

CENTRAL BEDFORDSHIRE COUNCIL

At a meeting of the **DEVELOPMENT MANAGEMENT COMMITTEE** held at Council Chamber, Priory House, Monks Walk, Shefford on Wednesday, 25 May 2011

PRESENT

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

Cllrs	P N Aldis	Cllrs	Mrs R J Drinkwater
	A R Bastable		K Janes
	D Bowater		D Jones
	Mrs C F Chapman MBE		Ms C Maudlin
	Mrs S Clark		T Nicols
	I Dalgarno		J N Young

Apologies for Absence: Cllrs R D Berry
A D Brown
Mrs R B Gammons

Substitutes: Cllrs R W Johnstone
N Warren

Members in Attendance: Cllrs Mrs A Barker
C C Gomm
D J Hopkin
K C Matthews
I Shingler,

Officers in Attendance:	Mr D Ager	Highways Officer
	Miss H Bell	Committee Services 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)
	Mr C Murdoch	Planning Officer (South)
	Mr J Spurgeon	Principal Planning Officer

DM/10/237 **Chairman's Announcements**

The Chairman announced that he would vary the order of business, therefore Agenda Item No 10, relating to 1 Lincoln Way would be considered after the consideration 6.

DM/10/238 **Minutes**

RESOLVED

that the Minutes of the meeting of the Joint Management Committee held on the 27 April 2011 be confirmed and signed by the Chairman as a correct record.

DM/10/239 **Members' Interests**

(a) **Personal Interests:-**

None

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

None

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

Member	Item	Parish/Town Council		Vote Cast
Cllr D Jones	9	Houghton Town council	Regis	Did not vote
Cllr D Bowater	7	Leighton Town Council	Linslade	Did not vote

DM/10/240 **Petitions**

The Chairman advised that no petitions had been received.

DM/10/241 **Planning Enforcement Cases Where Formal Action Has Been Taken**

RESOLVED

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

DM/10/242 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/10/243 Planning Application No. CB/11/00750/FULL

RESOLVED

That Planning Application No CB/11/00570/FULL relating to Land at Derwent Road, Linslade, Leighton Buzzard be refused as set out in the schedule appended to these Minutes.

DM/10/244 Planning Application No. CB/11/00974/FULL

RESOLVED

That Planning Application No CB/11/00974/FULL relating to Holly Cottage, lower Rads End, Eversholt, Milton Keynes be refused as set out in the schedule appended to these Minutes.

DM/10/245 Planning Application No. CB/11/00723/RM

RESOLVED

That Planning Application No CB/11/00723/RM relating to Land at Houghton Quarry, Houghton Road, Dunstable be delegated to the Head of Development Management to approve subject to the receipt of suitably amended drawings and conditions as set out in the schedule appended to these Minutes.

DM/10/246 Planning Application No. CB/11/01305/FULL

RESOLVED

That Planning application No CB/11/01305/FULL relating to 1 Lincoln Way Harlington be deferred until the next meeting of the Committee to be held on 22 June 2011.

DM/10/247 **Planning Application No. CB/101/03712/FULL**

RESOLVED

That Planning Application No CB/101/03712/FULL relating to the Red Lion, Deadmans Cross, Shefford be approved as set out in the schedule appended to these minutes.

DM/10/248 **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 22 June 2011 :

**Chairman
Vice Chairman
P N Aldis
D Bowater
D Jones**

(Note: The meeting commenced at 2.00 p.m. and concluded at 4.28 p.m.)

Chairman

Dated

Item No. 7**SCHEDULE A**

APPLICATION NUMBER	CB/11/00750/FULL
LOCATION	Land at Derwent Road, Linslade, Leighton Buzzard LU7 2XT
PROPOSAL	Revised scheme for the formation of a secondary vehicular access on land off Derwent Road to serve development proposed within Aylesbury Vale District under an outline planning application for Mixed Use Development including Residential (C3), some 900 dwellings, Employment (B1) Commercial (A1, A2, A3, A4, A5), Primary school, Health centre (D1), Leisure and Community (D2) Land uses and associated roads, Drainage, Car parking, Servicing, Footpaths, Cycleways, Public Open Space/Informal Open Space and Landscaping (revised application CB/10/00859/FULL)
PARISH	Leighton-Linslade
WARD	Linslade
WARD COUNCILLORS	Cllr David Hopkin, Cllr Ken Janes & Cllr Nigel Warren
CASE OFFICER	Mr C Murdoch
DATE REGISTERED	02 March 2011
EXPIRY DATE	27 April 2011
APPLICANT	Paul Newman New Homes
AGENT	DPDS Consulting Group
REASON FOR COMMITTEE TO DETERMINE	Member request
RECOMMENDED DECISION	Full Application - Refused

