be approved in writing by the Local Planning Authority for a distance of 5m into the site, measured from the highway boundary, before the premises are first occupied. Arrangements shall be made for surface water drainage from the site to be intercepted and disposed of separately so that it does not discharge into the highway.

REASON: To avoid the carriage of mud or other extraneous material or surface water from the site into the highway so as to safeguard the interest of highway safety.

- 5 Any gates provided shall open away from the highway and be set back a distance of at least 5.0m 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.

- 6 **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.

- 7 **Before development begins, details of a bin storage/collection point shall be submitted to and approved in writing by the Local Planning Authority and the approved scheme shall be implemented before the first occupation of the dwelling.**

REASON: To avoid the long term storage of refuse containers on the highway so as to safeguard the interests of highway safety.

- 8 This permission relates only to the details shown on the Site Location Plan and Drawing Nos. 09-21-APP2-007, 09-21-APP2-008 and 09-21-APP2-009 received 26/04/10 and Drawing Nos. 09-21-APP2-002A and 09-21-APP2-010 received 14/07/10 or to any subsequent appropriately endorsed revised plan.

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

Notes to Applicant

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

South Bedfordshire Local Plan Review

BE8 - Design and Environmental Considerations.

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

H9 - Conversion of Property to form Dwellings.

T10 - Parking in New Developments.

2. In accordance with Article 22 of the Town and Country Planning (General Development Procedure) Order 1995 (as Amended), the reason for any condition above relates to the Policies as referred to in the Bedfordshire Structure Plan 2011 (BSP) and the South Bedfordshire Local Plan Review (SBLPR).
3. This permission relates only to that required under the Town & Country Planning Acts and does not include any consent or approval under any other enactment or under the Building Regulations. Any other consent or approval which is necessary must be obtained from the appropriate authority.
4. The applicant/developer is advised that no works associated with the construction of the vehicular access should be carried out within the confines of the public highway without prior consent, in writing, of the Central Bedfordshire Council. Upon receipt of this Notice of Planning Approval, the applicant is advised to write to Central Bedfordshire Council's Customer Contact Centre, quoting the Planning Application number and supplying a copy of the Decision Notice and a copy of the approved plan. This will enable the necessary consent and procedures under Section 184 of the Highways Act to be implemented. The applicant is also advised that if any of the works associated with the construction of the vehicular access affects or requires the removal and/or the relocation of any equipment, apparatus or structures (e.g. street name plates, bus stop signs or shelters, statutory authority equipment etc.) then the applicant will be required to bear the cost of such removal or alteration.
5. The applicant/developer 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 Central Bedfordshire Highways, Streetworks Co-ordination Unit.
6. The applicant/developer is advised that photographs of the existing highway that is to be used for access and delivery of materials will be required by the Local Highway Authority. Any subsequent damage to the public highway resulting from the works as shown by the photographs, including damage caused by delivery vehicles to the works, will be made good to the satisfaction of the Local Highway Authority and at the expense of the applicant. Attention is drawn to Section 59 of the Highways Act 1980 in this

respect.

7. The applicant/developer is advised that, whilst the Council has no reason to believe that this site is contaminated and is not aware of any potentially contaminative past use, it is the developer's responsibility to ensure that final ground conditions are fit for the end use of the site. Any staining, odours or other indications of contamination discovered during development should be described to Central Bedfordshire Council's Public Protection Service. Any imported material for gardens and landscaping must be of a quality that adheres to British Standard for Topsoil BS 3882:2007, as expected by the NHBC and other bodies.

[Notes:

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

Item No. 16

APPLICATION NUMBER	CB/10/01479/CA
LOCATION	The Five Bells, 2 Market Square, Eaton Bray, Dunstable, LU6 2DG
PROPOSAL	Demolition of store and yard in connection with the conversion of Public House into a dwelling with garage.
PARISH	Eaton Bray
WARD	South West Bedfordshire
WARD COUNCILLORS	Cllr Ken Janes & Cllr Marion Mustoe
CASE OFFICER	Mr A D Robertson
DATE REGISTERED	26 April 2010
EXPIRY DATE	21 June 2010
APPLICANT	Miah Properties Ltd
AGENT	Hinton Cook Architects
REASON FOR COMMITTEE TO DETERMINE	Called in by Ward Councillor Mrs Marion Mustoe for reasons of overdevelopment; access on a busy road; risk of flooding; and change of use.
RECOMMENDED DECISION	Conservation Area - Granted

Reasons for Granting

The removal of the two buildings would not adversely affect the setting of the public house building or the character and appearance of the conservation area.

