

## CENTRAL BEDFORDSHIRE COUNCIL

At a meeting of the **DEVELOPMENT MANAGEMENT COMMITTEE** held in Council Chamber, Priory House, Monks Walk, Shefford on Wednesday, 22 June 2011

### PRESENT

Cllr P F Vickers (Vice-Chairman in the Chair)

Cllrs	P N Aldis	Cllrs	K Janes
	R D Berry		D Jones
	D Bowater		Ms C Maudlin
	A D Brown		T Nicols
	Mrs C F Chapman MBE		I Shingler
	Mrs R J Drinkwater		J N Young
	Mrs R B Gammons		

Apologies for Absence: Cllrs A R Bastable  
Mrs S Clark  
I Dalgarno  
A Shadbolt

Substitutes: Cllrs L Birt  
R W Johnstone  
K C Matthews  
B J Spurr

Members in Attendance: Cllrs Mrs D B Gurney  
Mrs P E Turner MBE  
B Wells,  
B Saunders

Officers in Attendance:	Miss H Bell	Committee Services Officer
	Mr A Davie	Head of Development Management (North)
	Mrs V Davies	Senior Planning Officer
	Mr J Ellis	Development Management Team Leader (West)
	Mr A Emerton	Managing Solicitor Planning, Property, Highways & Transportation
	Mr D Hale	Development Management Team Leader (South)
	Mr D Lamb	Development Management Team Leader (North)

DM/11/249 **Minutes**

**RESOLVED**

*that the Minutes of the meeting of the Development Management Committee held on 25 May 2011 be confirmed and signed by the Chairman as a correct record subject to the recording of Councillor D Jones having requested that his name be recorded as abstaining from voting upon Planning Application No CB/11/00723/RM relating to Land at Houghton Quarry, Houghton Road, Dunstable.*

DM/11/250 **Members' Interests**

(a) **Personal Interests:-**

<b>Member</b>	<b>Item</b>	<b>Nature of Interest</b>	<b>Present or Absent during discussion</b>
Cllr C Maudlin	2	Know Agent	Absent
Cllr Mrs J N Young	9	Chairman of Overview & Scrutiny Committee that considered item	Absent

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

<b>Member</b>	<b>Item</b>	<b>Nature of Interest</b>	<b>Present or Absent during discussion</b>
Cllr K Janes	15	Applicant	Absent
Cllr Mrs C Maudlin	9	Family Member lives near to application	Absent
Cllr K C Matthews	1	Live in close proximity to application site	

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

<b>Member</b>	<b>Item</b>	<b>Parish/Town Council</b>	<b>Vote Cast</b>
Cllr P N Aldis	9	Sandy Town Council	Did not vote

Cllr K C Matthews	9	In attendance at Ridgmont Parish Council when discussed	Did not Participate or vote
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DM/11/251 **Petitions**

The Chairman advised that no petitions had been received.

DM/11/252 **Planning Enforcement Cases Where Formal Action Has Been Taken**

**RESOLVED**

**That the update on planning Enforcement cases where formal action has been undertaken be noted.**

DM/11/253 **Late Sheet**

In advance of the 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.

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/11/254 **Planning Application No.CB/11/00235/FULL**

**RESOLVED**

**That Planning Application No CB/11/00235 relating to The Grove, Barton road, Pulloxhill be delegated to the Head of Development Management to approve subject to conditions.**

DM/11/255 **Planning Application No. CB/11/01301/FULL**

**RESOLVED**

**That Planning Application No CB/11/01301/FULL relating to Plots 2, 2A, 3 Woodside Caravan Park, Hatch, Sandy be delegated to the Head of Development Management to refuse the application on the grounds that the proposal would have a significant, urbanising effect on the character and appearance of the countryside. As such it would be contrary to PPS7, saved Mid Beds Local Plan policy H012 and policy GT3 of the draft Submission Gypsy and Traveller Development Plan Document December 2010.**

DM/11/256 **Planning Application No. CB/11/01305/FULL**

**RESOLVED**

**That Planning Application No CB/11/01305 relating to 1 Lincoln Way, Harlington be approved as set out in the schedule appended to these Minutes subject to the undertaking of a Section 106 Agreement.**

DM/11/257 **Planning Application No. CB/11/01562/FULL**

**RESOLVED**

**That Planning Application No CB/11/01562/FULL relating to Land to the rear of 20 Baldock Road, Stotfold be approved as set out in the schedule appended to these minutes.**

DM/11/258 **Planning Application No. CB/11/00297**

**RESOLVED**

**That Planning Application NoCB/11/00297 relating to Land adjacent to 84, Station Road, Ridgmont be approved as set out in the schedule appended to these Minutes.**

DM/11/259 **Planning Application No. CB/11/01470**

**RESOLVED**

**That Planning Application No CB/11/01470 relating to The Bakery, the Square, Aspley Heath be approved subject to a unilateral agreement as set out in the schedule appended to these Minutes.**

DM/11/260 **Planning Application No. CB/10/04491/FULL**

**RESOLVED**

**That Planning Application No CB/10/04491/FULL relating to Land to the rear or 1 and 2 Church Walk, Marston Moretaine be approved as set out in the schedule appended to these Minutes.**

DM/11/261 **Planning Application No. CB/11/01430**

**RESOLVED**

**That Planning Application No CB/11/01430 relating to The Paddocks, Springfield Road, Eaton Bray, Dunstable be approved as set out in the schedule appended to these Minutes.**

DM/11/262 **Planning Application No. CB/11/01147/FULL**

**RESOLVED**

**That Planning Application No CB/11/01147/FULL relating to 23 Eisenhower Road, Shefford be approved as set out in the schedule as appended to these Minutes.**

DM/11/263 **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 20 July 2011:**

**Chairman  
Vice Chairman  
P N Aldis  
K Janes  
D Jones**

(Note: The meeting commenced at 2.00 p.m. and concluded at 6.05 p.m.)

Chairman .....

Dated .....

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**LATE SHEET****DEVELOPMENT MANAGEMENT COMMITTEE – 22 JUNE 2011****SCHEDULE A**

***Item 8 (Page 15-28) – CB/11/00235/FULL – The Grove, Barton Road, Pulloxhill, Bedford, MK45 5HR.***

**Additional Consultation/Publicity Responses**

None received

**Additional Comments**

None required

**Additional/Amended Conditions**

None required

**SCHEDULE B**

***Item 9 (Pages 29-46) CB/11/01301/FULL – Change of use of land to use as a small private gypsy site for 3 families comprising of 10 caravans and associated ancillary development at Plots 2, 2A and 3 Woodside Caravan Park, Hatch, Sandy***

On page 35, paragraph 5, immediately following the title GYPSY & TRAVELLER SITE ALLOCATIONS DPD, it is stated that the “DPD has now been submitted to the Secretary of State”. This is incorrect; the DPD has not yet been submitted.

On page 35, final paragraph, it is stated that “the additional pitches will therefore need to be provided through planning applications”. In fact the DPD states that an additional site search will be conducted in advance of the Examination to make proposals for the accommodation of the remaining 4 pitches required to the end of 2015. This would not preclude the delivery of the pitches through windfall applications such as this one and if approved, the 3 pitches provided will contribute to the total level of need.

The appeal decision referred to in the Committee report at page 35 was omitted as an appendix to the report but is attached to this late sheet.

**Additional Consultation/Publicity Responses**

A further 2 letters of objection have been received since the report was written. No new issues were raised in these letters however the objectors concerns are set out below:

- the proposed development would be disproportionate in size when compared to the settled community

- there are already two permanent Gypsy and Traveller Sites available, both under 2 miles from Hatch: Magpie Farm, Upper Caldecote and Sandy
- the site has been judged unsuitable for the proposed development on 5 different occasions and by 5 different Inspectors.

A copy of a letter sent to Members was received on 20<sup>th</sup> June 2011 from Northill Parish Council expanding on the previous comments of the Parish Council.

A letter and report was received on 20<sup>th</sup> June from a planning agent who has been instructed on behalf of the Hatch Residents. The letter and report are appended.