Recommendation

That Planning Permission be REFUSED for the following:

- 1 The proposed realignment and narrowing of Soulbury Road between the county boundary and its junction with Derwent Road would be detrimental to highway safety and the free flow of traffic. The proposal is, therefore, contrary to national guidance in Planning Policy Guidance 13 (Transport) and Policies T4 and T8 of the East of England Plan.
- 2 The proposal fails to demonstrate that it would make adequate provision for the increase in traffic that would be generated by the urban extension development at Valley Farm (Leighton Road, Soulbury) and is likely to lead to an increase in traffic congestion at a number of junctions within the Leighton-Linslade urban area. Furthermore, the proposed mitigation measures described in the application would be detrimental to highway safety. The

proposal is, therefore, contrary to national guidance in Planning Policy Guidance 13 (Transport) and Policy T8 of the East of England Plan.

- 3 The proposal fails to make adequate provision to promote sustainable travel modes such as cycling, walking and public transport. The proposal is, therefore, contrary to national guidance in Planning Policy Guidance 13 (Transport) and Policies T2, T4, T8 and T9 of the East of England Plan.

NOTES

(1) In advance of the consideration of the application the Committee were advised of consultation received subsequent to the despatch of agenda from local residents, South Bedfordshire friends of the Earth and the Tree and Landscape Officer. In light of the representations received there were amendments to the recommendation as follows:

Reason 1 – Delete

Reason 2 – Amend wording by deleting penultimate sentence to read

“The proposal fails to demonstrate that it would make adequate for the increase in traffic that would be generated by the urban extension development at Valley Farm (Leighton Road, Soulbury) and is likely to lead to an increase in traffic congestion at a number of junctions within the Leighton Linlade urban area. The proposal is, therefore, contrary to national guidance in Planning Policy Guidance 13 (Transport) and Policy T8 of the east of England Plan.”

Reason 3 – Delete

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

Item No. 8**SCHEDULE A**

APPLICATION NUMBER	CB/11/00974/FULL
LOCATION	Holly Cottage, Lower Rads End, Eversholt, Milton Keynes, MK17 9EE
PROPOSAL	Removal of existing two storey rear extension and flat roofed garages. Replace with two storey extension.
PARISH	Eversholt
WARD	Aspley & Harlington
WARD COUNCILLORS	Cllr Budge Wells
CASE OFFICER	Mary Collins
DATE REGISTERED	16 March 2011
EXPIRY DATE	11 May 2011
APPLICANT	Mr J Nield & Ms J Craig
AGENT	David Sim Architects
REASON FOR COMMITTEE TO DETERMINE RECOMMENDED DECISION	Councillor F Chapman called in. Requests that Councillors visit the site. There are good planning reasons for this application to be approved.
	Full Application - Refused

Recommendation

That Planning Permission be Refused for the following reasons:

- 1 The proposed extension, by nature of its size in comparison with the original dwelling, would result in a disproportionate extension in a Green Belt location where restrictive planning policies apply. The proposal therefore constitutes inappropriate development and no very special circumstances have been submitted to justify the development. The proposal is therefore contrary to Planning Policy Guidance 2: Green Belt January 1995 (Amended March 2001).
- 2 The proposal due to the depth of its projection would result in an incongruous form of development that would have a detrimental impact on the character and appearance of the existing dwelling; as such the proposal is contrary to Policy DM3 of the Core Strategy and Development Management Policies for Central Bedfordshire (North) and Supplementary Planning Guidance: Design Supplement 4: Residential Alterations and Extensions (2010).
- 3 The proposal would have an adverse impact on the amenities, outlook and privacy of the occupiers of nearby residential properties; as such the proposal is contrary to Policy DM3 of the Core Strategy and Development Management Policies for Central Bedfordshire (North).

Notes to Applicant

(1) In advance of the consideration of the application the Committee were advised of representations received subsequent to the despatch of the agenda from the Applicant who had brought to the attention of the Planning Officer that the plan attached to the agenda showed an incorrect outline of the application site.