Recommendation

That Conservation Area consent be GRANTED subject to the following:

- 1 The works shall begin not later than three years from the date of this consent.
REASON: To comply with Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 This consent shall extend only to the demolition of the buildings shown cross-hatched black on Drawing no. 09-21-APP2-004.
REASON. For the avoidance of doubt in order to define the extent of the demolition for which consent is granted.
(Policy BE8, S.B.L.P.R).
- 3 **The existing buildings shall not be demolished before a contract has been entered into for carrying out of works of redevelopment of the site, and planning permission has been granted for such redevelopment.**
REASON: To ensure that premature demolition does not occur leaving an empty gap in the street scene.
(Policy BE8, S.B.L.P.R).
- 4 This consent relates only to the details shown on the Site Location Plan and Drawing Nos. 09-21-APP4-001 and 09-21-APP2-007 received 26/04/10 or to any subsequent appropriately endorsed revised plan.
REASON: To identify the approved plans and to avoid doubt.

Notes to Applicant

1. In accordance with Regulation 3 (5) of the Planning (Listed Buildings And Conservation Areas) Regulations 1990, the Council hereby certify that the proposal as hereby approved conforms with the relevant policies of the Development Plan comprising of the Bedfordshire Structure Plan 2011 and the South Bedfordshire Local Plan Review and material considerations do not indicate otherwise. The policies which refer are as follows:

South Bedfordshire Local Plan Review

BE8 - Design and Environmental Considerations

2. This consent relates only to that required under the Planning (Listed Building and Conservation Areas) Act 1990 and does not include any consent or approval under any other enactment or under the Building Regulations. Any other consent or approval which is necessary must be obtained from the appropriate authority.

[Note:

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

Item No. 17

APPLICATION NUMBER	CB/10/01467/FULL
LOCATION	The Five Bells, 2 Market Square, Eaton Bray, Dunstable, LU6 2DG
PROPOSAL	Erection of a single dwelling and garage.
PARISH	Eaton Bray
WARD	South West Bedfordshire
WARD COUNCILLORS	Cllr Ken Janes & Cllr Marion Mustoe
CASE OFFICER	Mr A D Robertson
DATE REGISTERED	26 April 2010
EXPIRY DATE	21 June 2010
APPLICANT	Miah Properties Ltd
AGENT	Hinton Cook Architects
REASON FOR COMMITTEE TO DETERMINE	Called in by Ward Councillor Mrs Marion Mustoe for reasons of overdevelopment; access on a busy road; risk of flooding; and change of use.
RECOMMENDED DECISION	Full Application - Granted

Reasons for Granting

The proposed development would be likely to result in an improvement to the overall setting, character and appearance of the Conservation Area and would not have an adverse impact on the residential amenity of the adjoining residential property. Additionally there are no objections to the proposal either on highway or flood risk grounds. The proposal is accordingly in accordance with government guidance and Local Plan Review policies.

Recommendation

That Planning Permission be GRANTED subject to the following:

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

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

- 2 **Before development begins, a landscaping scheme to include any hard surfaces and earth mounding shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented by the end of the full planting season immediately following the completion and/or first use of any separate part of the development (a full planting season means the period from October to March). The trees, shrubs and grass shall subsequently be maintained for a period of five years from the date of planting and any which die or are destroyed during this period shall be replaced during the next planting season and maintained until satisfactorily established.**

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

- 3 Before the development is first occupied or brought into use, the parking scheme shown on Drawing No. 09-21-APP3-002A shall be completed and thereafter retained for this purpose.

REASON: To ensure provision for car parking clear of the highway.
(Policy T10, S.B.L.P.R).

- 4 **Notwithstanding the details submitted with the application, before development begins, a scheme for screen fencing and/or screen walling shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be fully implemented before the development is first occupied or brought into use and thereafter retained.**

**REASON: To safeguard the amenity of the area.
(Policy BE8, S.B.L.P.R).**

- 5 **Before development begins and notwithstanding any details submitted with the application, details of the materials to be used for the external walls and roofs of the proposed building shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved details.**

**REASON: To control the appearance of the building.
(Policy BE8, S.B.L.P.R).**

- 6 **Before development begins, details of the levels of the proposed dwelling shall be submitted to and approved in writing by the Local Planning Authority, and development shall thereafter be implemented accordingly.**

**REASON: To produce a satisfactory relationship between the various elements of the scheme and adjacent properties.
(Policy BE8, S.B.L.P.R).**

- 7 **Before development begins, the position of the proposed dwelling shall be pegged out on site and its position approved in writing by the Local Planning Authority.**

**REASON: To enable consideration to be given to the precise layout of the development.
(Policy BE8, S.B.L.P.R).**

- 8 The windows shown on Drawing No. 09-21-APP3-004A shall be permanently glazed with obscured glass.