***Item 10 (Page 47-64) – CB/11/01305/FULL – 1 Lincoln Way, Harlington, Dunstable, LU5 6NB.***

**Additional Consultation/Publicity Responses**

IDB

Building Control

Wildlife Trust

Ecology Officer:

**Ecology Officer:** There is an ornamental pond within the curtilage of the garden. Records exist for Great Crested Newts within 150m of the application site and County Wildlife Site, Harlington Village Pond lies within 80m of the site. The Council's Ecologist has confirmed that given the pond is ornamental with Koi Carp in the pond and subject to granting planning permission, the fish would be sold and the pond filled in, that in this case there would not be a need for a Great Crested Newt survey. Advise that although the Leylandii do not offer a great deal of biodiversity value they are used by birds for nest sites so trees should not be removed during the nesting season March - August inclusive. Once cut down the brash should be removed from the site as birds will still nest in leylandii when it's on the ground as it resembles good scrub cover in their eyes! Recommend replacement planting could be done or perhaps a commuted sum for planting off site or for some pond management works for the CWS.

**Building Control:** Concerns over the future performance of the culvert can be addressed via a drainage condition that contains the following points.

- A CCTV survey of the culvert is carried out from the manhole in front of the property through to its outfall behind the garage block off of Wingate Road and that all faults are remedied before construction works are started.
- New manholes are installed at the upstream and downstream ends of the application property curtilage to enable future maintenance.
- A "flood pathway" should be retained to allow overground flow to the outfall pond for when the culvert is overloaded in times of high rainfall.
- The construction design does not disturb the existing culvert in any way.

Harlington Parish Council are quite right that the local area is subject to the unexpected appearance of springs, often in association with ground disturbance, but their very nature is unpredictable and there is no certainty either way that works on the application site would give rise to a spring. Advise that an extra condition is



added that if any spring were to emerge as a direct result of the proposed works that it is captured and diverted back in to the culvert.

**IDB and Wildlife Trust:** No response received

### **Additional Comments**

The Section 106 Agreement has not yet been signed and completed.

### **Additional/Amended Conditions**

**No work shall commence on site until details of surface water drainage for the site have been submitted to and approved in writing by the Local Planning Authority. These details shall include the installation of new manholes at the upstream and downstream ends of the application property curtilage to enable future maintenance of the culvert and a "flood pathway" to allow overground flow to the outfall pond for when the culvert is overloaded in times of high rainfall. The drainage works shall be constructed in accordance with the approved plans before any part of the development is brought into use and shall be retained.**

**Reason: To ensure that adequate surface water drainage is provided to prevent water pollution and flooding.**

If any spring were to emerge as a direct result of the works hereby approved, it must be captured and diverted back in to the culvert to the satisfaction of the Local Planning Authority.

Reason: To ensure that adequate surface water drainage is provided to prevent water pollution and flooding.

Full details of a soft landscaping scheme shall be submitted to and approved in writing by the Local Planning Authority. These details shall include planting plans, including schedule of size, species, positions, density and times of planting and cultivation details including operations required to establish new planting.

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

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

### **Additional Note to Applicant**

The granting of this planning permission does not absolve the applicants from complying with the relevant law protecting species, including obtaining and complying with the terms of conditions of any licences required, as described in Part IV B of *Circular 06/2005*.

The *Leylandii* trees should not be removed during the nesting season March - August inclusive. Once cut down the brush should be removed from the site as birds will still nest in *leylandii* when it's on the ground as it resembles good scrub cover in their eyes.

Prior to commencement of development, it is advised that a CCTV survey of the culvert is carried out from the manhole in front of the property through to its outfall

behind the garage block off of Wingate Road and that all faults are remedied before construction works are started.

***Item 11 (Page 65-78) – CB/11/01562/FULL – Land to the rear of 20 Baldock Road, Stotfold, Hitchin, SG5 4PB.***

On page 70, final paragraph, immediately under the title **The principle of development**, it is stated that “Clifton is classified . . .”. This paragraph should start Stotfold is classified as . . .”.

The Unilateral Undertaking required with this application has not yet been approved by the Legal Department. As such the Committee are recommended to grant delegated powers for the approval of the application subject to a satisfactory Unilateral Undertaking being in place.

**Additional Consultation/Publicity Responses**

Comments from Highways Development Control have been received and are set out below.

Please be aware that the front boundary hedge (as existing) is within the highway. It is believed this to be where the hedge was initially planted on the boundary and has over the years grown upwards and outwards, however it is an encroachment and should be removed which will also provide adequate driver/driver intervisibility from the access. This can be dealt with by a condition.

The parking bays are a little short, again this can be dealt with by a condition. The replacement parking provision for the existing house (no. 20) should be completed prior to the proposed new development, to provide adequate off street parking for the existing dwelling. This can be conditioned.

The access exceeds the reversing distance for service/delivery sized vehicles as set out in Manual for Streets and Section 7 of the Central Bedfordshire Design Guide. As such a turning area will be required within the curtilage of the site to accommodate this size of vehicle. The turning area indicated is not suitable but a turning area that can be achieved with a minor amendment to the submitted design. A condition for this can be added to any planning permission granted.

Subject to conditions as recommended by the Highways Development Control officer it is not considered that there are any access, parking or highway matters which would justify refusing planning permission.

A further response to consultation has been received from the occupier of the commercial units at 18 Baldock Road. The letter states that subject to noise level safeguards being put in place, as recommended by Central Bedfordshire Council, the occupier is not opposed to the proposal.

Two further letters of objection have been received. Neither letter raises new issues which have not been addressed in the report, the objectors concerns are however set out below:

- two additional dwellings would considerably increase the already high number of cars parked on the road causing more congestion
- the loss of garden space would have an adverse impact on wildlife

- the houses would overlook the garden of the objectors and will affect their privacy

### **Additional Conditions**

- 12. Before development begins for the new dwellings and associated access, the replacement access/junction and surfacing and parking provision for no. 20 shall be constructed in accordance with the approved drawing no. 1608-002 Revision A and shall thereafter be retained unless otherwise agreed in writing by the Local Planning Authority.**

**Reason: To provide adequate replacement on site parking for the existing dwelling.**

- 13. 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. (HC 38)**

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

- 14. Before the access is brought into use an area of land across the whole of the site frontage measuring at least 3.0m from and parallel to the nearside edge of the adjacent road carriageway shall be provided and thereafter be kept free of all obstruction to visibility. (HC 7)**

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

- 15. Before the new dwellings are occupied the on site vehicular areas shall be constructed and surfaced in a stable and durable manner (not loose aggregate) in accordance with details to be approved in writing by the Local Planning Authority for a distance of 5.0m into the site, measured from the highway boundary. 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 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 .**

- 16. Before the new premises are occupied all on site vehicular areas shall be surfaced in a stable and durable manner in accordance with details to be approved in writing by the Local Planning Authority. Arrangements shall be made for surface water drainage from the site to soak away within the site so that it does not discharge into the highway or into the main drainage system.**

**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**

17. The access for the new dwellings shall have a minimum width of 4.8m for 5.0m into the site measured from the highway boundary. All parking bays shall measure a minimum of 2.4m x 4.8m each.

Reason: For the avoidance of doubt.

18. The development for the new dwellings shall not be brought into use until a turning space suitable for a delivery/service sized vehicle has been constructed within the curtilage of the site in a manner to be approved in writing by the Local Planning Authority and shall thereafter remain free of obstruction.

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

19. The refuse collection point shall be constructed in accordance with the approved drawing no. 1608-002 Revision A.

Reason: In the interest of amenity and in order to minimise danger, obstruction and inconvenience to users of the highway and the premises and for the avoidance of doubt.

### **Additional Informatives**

- The applicant is advised that no works associated with the construction of the vehicular access for no. 20 and any widening of the existing access should be carried out within the confines of the public highway without prior consent, in writing, of the Central Bedfordshire Council. Upon receipt of this Notice of Planning Approval, the applicant is advised to write to Central Bedfordshire Council's Highway Help Desk, Technology House, 239 Ampthill Road, Bedford MK42 9BA quoting the Planning Application number and supplying a copy of the Decision Notice and a copy of the approved plan. This will enable the necessary consent and procedures under Section 184 of the Highways Act to be implemented. The applicant is also advised that if any of the works associated with the construction of the vehicular accesses 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.
- The applicant is advised that, under the provisions of the Highways Act 1980, no part of the front boundary treatment, including foundations and planting shall be erected or installed in, under or overhanging the public highway and no gate shall be fixed so as to open outwards into the highway.