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

Item No. 9**SCHEDULE B**

APPLICATION NUMBER	CB/11/00723/RM
LOCATION	Land At Houghton Quarry, Houghton Road, Dunstable
PROPOSAL	Reserved Matters following outline approval of planning permission SB/07/01448/OUT for erections of 113 dwellings with associated car parking, amenity space, landscaping, formation of new vehicular access to Houghton Road and drainage works.
PARISH	Houghton Regis
WARD	Houghton Hall
WARD COUNCILLORS	Cllrs Goodchild & Jones
CASE OFFICER	Mr J Spurgeon
DATE REGISTERED	02 March 2011
EXPIRY DATE	01 June 2011
APPLICANT	Bovis Homes Ltd
REASON FOR COMMITTEE TO DETERMINE	Unresolved objections by Houghton Regis Town Council
RECOMMENDED DECISION	Reserved Matters - Granted

Recommendation

That authority be delegated to the Head of Development Management to issue the Approval of Reserved matters upon receipt of suitably amended drawings, subject to the following conditions:

- 1 (a) This approval relates only to the details shown on the following drawings and submitted documents or to any subsequent appropriately endorsed revised plan: All of the following are prefixed "HOUG/02":
 - (b) 6626_2_1, 6626_2_2, 6626_1_1_, 6626_1_2, LPUK5037 rev.C, 16604/2005 (in respect of the foot/cycleway alongside Houghton Road), 105, 100J, 101C, 102B, 103B, 121B, 200B,
 - (c) All of the following are prefixed "HOUG-03" or "Houg-03": 100B sheets 1 and 2, 101B, 102B, 103B , 104B sheets 1 to 3, provided that this does not preclude local landscaping amendment where highway margins dictate,
 - (d) All of the following are prefixed "HOUG-05": 500, 501, 700, 600C, 601A,
 - (e) Site Waste Management Plan, Tensartech GreenSlope system, Play equipment specifications for Nature forms T-Rex, Raptor Rock Head, Finno Twist, Finno Group Swing, Finno Embankment Slide, Finno Apollo, Finno Polka,

Finno Dino, Finno Parrot's Tree, Installation instructions.

(f) Housing details, all prefixed "HOUG/":

Type A - 01/AF17B and 02/AF17B;

Type A2 - 01/AF09A and 02/AF09A;

Type B - 01/A208B;

Type C - 01/AF05 2A vt C, 02/AF05 2A vt A, 03/AF05 2A vt;

Type D - 01/A357A;

Type E – 01/A305/1&3 rev..A;

Type F - 01/A344.3A and 02/A344.1B;

Type G – A327 rev.A

Type H -01/A356C;

Type i - 01/A463;

Type J - 01/C3002A;

Type K - 01/A431 and 02/A431A;

Type L - 01/A436;

Type M - 01/A457A A;

Type N - 01/A551;

Type N 3ST - 01/A551VT;

Type O - 01/A336A;

Type S1 - 01/AF10A;

Type S2 - 01/AF17B and 02/AF17B;

Type S3 - 01/S351;

Type S4 - 01/S461;

Various related drawings - HOUG-02-BS1 and BS2, HOUG-02-CS1A and CS2, HOUG-AGS2 01, HOUG-02-300, HOUG/02/120, 102A and 103A.

Reason: To identify the approved plan/s and to avoid doubt.

- 2 Notwithstanding the provisions of Part 25 of Schedule 2 to the Town and Country Planning (General Permitted Development) Order 1995 as amended no microwave antenna shall be installed on the buildings comprising units 98 - 115 save such as may be approved in writing beforehand by the Local Planning Authority.

Reason: To safeguard the appearance of this prominent building and to encourage the use of communal antennae.
(Policies ENV7 RSS, BE8 SBLPR).

- 3 The obscure glazing in the rooflights indicated on drawing HOUG/03/AF05 2A vt shall be fully installed before such dwellings are first occupied and thereafter the rooflights remain obscured.

Reason: To safeguard the amenities of plots 55 and 56 from any intrusive intervisibility which may arise with plot 42.
(Policies ENV7 RSS, BE8 SBLPR).

- 4 **Construction shall not commence on any residential unit except in exact accordance with a plan of finished ground floor heights related to datum within or close to the site which shall be submitted to and approved in writing by the Local Planning Authority.**

Reason: The submitted drawings do not provide sufficient detail to confirm that buildings will relate satisfactorily to each other and off-site levels and buildings.

(Policies ENV7 RSS, BE8 SBLPR).

- 5 Further to conditions 2 and 19 of Outline planning permission SB/TP/07/1448 dated 20th October 2010 and to drawings submitted with this application for approval of Reserved Matters, details remain to be submitted and approved of the permanent western boundary fence between the point where the public footpath no.1 meets the site boundary and the north-west corner of the main site (ie. excluding the corridor used to construct the SUDS). Such fence as may be approved by the Local Planning Authority shall be fully installed within 6 months of the occupation of the first dwelling on the site or such other period as may be agreed in writing by that Authority.