REASON: To protect the privacy of the occupiers of adjoining properties.
(Policy BE8, S.B.L.P.R).

- 9 **Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no extensions to the building hereby permitted shall be carried out without the grant of further specific permission from the Local Planning Authority.**

**REASON: To control the external appearance of the building in the interests of the amenities of the area.
(Policy BE8, S.B.L.P.R).**

- 10 Notwithstanding the provisions of Part 1 Class E of Schedule 2 to the Town and Country (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no buildings or other structures shall be erected or constructed within the curtilage of the property without the grant of further specific permission from the Local Planning Authority.

REASON: To control the development in the interests of the amenities of the area.

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

- 11 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), any garage, car port or parking space hereby permitted shall be kept permanently available for the parking of motor vehicles.

REASON: To ensure that off-street parking is retained in the interests of highway safety.

(Policy T10, S.B.L.P.R).

- 12 **Development shall not begin until details of the junction between the access road fronting the site and Park Lane have been approved by the Local Planning Authority and the dwelling shall not 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.

- 13 Before the access serving the driveway is first brought into use a triangular vision splay shall be provided on each side of the new access and shall measure 1.8m along the fence, wall, hedge or other means of definition of the front boundary of the site, and 1.8m measured into the site at right angles to the same line along the side of the new access drive. The vision splays so described and on land under the applicant's control shall be maintained free of any obstruction to visibility exceeding a height of 600mm above the adjoining footway level.

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

- 14 The dwelling shall not be occupied until a visibility splay has been provided at the junction between the access road fronting the site with Park Lane. The minimum dimensions to provide the required splay lines shall be 2.4m measured along the centre line of the access road from its junction with the channel of the Park Lane and 25m measured in a north-westerly direction from the centre line of the access road along the line of the channel of Park Lane. The vision splays required shall, on land in the applicant's control, be kept free of any obstruction.

REASON: To provide adequate visibility between the access road and Park Lane and to make the access safe and convenient for the traffic which is likely to use it.

- 15 The vehicular access shall be constructed and surfaced in accordance with details to previously be approved in writing by the Local Planning Authority for a minimum distance of 5m into the site, measured from the highway boundary, before the premises are occupied. Arrangements shall be made for surface water drainage from the site to be intercepted and disposed of separately so that it does not discharge into the highway.

REASON: To avoid the carriage of mud or other extraneous material or surface water from the site into the highway so as to safeguard the interest of highway safety.

- 16 Before the vehicular access is first brought into use, any existing access within the frontage of the land to be developed, not incorporated in the access hereby approved shall be closed in a manner to the Local Planning Authority's written approval.

REASON: In the interest of road safety and to reduce the number of points at which traffic will enter and leave the public highway.

- 17 **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.

- 18 **Before development begins, details of a bin storage/collection point shall be submitted to and approved in writing by the Local Planning Authority and the approved scheme shall be implemented before the first occupation of the dwelling.**

REASON: To avoid the long term storage of refuse containers on the highway so as to safeguard the interests of highway safety .

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

REASON: To ensure satisfactory drainage of the site.

- 20 This permission relates only to the details shown on the Site Location Plan received 26/04/10 and Drawing Nos. 09-21-APP-003A, 09-21-APP-004A, 09-21-APP-010 and 09-21-APP2-002A received 14/07/10 or to any subsequent appropriately endorsed revised plan.

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

Notes to Applicant

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

South Bedfordshire Local Plan Review

BE8 - Design and Environmental Considerations

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

T10 - Parking in New Developments

2. In accordance with Article 22 of the Town and Country Planning (General Development Procedure) Order 1995 (as Amended), the reason for any condition above relates to the Policies as referred to in the Bedfordshire Structure Plan 2011 (BSP) and the South Bedfordshire Local Plan Review (SBLPR).
3. This permission relates only to that required under the Town & Country Planning Acts and does not include any consent or approval under any other enactment or under the Building Regulations. Any other consent or approval which is necessary must be obtained from the appropriate authority.
4. The applicant/developer is advised that in order to comply with Conditions 12 and 16 of this permission it will be necessary for the developer of the site to enter into a small works agreement with Central Bedfordshire Council as Highway Authority under Section 278 of the Highways Act 1980 to ensure the satisfactory completion of the access and associated road improvements. Further details can be obtained from the Highways Agreements Officer, Central Bedfordshire Council.
5. The applicant/developer 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 Central Bedfordshire Council Customer Contact Centre.
6. The applicant/developer is advised that photographs of the existing highway that is to be used for access and delivery of materials will be required by the Local Highway Authority. Any subsequent damage to the public highway resulting from the works as shown by the photographs, including damage caused by delivery vehicles to the works, will be made good to the satisfaction of the Local Highway Authority and at the expense of the applicant. Attention is drawn to Section 59 of the Highways Act 1980 in this respect.