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

- The applicant is advised that the requirements of the New Roads and Street Works Act 1991 will apply to any works undertaken within the limits of the existing public highway. Further details can be obtained from the Traffic Management Group Highways and Transport Division, Central Bedfordshire Council, Technology House, 239 Amphill Road, Bedford MK42 9BD.
- The applicant 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. (HN xi)

***Item 12 (Page 79-90) – CB/11/00297/FULL – Land adjacent 84 Station Road, Ridgmont.***

The planning application included in the Planning History relates to a proposal for the current application site.

The Planning History section does not include the details of the planning application for the recent change of use of the offices to residential which is referred to in paragraph 1 of “*Principle of Development*”. The details of this application are as follows:

CB/10/01579/FULL - Change of use from offices to 3 No. 1 bedroom flats at land between 80 – 82 Station Road, Ridgmont. Approved 29/6/10

***Item 13 (Page 91-102) – CB/11/01470/REN – The Bakery, The Square, Aspley Heath, Milton Keynes, MK17 8SY.***

**Additional Consultation/Publicity Responses**

None

**Additional Comments**

None

**Additional/Amended Conditions**

None

***Item 14 (Page 103-116) – CB/10/04491/FULL – Land to the rear of 1 and 2 Church Walk, Marston Moretaine, Bedford, MK43 0PL.***

**Additional Consultation/Publicity Responses**

One neighbour requesting that her original concerns are shown as part of the consultation at the meeting and would like to have had the opportunity to have attended the meeting if had been advised of this in time.

**Additional Comments**

The bungalows are two bed roomed and not three (as stated incorrectly on Page 108).

There is a gap of 12metres between the rear elevations of the new terraced houses and the closest side elevation of the proposed bungalows – not 8.5 metres as stated incorrectly in the report.

The drainage authorities have not raised any objections on drainage grounds. The ditch within the site was hand dug by the owner of the site to drain surface water. It is contained within the site and is not a ditch line and does not connect to any other waterway or have an outfall.

**Additional/Amended Conditions**

None

**SCHEDULE C**

***Item 15 (Page 117-128) – CB/11/01430/FULL – The Paddocks, Springfield Road, Eaton Bray, Dunstable, LU6 2JT.***

**Additional Consultation/Publicity Responses**

Highways Officer – No objection.

**Additional Conditions**

Before development begins, a landscaping scheme 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).

**Additional Information**

Since the agenda was prepared, further supporting information was received from the applicant in response to some of the objections received and this is included as an appendix to this report.

***Item 16 (Page 129-134) – CB/11/01147/FULL – 23 Eisenhower Road, Shefford, SG17 5UP.***

**Additional Consultation/Publicity Responses**

None

**Additional Comments**

None

**Additional/Amended Conditions**

None

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**Item No. 8**

<b>APPLICATION NUMBER</b>	<b>CB/11/00235/FULL</b>
<b>LOCATION</b>	<b>The Grove, Barton Road, Pulloxhill, Bedford, MK45 5HR</b>
<b>PROPOSAL</b>	<b>Full: Erection of marquee for Weddings and Corporate Events</b>
<b>PARISH</b>	<b>Pulloxhill</b>
<b>WARD</b>	<b>Westoning, Flitton &amp; Greenfield</b>
<b>WARD COUNCILLORS</b>	<b>Cllr Jamieson</b>
<b>CASE OFFICER</b>	<b>Vicki Davies</b>
<b>DATE REGISTERED</b>	<b>28 January 2011</b>
<b>EXPIRY DATE</b>	<b>25 March 2011</b>
<b>APPLICANT</b>	<b>Mr Nazir</b>
<b>AGENT</b>	<b>ATK Designs</b>
<b>REASON FOR COMMITTEE TO DETERMINE</b>	<b>Public Interest</b>
 <b>RECOMMENDED DECISION</b>	 <b>Full Application - Refused</b>

That the Head of Development Management be delegated authority to approve the application and subject to conditions on the grounds that the proposal would not have any significant adverse impact on the amenities of nearby residents. There are no highway safety or parking issues that cannot be resolved by conditions. The impact of the development on the countryside is considered acceptable due to the already urbanised setting adjacent to a large car park and the limited period of time the temporary structure would be erected. The scheme therefore, by reason of its site, design, materials and location, is in conformity with Planning Policy Statement 1, Planning Policy Statement 4, Planning Policy Guidance Note 13 and Planning Policy Guidance Note 24 and Policies DM3 and DM4 of the Core Strategy and Development Management Policies, November 2009. It is further in conformity with the Central Bedfordshire Supplementary Technical Guidance "Design in Central Bedfordshire, A Guide for Development".

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

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

- 2 **Before development 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.

- 3 Before development begins, a scheme for the parking of vehicles on the whole site, comprising both the areas outlined in red and blue on plan CBC/001, shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall comply with the standards of the Local Planning Authority and shall be fully implemented before the development is first occupied or brought into use and thereafter retained for this purpose.

**Reason:** To ensure provision for car parking clear of the highway.

- 4 Before the development hereby approved is commenced details of the refuse collection point shall be submitted to and approved by the Local Planning Authority. Refuse collection shall thereafter be carried out in accordance with the approved details.

**Reason:** In the interest of highway safety.

- 5 Before the development hereby approved is commenced a scheme for the closure of the access to the site from the A6 by way of a permanent structure shall be submitted and approved in writing by the Local Planning Authority. The location of the permanent structure shall prevent access into the car park of the public house/restaurant. The approved works shall then be carried out before the development is brought into use.

**Reason:** In the interests of highway safety and for the avoidance of doubt.

- 6 Before the development hereby permitted is commenced a plan at a scale of 1:100 showing the exact location of the marquee shall be submitted to and approved in writing by the Local Planning Authority. The marquee shall then be erected in the approved location only.

**Reason:** In order to avoid doubt.

- 7 Visibility splays shall be provided at the junction of the access with the public highway before the development is brought into use. The minimum dimensions to provide the required splay lines shall be 2.4m measured along the centre line of the proposed access from its junction with the channel of the public highway and 85m measured from the centre line of the proposed access along the line of the channel of the public highway towards the south-eastern direction and 2.4m measured along the centre line of the proposed access from its junction with the channel of the public highway and 170m measured from the centre line of the proposed access along the line of the channel of the public highway towards the north west. The required vision splays shall be kept free of any obstruction in perpetuity.

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.

- 8 No external lighting shall be installed without the prior written approval of the Local Planning Authority.

Reason: To protect the amenity of neighbouring properties.

- 9 No noise amplification equipment shall be permitted to be used in the marquee or in any outdoor area.

Reason: To protect of the amenity of neighbouring properties.

- 10 The development shall not be brought into use until a turning area and parking space for stretched/delivery vehicles has been constructed within the curtilage of the site in a manner to be approved in writing by the Local Planning Authority.

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

- 11 The land and buildings shall not be used outside the hours of 10.30 and 00.30 on Mondays to Fridays, outside the hours of 10.30 and 00.30 on Saturdays nor at any time on Sundays, Bank or Public Holidays.

Reason: To protect the amenities of the area.

- 12 The marquee hereby permitted shall only be erected during the months of April to October inclusive.

Reason: In the interests of visual amenity.

- 13 The marquee hereby permitted shall only be used for wedding and corporate functions unless otherwise agreed in writing by the Local Planning Authority.

Reason: In order to control the development.

- 14 The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers atk/11/NN/tp1, atk/11/NN/tp2 & CBC/001.

Reason: For the avoidance of doubt.

## NOTES TO APPLICANT

**Any conditions in bold must be discharged before the development commences. Failure to comply with this requirement could invalidate this permission and/or result in enforcement action.**

Note:

In advance of the consideration of the application the committee received representations made under the Public Participation Scheme.

<b>Item No. 9</b>
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<b>APPLICATION NUMBER</b>	<b>CB/11/01301/FULL</b>
<b>LOCATION</b>	<b>Plots 2, 2A, 3 Woodside Caravan Park, Hatch, Sandy, Beds SG19 1PT</b>
<b>PROPOSAL</b>	<b>Change of use of land to use as a small private gypsy site for 3 families comprising of 10 caravans and associated ancillary development</b>
<b>PARISH</b>	<b>Northill</b>
<b>WARD</b>	<b>Northill</b>
<b>WARD COUNCILLORS</b>	<b>Cllr Mrs Turner</b>
<b>CASE OFFICER</b>	<b>Vicki Davies</b>
<b>DATE REGISTERED</b>	<b>05 April 2011</b>
<b>EXPIRY DATE</b>	<b>31 May 2011</b>
<b>APPLICANT</b>	<b>Mr J Smith</b>
<b>AGENT</b>	<b>Southwest Law Ltd</b>
<b>REASON FOR COMMITTEE TO DETERMINE</b>	<b>At the request of the Ward Councillor due to the considerable public interest in the site and its use</b>
<b>RECOMMENDED DECISION</b>	<b>Full Application - Granted</b>

**Recommendation**

That authority be delegated to the Head of Development Management to refuse the application on the grounds that the proposal would have a significant, urbanising effect on the character and appearance of the countryside. As such it would be contrary to PPS7, saved Mid Beds Local Plan policy H012 and Policy GT3 of the draft Submission Gypsy and Traveller Development Plan Document December 2010.

Notes:

- (1) The committee received representations made under the public participation scheme.
- (2) The Committee noted consultation received subsequent to the despatch of the agenda which included 2 letters of objection. In addition, the Committee were advised of amendments to the report as set out in the Late Sheet appended to these Minutes

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**Item No. 10**

**APPLICATION NUMBER** CB/11/01305/FULL  
**LOCATION** 1 Lincoln Way, Harlington, Dunstable, LU5 6NB  
**PROPOSAL** Single storey rear extension and new dwelling within garden.  
**PARISH** Harlington  
**WARD** Toddington  
**WARD COUNCILLORS** Cllrs Costin & Nicols  
**CASE OFFICER** Mary Collins  
**DATE REGISTERED** 07 April 2011  
**EXPIRY DATE** 02 June 2011  
**APPLICANT** Mr T Culverhouse  
**AGENT** Paul Lambert Associates Ltd  
**REASON FOR COMMITTEE TO DETERMINE** Previous refusal at Development Management Committee

**RECOMMENDED DECISION** Full Application - Granted

Approved subject to a Section 106 agreement

- 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 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.**

- 3 **Prior to the commencement of the development hereby permitted, acoustic fencing shall be erected along the western and northern boundaries to the rear of the application site. A 1.8 metre high brick wall shall be erected on the boundary between the side of the dwelling at 41 Church Road and the front garden of the dwelling hereby approved. Details of the position and design of the walling and fencing shall be submitted to the Local Planning Authority before the**

development is commenced. The brick wall shall be retained in place at all times unless otherwise agreed in writing by the Local Planning Authority.

**Reason:** In order to provide an acceptable noise environment and level of amenity for future occupants of the development.

- 4 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.

- 5 Before development begins, a scheme for the secure and covered parking of cycles on the site for the new dwelling (including the internal dimensions of the cycle parking area, stands/brackets to be used and access thereto), calculated at one cycle parking space per bedroom and 2 short stay spaces, shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall be fully implemented before the development is first occupied or brought into use and thereafter retained for this purpose.

**Reason:** To ensure the provision of adequate cycle parking to meet the needs of occupiers of the proposed development in the interests of encouraging the use of sustainable modes of transport.

- 6 No work shall commence on site until details of all the 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.

- 7 Development of the new dwelling shall not begin until the junction of the proposed vehicular access with the highway and the on site parking for the existing dwelling has been surfaced and constructed in accordance with the approved details.

**Reason:** To order to replace the existing on site parking and access for the existing dwelling.

- 8 The accesses shall have a minimum width of 2.75m.

**Reason:** In the interest of road safety and for the avoidance of doubt.

- 9 Before the access 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 accesses, and to make the accesses safe and convenient for the traffic which is likely to use them.

- 10 Before the new premises are occupied the on site vehicular areas shall be constructed and surfaced in a stable and durable manner in accordance with details to be approved in writing by the Local Planning Authority. 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 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.

- 11 Before the new dwelling is occupied any lengths of the existing access that are surplus to requirements 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 site.

- 12 Details of bin collection point located at the site frontage shall be submitted to and approved by the Local Planning Authority prior to the occupation of any dwelling.

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

- 13 The turning/manoeuvring space for vehicles illustrated on the approved Drawing No 2505-02 shall be constructed before the development is first brought into use.

Reason: To enable vehicles to manoeuvre and park outside the highway limits.

- 14 Notwithstanding Schedule 2, Part 1, Classes A, B, C, D, E, F, and G of the Town and Country Planning (General Permitted Development Order) 1995 (or any Order revoking or re-enacting that Order with or without modification) no works shall be commenced for the extension or material alteration of the buildings hereby permitted or the erection of any building/ structure within the curtilage of the dwelling hereby approved until detailed plans and elevations have been submitted to and approved in writing by the Local Planning Authority.

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

- 15 No work shall commence on site until details of surface water drainage for the site have been submitted to and approved in writing by the Local Planning Authority. These details shall include the installation of new manholes at the upstream and downstream ends of the application property curtilage to enable future maintenance of the culvert and a "flood pathway" to allow overground flow to the outfall pond for when the culvert is overloaded in times of high rainfall. The drainage works shall be constructed in accordance with the approved plans before any part of the development is brought into use and shall be retained.

Reason: To ensure that adequate surface water drainage is provided to prevent water pollution and flooding.

- 16 If any spring were to emerge as a direct result of the works hereby approved, it must be captured and diverted back in to the culvert to the satisfaction of the Local Planning Authority.

Reason: To ensure that adequate surface water drainage is provided to prevent water pollution and flooding.

Full details of a soft landscaping scheme shall be submitted to and approved in writing by the Local Planning Authority. These details shall include planting plans, including schedule of size, species, positions, density and times of planting and cultivation details including operations required to establish new planting.

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

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

### **Notes to Applicant**

1. The applicant is advised that no works associated with the construction of the vehicular access for the existing dwelling should be carried out within the confines of the public highway without prior consent, in writing, of the Central Bedfordshire Council. Upon receipt of this Notice of Planning Approval, the applicant is advised to write to Central Bedfordshire Council's Highway Help Desk, 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 for the existing dwelling affects or requires the removal and/or the relocation of any equipment, apparatus or structures (e.g. street name plates, bus stop signs or shelters, statutory authority equipment etc.) then the applicant will be required to bear the cost of such removal or alteration.
2. The applicant is advised that the requirements of the New Roads and Street Works Act 1991 will apply to any works undertaken within the limits of the

existing public highway. Further details can be obtained from the Traffic Management Group Highways and Transport Division, Central Bedfordshire Council, P.O. Box 1395, Bedford, MK42 5AN.

3. The applicant 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.
4. The applicant is advised that the closure of any surplus lengths of the 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 Customer Contact Centre on 0300 300 8308. 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.
5. The applicant is advised that all cycle parking to be provided within the site shall be designed in accordance with the Central Bedfordshire Council's "Cycle Parking Annexes – July 2010".
6. Please note that the unnumbered drawings submitted in connection with this application have been given unique numbers by the Local Planning Authority. The numbers can be sourced by examining the plans on the View a Planning Application pages of the Council's website [www.centralbedfordshire.gov.uk](http://www.centralbedfordshire.gov.uk).
7. The granting of this planning permission does not absolve the applicants from complying with the relevant law protecting species, including obtaining and complying with the terms of conditions of any licences required, as described in Part IV B of *Circular 06/2005*.

The Leylandii trees should not be removed during the nesting season March - August inclusive. Once cut down the brash should be removed from the site as birds will still nest in leylandii when it's on the ground as it resembles good scrub cover in their eyes.

Prior to commencement of development, it is advised that a CCTV survey of the culvert is carried out from the manhole in front of the property through to its outfall behind the garage block off of Wingate Road and that all faults are remedied before construction works are started.

## Notes

**(1) In advance of the consideration of the application the Committee received representations made under the Public Participation scheme**

**(2) In advance of the consideration of the application the Committee were advised of consultation received from the Internal drainage Board, Building**

Control, Wildlife Trust and Ecology Officer. The Committee were furthermore Page 28  
advised of additional/amended Conditions and notes to applicant as set out in  
the late sheet attached to these Minutes.