7. The applicant/developer is advised that whilst the Council has no reason to believe that the site is contaminated and is not aware of any potentially contaminative past use, it is the developer's responsibility to ensure that final ground conditions are fit for the end use of the site.

Any staining, odours or other indications of contamination discovered during development should be described to Central Bedfordshire Council's Public Protection Service. Any imported material for gardens and landscaping must be of a quality that adheres to British Standard for Topsoil BS 3882:2007, as expected by the NHBC and other bodies.

8. This permission is subject to a legal obligation under Section 106 of the Town and Country Planning Act 1990.

[Note:

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

Item No. 18**SCHEDULE C**

APPLICATION NUMBER	CB/10/01310/FULL
LOCATION	Silsoe Lower School, High Street, Silsoe, Bedford, MK45 4ES
PROPOSAL	Full: Childrens Centre: Free standing single storey flat roof building, 2No canopies, relocation of shed and gates, additional parking bay, erection of fencing and demolition of brick building and replace with shed.
PARISH	Silsoe
WARD	Silsoe & Shillington
WARD COUNCILLORS	Cllr Drinkwater and Cllr Graham
CASE OFFICER	Mary Collins
DATE REGISTERED	22 April 2010
EXPIRY DATE	17 June 2010
APPLICANT	Central Bedfordshire Council
AGENT	Mouchel
REASON FOR COMMITTEE TO DETERMINE	Central Bedfordshire Council is the applicant and objection has been received which is not resolved by the imposition of conditions.
RECOMMENDED DECISION	Full Application - Granted

Reasons for granting permission

The proposal is in conformity with Policies DM3 of the Core Strategy and Development Management Policies, Central Bedfordshire (North), November 2009 as the proposal respects the amenity of surrounding properties and is appropriate in scale and design to its setting. The proposal would result in an enhanced provision in functional terms of the site and the locality and does not adversely effect the visual quality of the settlement. It is also in accordance with Planning Policy Guidance: PPS1: Delivering Sustainable Development.

- 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 setting out measures for protecting all trees, shrubs and other natural features during construction work shall be submitted to and approved in writing by the Local Planning Authority. No work shall commence on site until all trees, shrubs and features to be protected are fenced with 2.3 high weldmesh fencing securely mounted on standard scaffolding poles driven firmly in the ground in accordance with BS 5837:2005;**

- for trees and shrubs the fencing shall follow a line 1.0m outside the furthest extent of the crown spread, unless otherwise agreed in writing by the Local Planning Authority;

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

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

- 3 **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.

- 4 **Before development commences details of a covered 'buggy bar' and secure and covered cycle/scooter parking shall be submitted to and approved by the Local Planning Authority and the development shall not be brought into use until the buggy bar and cycle/scooter parking have been constructed in accordance with approved details. 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 cycle/scooter parking and buggy parking of the proposed development in the interests of encouraging the use of sustainable modes of transport.

- 5 The childrens centre shall develop a travel plan which adds to the Silsoe 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.

- 6 Before the premises is brought into use the proposed parking bay 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.

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

Reason: To alleviate parking on the High Street at peak hours.

- 8 The building hereby approved shall be used as a Children's Centre and only in accordance with e-mail dated 17/06/10 from Mouchel 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 all cycle parking to be provided within the site shall be designed in accordance with the Bedfordshire County Council's "Cycle Parking Guidance - August 2006".

[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.]

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Item No. 19

APPLICATION NUMBER	CB/10/01984/FULL
LOCATION	121 Biggleswade Road, Upper Caldecote, Biggleswade, SG18 9BH
PROPOSAL	Full: Two storey rear extension
PARISH	Northill
WARD	Northill and Blunham
WARD COUNCILLORS	Cllr Turner & Cllr Maudlin
CASE OFFICER	Kate Phillips
DATE REGISTERED	01 June 2010
EXPIRY DATE	27 July 2010
APPLICANT	Mr Taylor
AGENT	
REASON FOR COMMITTEE TO DETERMINE	The applicant is related to a Council employee
RECOMMENDED DECISION	Full Application - Granted

Reasons for Granting

The proposal to erect a two storey rear extension 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 Policy DM3 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 All external works hereby permitted shall be carried out in materials to match as closely as possible in colour, type and texture, those of the existing building.

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

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

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

[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.]