**Item No. 11**

<b>APPLICATION NUMBER</b>	<b>CB/11/01562/FULL</b>
<b>LOCATION</b>	<b>Land to the rear of 20 Baldock Road, Stotfold, Hitchin, SG5 4PB</b>
<b>PROPOSAL</b>	<b>Erection of two detached dwellings</b>
<b>PARISH</b>	<b>Stotfold</b>
<b>WARD</b>	<b>Stotfold &amp; Langford</b>
<b>WARD COUNCILLORS</b>	<b>Cllrs Clarke, Saunders &amp; Saunders</b>
<b>CASE OFFICER</b>	<b>Vicki Davies</b>
<b>DATE REGISTERED</b>	<b>28 April 2011</b>
<b>EXPIRY DATE</b>	<b>23 June 2011</b>
<b>APPLICANT</b>	<b>Ms Drury</b>
<b>AGENT</b>	<b>Robert Lombardelli Partnership Ltd</b>
<b>REASON FOR COMMITTEE TO DETERMINE</b>	<b>Request of Ward Councillor on the basis of impact of proposal on residential amenity, impact on streescene, overdevelopment of the site and lack of need for houses in Stotfold</b>
<b>RECOMMENDED DECISION</b>	<b>Full Application - Granted</b>

**Recommendation**

That planning permission be granted subject to the following:

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

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

- 2 **Before the development hereby permitted is commenced 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 **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.**

- 4 Before development begins, including any ground clearance or excavation, substantial protective fencing, the details of which shall first be approved in writing by the Local Planning Authority, shall be erected around the Lime Tree and Mulberry Tree within the application site and the fencing shall be retained at full height and extent until the development is substantially completed. No materials shall be stored or deposited and no mixing of materials shall take place within the area so protected.

**Reason: To protect the trees so enclosed in accordance with Section 8 of BS 5837 of 2005 or as may be subsequently amended.**

- 5 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.**

- 6 Before the development hereby permitted is commenced details of all existing and proposed boundary treatments shall be submitted to and approved in writing by the Local Planning Authority.

**Reason: In the interests of residential and visual amenity.**

- 7 Development shall not begin until a scheme for protecting the proposed dwellings from Road Traffic Noise and Industrial Noise has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of noise mitigation measures, including window glazing and room ventilation provisions. Any works which form part of the scheme approved by the Local Planning Authority shall be completed before any permitted dwelling is occupied unless an alternative period is approved in writing by the Authority.

**Reason: to protect the amenity of future occupiers of the dwellings.**

- 8 If during any site investigation, excavation, engineering or construction works evidence of land contamination is identified, the developer shall notify the Local Planning Authority without delay. Any land contamination identified shall be remediated to the satisfaction of the Local Planning Authority to ensure that the site is made suitable for its end use.

**Reason: In order to protect the amenity of and prevent harm to site workers**

and future occupants of the proposed development.

- 9 No external lighting shall be installed without the prior written approval of the Local Planning Authority.

Reason: To protect the amenity of neighbouring properties.

- 10 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no windows shall be inserted into the roof of the proposed bungalow.

Reason: To protect the amenity of neighbouring residents.

- 11 The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers 1608-000, 1608-001, 1608-002A, 1406-004, 1608-003 & 1608-005.

Reason: For the avoidance of doubt.

- 12. Before development begins for the new dwellings and associated access, the replacement access/junction and surfacing and parking provision for no. 20 shall be constructed in accordance with the approved drawing no. 1608-002 Revision A and shall thereafter be retained unless otherwise agreed in writing by the Local Planning Authority.**

**Reason: To provide adequate replacement on site parking for the existing dwelling.**

- 13. 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. (HC 38)**

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

- 14. Before the access is brought into use an area of land across the whole of the site frontage measuring at least 3.0m from and parallel to the nearside edge of the adjacent road carriageway shall be provided and thereafter be kept free of all obstruction to visibility. (HC 7)**

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

- 15. Before the new dwellings are occupied the on site vehicular areas shall be constructed and surfaced in a stable and durable manner (not loose aggregate) in accordance with details to be approved in writing by the Local Planning Authority for a distance of 5.0m into the site, measured from the highway boundary. Arrangements shall be made for**

**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 .**

- 16. Before the new premises are occupied all on site vehicular areas shall be surfaced in a stable and durable manner in accordance with details to be approved in writing by the Local Planning Authority. Arrangements shall be made for surface water drainage from the site to soak away within the site so that it does not discharge into the highway or into the main drainage system**

**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**

17. The access for the new dwellings shall have a minimum width of 4.8m for 5.0m into the site measured from the highway boundary. All parking bays shall measure a minimum of 2.4m x 4.8m each.

Reason: For the avoidance of doubt.

18. The development for the new dwellings shall not be brought into use until a turning space suitable for a delivery/service sized vehicle has been constructed within the curtilage of the site in a manner to be approved in writing by the Local Planning Authority and shall thereafter remain free of obstruction.

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

19. The refuse collection point shall be constructed in accordance with the approved drawing no. 1608-002 Revision A.

Reason: In the interest of amenity and in order to minimise danger, obstruction and inconvenience to users of the highway and the premises and for the avoidance of doubt.

### **Reasons for Granting**

The proposed development would not detrimentally impact upon the character and appearance of the streetscene nor would there be any significant adverse impact on the amenities of neighbouring residents. There are no highway safety issues and subject to an acceptable unilateral undertaking being submitted the proposal is satisfactory. The scheme therefore, by reason of its site, design, materials and location, is in conformity with Planning Policy Statement 1 (2005), Planning Policy Statement 3 (2006) and Planning Policy Statement 7 (2004) and Policies CS2, CS14, DM3 and DM4 of the Core Strategy and Development Management Policies,



November 2009. It is further in conformity with the Central Bedfordshire Supplementary Technical Guidance "Design in Central Bedfordshire, A Guide for Development".

### Notes to Applicant

1. This permission is subject to a legal obligation under Section 106 of The Town and Country Planning Act 1990.
2. The applicant is advised that no works associated with the construction of the vehicular access for no. 20 and any widening of the existing access should be carried out within the confines of the public highway without prior consent, in writing, of the Central Bedfordshire Council. Upon receipt of this Notice of Planning Approval, the applicant is advised to write to Central Bedfordshire Council's Highway Help Desk, Technology House, 239 Ampthill Road, Bedford MK42 9BA quoting the Planning Application number and supplying a copy of the Decision Notice and a copy of the approved plan. This will enable the necessary consent and procedures under Section 184 of the Highways Act to be implemented. The applicant is also advised that if any of the works associated with the construction of the vehicular accesses 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.
3. The applicant is advised that, under the provisions of the Highways Act 1980, no part of the front boundary treatment, including foundations and planting shall be erected or installed in, under or overhanging the public highway and no gate shall be fixed so as to open outwards into the highway. The Highway Authority has the power under Section 143 of the Highways Act 1980, to remove any structure erected on a highway. (HN iii)
4. The applicant is advised that the requirements of the New Roads and Street Works Act 1991 will apply to any works undertaken within the limits of the existing public highway. Further details can be obtained from the Traffic Management Group Highways and Transport Division, Central Bedfordshire Council, Technology House, 239 Ampthill Road, Bedford MK42 9BD.
5. The applicant 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. (HN xi)

**Notes**

**(1) In advance of the consideration of the application the Committee received representations made under the Public Participation Scheme.**

**(2) In advance of the consideration of the application the Committee were advised of consultation received from the Highways Department and additional letters of received from adjacent occupiers as et out in the late sheet appended to these minutes The Committee were also advised of additional conditions and notes to the applicant.**

**Item No. 12**

**APPLICATION NUMBER** CB/11/00297/FULL  
**LOCATION** Land Adjacent 84, Station Road, Ridgmont  
**PROPOSAL** Change of use of existing car park to area for storage of cars (Retrospective)  
**PARISH** Ridgmont  
**WARD**  
**WARD COUNCILLORS** Cllr Bastable, Cllr Clark, Cllr Matthews  
**CASE OFFICER** Vicki Davies  
**DATE REGISTERED** 28 January 2011  
**EXPIRY DATE** 25 March 2011  
**APPLICANT** Mr M Boyce  
**AGENT** Landscape Land and Property  
**REASON FOR COMMITTEE TO DETERMINE** Public Interest

**RECOMMENDED DECISION** Full Application - Granted

**Recommendation**

That Planning Permission be granted subject to the following:

- 1 This permission is limited to a period expiring on 31 June 2014 when the use shall be discontinued unless before that date the Local Planning Authority has granted permission for its (their) continuation.

Reason: To allow the Local Planning Authority to review the use when the permission expires.

- 2 No car transporters or other vehicles used for the delivery of cars shall be used to deliver cars to the site. A written scheme detailing the procedure for the delivery and removal of cars from the site hereby permitted shall be submitted within three months of the date of this permission. All deliveries and removals of cars shall then be carried out strictly in accordance with the approved scheme. If within three months of the date of this permission no scheme has been submitted the use hereby permitted shall cease and all vehicles removed from the site.

Reason: In the interests of highway safety and residential amenity.

- 3 Activity on the site shall only take place between the hours of 9am to 5pm Mondays to Fridays. Activity on the site shall only take place between the hours of 9am and 5pm on Saturdays for the purposes of maintaining the site, and not at all on Sundays and Bank Holidays.

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

- 4 No members of the public shall be permitted to visit the site and no sales

shall take place from the land hereby permitted, either to traders or customers, nor shall it be used for the collection of goods by retailers or consumers.

Reason: In order to maintain control over the future use of the site in the interests of the general amenities of the area and/or highway safety.

- 5 The site shall be used for the storage of motor vehicles only. No washing, maintenance or other works to vehicles shall be permitted to take place on the site.

Reason: In the interests of residential amenity.

- 6 No more than 20 vehicles shall be permitted to be stored on the site at any one time.

Reason: To protect the amenities of nearby residents and in the interests of highway safety

- 7 No vehicles other than private motor cars shall be stored on the site.

Reason: In the interests of visual amenity

- 8 No external lighting shall be installed without the prior written approval of the Local Planning Authority.

Reason: To protect the amenity of neighbouring properties and highway safety.

- 9 This consent relates only to the details shown on plans CBC/001 & CBC/002 received 28/1/11 or to any subsequent appropriately endorsed revised plan.

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

- 10 Within three months of the date of this decision a scheme of existing and proposed signage for the site shall be submitted and approved in writing by the Local Planning Authority. If within three months of the date of this permission no such scheme has been submitted and approved the use hereby permitted shall cease and all vehicles removed from the site.

Reason: In the interests of visual amenity.

### **Reasons for Granting**

The proposal would not be in conflict with Green Belt policy, detrimentally impact upon the character and appearance of the area nor would there be any significant adverse impact on the amenities of neighbouring residents. Nor would there be any adverse impact on highway safety. The scheme therefore is in conformity with Planning Policy Statement 1 (2005), Planning Policy Guidance Note 2 (1995), Planning Policy Statement 4 (2009) and Planning Policy Statement 7 (2010) and Policies CS11, CS14, DM3 and DM4 of the Core Strategy and Development Management Policies, November 2009. It is further in conformity with the Central Bedfordshire Supplementary Technical Guidance "Design in Central Bedfordshire, A Guide for Development".

**Notes to Applicant**

1. This permission represents the maximum extent of development which is considered appropriate in this location.
2. Please note that the unnumbered drawings submitted in connection with this application have been given unique numbers by the Local Planning Authority. The numbers can be sourced by examining the plans on the View a Planning Application pages of the Council's website [www.centralbedfordshire.gov.uk](http://www.centralbedfordshire.gov.uk).

**Notes**

**(1) The Committee received representations made under the Public Participation Scheme.**

**(2) The Committee were advised of an update to the planning history contained within the report, details of which are set out in the Late Sheet attached to these minutes.**

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**Item No. 13**

<b>APPLICATION NUMBER</b>	<b>CB/11/01470/REN</b>
<b>LOCATION</b>	<b>The Bakery, The Square, Aspley Heath, Milton Keynes, MK17 8SY</b>
<b>PROPOSAL</b>	<b>Extension of Time: Application No. MB/08/00263/Full dated 21/04/2008. Full: Extension to the existing bakery, 2 No. self contained 1 bed flats.</b>
<b>PARISH</b>	<b>Aspley Heath</b>
<b>WARD</b>	<b>Aspley &amp; Woburn</b>
<b>WARD COUNCILLORS</b>	<b>Cllr Wells</b>
<b>CASE OFFICER</b>	<b>Sarah Fortune</b>
<b>DATE REGISTERED</b>	<b>19 April 2011</b>
<b>EXPIRY DATE</b>	<b>14 June 2011</b>
<b>APPLICANT</b>	<b>Bushy Croft Developments</b>
<b>AGENT</b>	<b>PPS Ltd</b>
<b>REASON FOR COMMITTEE TO DETERMINE</b>	<b>Councillor Budge Wells has requested -in view of comments raised by the Parish Council.</b>
<b>RECOMMENDED DECISION</b>	<b>Full Application - Granted</b>

**Recommendation**

It is recommended that planning permission be renewed subject to the following conditions:

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

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

- 2 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 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. These details shall include the siting, design,

height and material finish of the front boundary dwarf wall as well as details of the boundary treatment to the bin storage area. The boundary treatment shall be completed in accordance with the approved scheme before the buildings are occupied

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

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

- 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
- 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 completion of the development.

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 **Details of the method of disposal of foul and surface water drainage shall be submitted to and agreed in writing by the Local Planning Authority including any land drainage system, before the development is commenced. Thereafter no part of the development shall be brought into use until the approved drainage scheme has been implemented.**

**Reason: To ensure that adequate foul and surface water drainage is provided and that existing and future land drainage needs are protected.**

- 7 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 any elevation of either building at first floor level.

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

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

- 9 Before the block of two flats development is first brought into use the turning space for vehicles shall be constructed in accordance with the details illustrated on the approved plan (no. 063559/2).

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

- 10 **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.**

- 11 **Prior to commencement of development the applicant shall submit details in writing for approval of the local planning authority a scheme of noise attenuation measures which will ensure that the internal noise levels from any external noise sources shall not exceed 35 dB L Aeq, 07:00 - 23:00 in any habitable room or 30dB L Aeq, 23:00 - 07:00 and 45 dB L max 23:00 - 07:00 inside any bedroom, and that external noise levels shall not exceed 55 dBL Aeq, 07:00 - 23:00 in outdoor amenity areas. Any works which form part of the scheme approved shall be completed before any permitted dwelling is occupied, unless an alternative period is approved writing by the Local Planning Authority.**

**Reason: In order to provide acceptable noise improvement and level of amenity for future occupants of the development.**

- 12 Equipment shall be installed to effectively suppress and disperse fumes and/or odours produced by cooking and food preparation and the equipment shall be effectively operated for so long as the commercial food use continues. Details of all odour abatement equipment shall be submitted to an approved in writing by the Local Planning Authority and the equipment shall be installed and in full working order to the satisfaction of the Local Planning Authority prior to the occupation of any dwelling hereby permitted.

Reason: In order to ensure that whilst the Council has no positive evidence to suggest that the site is contaminated, it is the developer's responsibility to ensure that final ground conditions are fit for the end use of the site.

- 13 The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers 063559/1 and Drawing 2

Reason: For the avoidance of doubt.

### Reasons for Granting

There are no objections to the principle of this renewal since there has been very little change in circumstances around the site since the previous approval and no objections have been received from the neighbours. The car park and access arrangements are acceptable. The application complies with policies DM3, DM13 and CS15 in the Core Strategy and Development Management Policy Document dated November 2009 as well as PPG2, PPS3 and PPS5.

### Notes to Applicant

1. Contaminated land

The applicant is advised that whilst the Council had no positive evidence to suggest that the site is contaminated, it is the developers responsibility to ensure that final ground conditions are fit for the end use of the site.

2. The applicant is advised that the requirements of the New Roads and Street Works Act 1991 will apply to any works undertaken within the limits of the existing public highway. Further details can be obtained from the Traffic Management Group Highways and Transport Division, Central Bedfordshire Council, P.O. Box 1395, Bedford, MK42 5AN.

3. The applicant 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.

4. The applicant is advised to take note of the Environment Agency letter dated 27/05/2011.

### Note

The committee received representations made under the Public Participation scheme.



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**Item No. 14**

**APPLICATION NUMBER** CB/10/04491/FULL  
**LOCATION** Land to the rear of 1 and 2 Church Walk, Marston Moretaine, Bedford, MK43 0PL  
**PROPOSAL** Full: Proposed development of 2 detached bungalows. Re-submission CB/10/02840/FULL  
**PARISH** Marston Moretaine  
**WARD** Cranfield & Marston Moretaine  
**WARD COUNCILLORS**  
**CASE OFFICER** Sarah Fortune  
**DATE REGISTERED** 09 December 2010  
**EXPIRY DATE** 03 February 2011  
**APPLICANT** Mr Rossiter  
**AGENT** Still Associates  
**REASON FOR COMMITTEE TO DETERMINE** View of Public Interest  
  
**RECOMMENDED DECISION** Full Application - Granted

**Recommendation**

It is recommended that the Development Management Committee delegate the issue of planning permission to the Head of Development Management or a Planning Manager subject to the following conditions and following the agreement of the Unilateral Undertaking.

- 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 commencement of development 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 **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**

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

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

- proposed finished levels or contours;
- materials to be used for any hard surfacing;
- 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 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 completion of the development.

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 **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 in writing by the Local Planning Authority. The said development shall only be implemented in accordance with the scheme thereby approved.**

**Reason: To record and advance understanding of the significance of the Heritage asset in accordance with policy HE12 of PPS5.**

- 7 **Notwithstanding the details shown development shall not begin until details of the junction of the proposed vehicular access with the highway and the tracking diagrams for a vehicle entering/leaving the site have been approved by the Local Planning Authority and no building shall be occupied until the junction has been constructed in**

accordance with the approved details.

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

- 8 **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.

- 9 **Before development begins, 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 bedroom and 2 short stay spaces per unit, 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.

- 10 **Development shall not commence until a scheme detailing access provision to and from the site for construction traffic, which details shall show what arrangements will be made for restricting such vehicles to approved points of access and egress has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be operated throughout the period of construction work.**

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

- 11 **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.

- 12 **Before development commences details of the two parking spaces for plot 1 and the one visitor parking space shall be submitted to and approved in writing by the Local Planning Authority and no building shall be occupied until the parking bays have been constructed in accordance with the approved details.**

**Reason: To provide adequate on site parking outside of the turning area.**

- 13 Visibility splays shall be provided at the junction of the access with the public highway before the development is brought into use. The minimum dimensions to provide the required splay lines shall be 2.0m measured along the centre line of the proposed access from its junction with the channel of the public highway and 7.0m measured from the centre line of the proposed access along the line of the channel of the public highway in a northerly direction. The required vision splays shall, on land in the applicant's control, be kept free of any obstruction.

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

- 14 Before the premises are occupied the on site vehicular areas shall be constructed and surfaced in a stable and durable manner in accordance with details to be approved in writing by the Local Planning Authority. 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 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.

- 15 The development shall not be brought into use until a turning space suitable for a 10.065m size refuse vehicle has been constructed within the curtilage of the site in a manner to be approved in writing by the Local Planning Authority.

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

- 16 **Prior to commencement of the development hereby approved a Site Waste Management Plan shall be produced and forward to the council for approval. This plan shall be implemented at the site.**

**Reason: To ensure that waste from the site is properly managed.**

- 17 The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers CBC1, 821/01/A, 821/02/A, 821/03/A.

Reason: For the avoidance of doubt.

- 18 Details of a suitable collection point that is on the highway boundary and is of sufficient size for two 240ltr wheeled bins and two food waste containers shall be submitted to and approved in writing by the local planning Authority prior to commencement of development and the approved scheme shall be implemented.



Reason: To ensure the satisfactory disposal of refuse from the site.

### Reasons for Granting

There are no objections to the principle of this development in view of the fact that this site is in the built up area of the village of Marston Moretaine surrounded by development and there has been previous approval for one dwelling on the site some years ago. There will be minimal adverse impact on the amenities of the neighbours and the access, parking, drainage and landscaping arrangements are acceptable. The application is recommended for approval as being in compliance with policies DM3, DM4, CS1 and CS5 in the Core Strategy and Development Management Policy Document dated November 2009 as well as PS1 and PPS3.

### Notes to Applicant

1. The applicant is advised to take note of the comments from the Environment Agency in their letter dated 18/02/2011.
2. The applicant is advised that while the Council has no reason to believe this site is contaminated, and is not aware of any potentially contaminative past use, it is the developer's responsibility to ensure that the final ground conditions are fit for the end use of the site. Any staining, odours or other indications of contamination discovered during the development should be described to CBC Public Protection. Any imported material for gardens and landscaping must be of quality that adheres to British Standard Topsoil BS 3882:2007, as expected by the NHBC and other bodies. Further information can be obtained from Kay Sterling, Public Protection tel 0300 300 5065.
3. 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 Highways Department. Upon receipt of this Notice of Planning Approval, the applicant is advised to seek approval from the Local Planning Authority for details of the proposed vehicular access junction in accordance with condition 1. Upon formal approval of details, the applicant is advised to write to Central Bedfordshire Council's Highway Help Desk, Technology House, 239 Ampthill Road, Bedford MK42 9BD quoting the Planning Application number and supplying a copy of the Decision Notice (with list of conditions) and a copy of the approved plan for the access. 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.  
To fully discharge condition 7 the applicant should provide evidence to the Local Planning Authority of its construction in accordance with the approved plan, before the development is brought into use.

4. The applicant is advised that the requirements of the New Roads and Street Works Act 1991 will apply to any works undertaken within the limits of the existing public highway. Further details can be obtained from the Traffic Management Group Highways and Transport Division, Central Bedfordshire Council, Technology House, 239 Amphill Road, Bedford MK42 9BD.
5. The applicant 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.
6. The applicant is advised that in order to achieve the vision splays in condition 2 of the permission it may be necessary for vegetation overhanging the public highway to be removed. Prior to the commencement of work the applicant is advised to contact Central Bedfordshire Council's Customer Contact Centre on 0300 300 8049 to request the removal of the overhanging vegetation on the public highway.
7. The applicant is advised that all cycle parking to be provided within the site shall be designed in accordance with the Central Bedfordshire Council's "Cycle Parking Annexes – July 2010".

#### **Notes**

**(1) In advance of the consideration the Committee received representations made under the Public Participation Scheme.**

**(2) The Committee were advised of additional consultation received from a neighbour as set out in the late sheet attached to these minutes. Amendments to the report. The Drainage Authorities have not raised any objections.**

**Item No. 15****SCHEDULE C**

<b>APPLICATION NUMBER</b>	<b>CB/11/01430/FULL</b>
<b>LOCATION</b>	<b>The Paddocks, Springfield Road, Eaton Bray, Dunstable, LU6 2JT</b>
<b>PROPOSAL</b>	<b>Change of use from builders yard to all weather riding arena and construction of stables</b>
<b>PARISH</b>	<b>Eaton Bray</b>
<b>WARD</b>	<b>Eaton Bray</b>
<b>WARD COUNCILLORS</b>	<b>Cllr Mrs Mustoe</b>
<b>CASE OFFICER</b>	<b>Abel Bunu</b>
<b>DATE REGISTERED</b>	<b>12 April 2011</b>
<b>EXPIRY DATE</b>	<b>07 June 2011</b>
<b>APPLICANT</b>	<b>Mr K Janes</b>
<b>AGENT</b>	<b>Mr C A Emmer</b>
<b>REASON FOR COMMITTEE TO DETERMINE</b>	<b>Applicant is a Councillor</b>
<b>RECOMMENDED DECISION</b>	<b>Full Application - Granted</b>

**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, samples of the materials to be used for the external walls and roofs of the stable 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).**

- 3 The stable building and manege hereby approved shall only be used in association with the keeping of horses for private use and not for commercial use and for no other purpose other than with the express written approval of the Local Planning Authority.

Reason: To ensure that the approved development is not used for any

commercial purpose considered inappropriate in the Green Belt.  
(Policies BE8 & NE11 S.B.L.P.R).

- 4 Notwithstanding the details submitted with the application, further details of the lighting scheme shall be submitted to and approved by the Local Planning Authority prior to installation and thereafter, no other external lighting shall be installed on the building and at the menage or anywhere within the site without the prior express written approval of the Local Planning Authority.

Reason: To preserve the visual amenities of the Green Belt and in the interests of residential amenity.  
(Policies BE8 & NE11 S.B.L.P.R).

- 5 Pursuant to condition 4, the approved lights shall not be lit outside the hours of 0800 to 2100 on any day.

Reason: In the interest of protecting residential amenity and the character of the countryside.  
(Policy BE8 S.B.L.P.R).

- 6 Prior to the first use of the development hereby approved, details of the method of manure disposal shall be submitted to and approved by the Local Planning Authority. Development shall thereafter be carried out in accordance with the approved details and no manure shall be burnt on site.

Reason: To protect residential amenity.  
(Policy BE8 S.B.L.P.R).

- 7 If during any site investigation, excavation, engineering or construction works, evidence of land contamination is identified, the applicant shall notify the Local Planning Authority immediately. Any land contamination identified shall be remediated to the satisfaction of the Local Planning Authority.

Reason: To ensure the site is safe to use .  
(Policy BE8 S.B.L.P.R).

- 8 The existing stable building shown on Drawing Number 0102/A shall be demolished and the site cleared to the satisfaction of the Local Planning Authority prior to the first use of the development hereby approved.

Reason: To prevent the proliferation of buildings that would be harmful to the openness and visual appearance of the Green Belt.  
(Policy BE8 S.B.L.P.R).

- 9 **Details of the method of disposal of foul and surface water drainage shall be submitted to and agreed in writing by the Local Planning Authority including any land drainage system, before the development is commenced. Thereafter no part of the development shall be brought into use until the approved drainage scheme has been implemented.**

**Reason: To ensure that adequate foul and surface water drainage is provided and that existing and future land drainage needs are**

protected.

10. **Before development begins, a landscaping scheme for permission of hedgerow planting 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).**

11. **Notwithstanding the details submitted with the application, development shall not begin until further details of the position of the ménage have been submitted in and approved in writing by the Local planning Authority. The development shall thereafter be carried out in strict accordance with the details so approved.**

**Reason: To enable consideration to be given to the precise layout of the development in the interest of protecting the hedgerow (Policies BE8, NE3, S.B.L.P.R)**

- 12 **The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers 0101, 0102/A, 0103, 0104, 0105, 0106/A & 107.**

**Reason: For the avoidance of doubt.**

### **Reasons for Granting**

The proposed development is not considered inappropriate in the Green Belt and would not be harmful to the character and appearance of this countryside location. Furthermore, due to adequate separation distances and the existing and proposed landscaping, the development would not be harmful to residential amenities. The development is not likely to generate additional traffic such as would prejudice highway safety. The proposal would therefore not conflict with national, regional and local plan policies comprising policies BE8, NE11 and T10 of the South Bedfordshire Local Plan Review and national advice contained in Planning Policy Statements 1 & 7 and Planning Guidance 2 and 17 and the supplementary Planning Guidance, Design in Bedfordshire, A Guide for Development 2010.

### **Notes to Applicant**

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

hereby certify that the proposal as hereby approved conforms with the relevant policies of the Development Plan comprising of the Regional Spatial Strategy for the East of England (the East of England Plan and the Milton Keynes and South Midlands Sub-Regional Strategy), Bedfordshire Structure Plan 2011 and the South Bedfordshire Local Plan Review and material considerations do not indicate otherwise. The policies which refer are as follows:

**East of England Plan (May 2008)**

ENV7 - Quality in the Built Environment

**South Bedfordshire Local Plan Review**

BE8 - Design Considerations

NE11 - Horse Related Development

2. In accordance with Article 31 of the Town and Country Planning (Development Management Procedure) (England) Order 2010, the reason for any condition above relates to the Policies as referred to in the Regional Spatial Strategy (RSS), Bedfordshire Structure Plan 2011 (BSP) and the South Bedfordshire Local Plan Review (SBLPR).
3. This permission relates only to that required under the Town & Country Planning Acts and does not include any consent or approval under any other enactment or under the Building Regulations. Any other consent or approval which is necessary must be obtained from the appropriate authority.
4. The Buckingham & River Ouzel Internal Drainage Board advise that it is essential that ground conditions be investigated and if found satisfactory, the soakaways constructed in accordance with the latest Building Research Establishment Digest.  
In the event that ground conditions are found not to be suitable for soakaway drainage, any direct discharge to the nearby watercourse will require the Board's prior consent. Please contact the Internal Drainage Board at Cambridge House, Cambridge Road, Bedford, MK42 0LH - Telephone (01234 354396) - E-mail [contact@idbs.org.uk](mailto:contact@idbs.org.uk)
5. The applicant is advised that agricultural waste now falls within the definition of controlled waste and is therefore subject to the Duty of Care provisions set out in the Environmental Protection Act 1990. There are however current exemptions for manure waste. Further information in this respect can be obtained from the Environment Agency at [www.environment-agency.gov.uk](http://www.environment-agency.gov.uk) or on 08708 506506.
6. The layout, design and construction of the stables should be in accordance with the current accommodation guidelines set down by the Royal College of Veterinary Surgeons and the British Veterinary Association.
7. In order to discharge condition 4, the applicant's attention is drawn to the guidance from the Institute of Lighting Engineers (ILE), Guidance Notes for the Reduction of Obtrusive light. Any lighting should therefore follow the ILE Guidance for exterior lighting installations.
8. Only clean, uncontaminated surface water should be discharged to any

soakaway, watercourse or surface water sewer.

9. Where soakaways are proposed for the disposal of uncontaminated surface water, percolation tests should be undertaken, and soakaways designed and constructed in accordance with BRE Digest 365 (or CIRIA Report 156), and to the satisfaction of the Local Authority. The maximum acceptable depth for soakaways is 2 metres below existing ground level. Soakaways must not be located in contaminated areas. If, after tests, it is found that soakaways do not work satisfactorily, alternative proposals must be submitted.
10. The Environment Agency advises that manure heaps must not be located within 10m of any ditch or watercourse or within 50m of a well, borehole or spring. Any resulting pollution may lead to prosecution.
11. Pursuant to conditions 6 and 9, liquid and solid animal/vegetable wastes and associated contaminated waters shall be stored and disposed of in a manner that will not lead to pollution of surface or underground waters. Any stable waste retained on site prior to disposal must be stored on a sealed concrete pad, not discharging to surface or ground water.

#### **Notes**

**(1) In advance of the consideration of the application the Committee received representations made under the Public Participation Scheme.**

**(2) In advance of the consideration of the application the Committee were advised that the Highways Officer had no objections.**

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**Item No. 16**

<b>APPLICATION NUMBER</b>	<b>CB/11/01147/FULL</b>
<b>LOCATION</b>	<b>23 Eisenhower Road, Shefford, SG17 5UP</b>
<b>PROPOSAL</b>	<b>Side double storey extension</b>
<b>PARISH</b>	<b>Shefford</b>
<b>WARD</b>	<b>Shefford</b>
<b>WARD COUNCILLORS</b>	<b>Cllrs Birt &amp; Brown</b>
<b>CASE OFFICER</b>	<b>Godwin Eweka</b>
<b>DATE REGISTERED</b>	<b>20 April 2011</b>
<b>EXPIRY DATE</b>	<b>15 June 2011</b>
<b>APPLICANT</b>	<b>Mr Joel Peyton</b>
<b>AGENT</b>	
<b>REASON FOR COMMITTEE TO DETERMINE RECOMMENDED DECISION</b>	<b>The applicant is related to a Council Employee</b>
	<b>Full Application - Granted</b>

**Recommendation**

That Planning Permission be granted subject to the following:

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

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

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

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

**Reasons for Granting**

The proposed two-storey side extension is considered acceptable by virtue of its layout, size and appearance. The development is in accordance with Policy DM3 of the Central Bedfordshire Core Strategy and Development Management Policies (2009), the Planning Policy Statements: Delivering Sustainable Development-PPS1 and Housing-PPS3.

**DECISION**

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