Reason: To ensure timely provision of this important practical and artistic feature.

(Policies ENV7 RSS, BE8 SBLPR).

- 6 Further to approved drawing HOUG02/121B the open spaces intended to serve units 9 to 12 and 98 to 115 inclusive shall at all times be kept fully available to residents of or visitors to these dwellings and shall not be assigned or conveyed to any individual dwelling, neither shall any sign, notice or placard be permitted to be displayed contrary to this requirement.

Reason: To ensure adequate provision for car parking.

Reasons for Granting

The submission substantially conforms to the requirements set out in the outline permission and would provide a distinctive development of both formal and informal elements taking advantage of outlooks towards the quarry and lake. The access and links would be satisfactory and parking provision should enable the layout to function well. The proposal would possess a clear sense of place, the design relating well to its setting.

Notes to Applicant

1. 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).
2. 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)

T8 Local roads

ENV7 Quality in the built environment

ENV3 Biodiversity and earth heritage

ENG1 Carbon dioxide emissions and energy performance

WAT1 Integrated water management

WAT4 Flood risk management

South Bedfordshire Local Plan Review

BE8 Design and environmental considerations

T10 Parking - new development

R10 Play area standards

R15 Rights of way network

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 legal line of Public Footpath no. 1, which crosses the site, shall be kept open at all times during site development and vehicles or materials should not be left on or near the path so as to cause an obstruction or hazard to users at any time. If this is not possible on health or safety grounds the developer should apply to the Council for a temporary closure/diversion of the public footpath. The developer is advised to commence discussions and legal processes in respect of the path as soon as possible. Contact (in the first instance): Michelle Flynn, Rights of Way Officer (Central South), Central Bedfordshire Council.
5. The developer is advised that the Landscape Management Plan, required by reason of condition 18 of the Outline planning permission, would extend to cover any proposed public open spaces not adopted by a Local Authority as well as the grounds of flats and the 'retained wooded buffers' as shown on the parameter plan. The Plan may reasonably embrace the landscaping scheme and planting details hereby approved but will also need to include reinforcing the retained wooded buffers. Contact: Alison Myers, Landscape Officer, Central Bedfordshire Council.
7. Further to Condition 27 of Outline planning Permission SB/TP/07/1448 and notwithstanding the drawings submitted with this application for approval of Reserved Matters such details of the foot/cycleway alongside Houghton Road as are indicated thereon are not included in this approval of Reserved Matters and remain to be submitted in a form to be approved

Reason: To provide appropriate sustainable infrastructure.

8. Whereas the landscaping drawings are hereby approved, further discussion is recommended with the Council's Landscape Officer in respect of (a) planting size of trees, (b) use of bulb planting, (c) use of wildflower mixes, (d) use of bare ground. Contact Alison Myers, CBC.

(1) In advance of the consideration of the application the Committee were advised of representations received further to the despatch of the agenda as follows: Open Space and Leisure officer, Landscape officer, Waste Services Officer and Highways Development Control. Condition 1 had been amended further to the despatch of the agenda and receipt of consultation.

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

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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	Cllr Budge Wells
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	Officer called in to committee. Previous refusal at Development Management Committee
RECOMMENDED DECISION	Full Application - Granted

That the Application be deferred to the next meeting of this Committee to be held on 22 June 2011.

Conclusion

In light of the above considerations application is recommended for approval.

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

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

- 2 **Prior to the commencement of 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. 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.

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

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

- 4 **Before development 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.

- 5 **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.

- 6 **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.

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

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

- 8 **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.

- 9 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.

- 10 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.

- 11 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.

- 12 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.

- 13 The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers [2505-02, 2505-02, CBC/001 (Location Plan), CBC/002 (Site Plan)].

Reason: For the avoidance of doubt.

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.

Item No. 11

APPLICATION NUMBER	CB/10/03712/FULL
LOCATION	Red Lion, Deadmans Cross, Shefford, SG17 5QQ
PROPOSAL	Full: Change of use of part of the external area of the site to the siting of touring caravans and camper vans. Erection of reception/office area and toilet block. Widening of existing access.
PARISH	Haynes
WARD	Maulden and Clophill
WARD COUNCILLORS	Cllr Angela Barker & Cllr Howard Lockey
CASE OFFICER	Mary Collins
DATE REGISTERED	30 September 2010
EXPIRY DATE	25 November 2010
APPLICANT	Freedom Valley Investments
AGENT	Simic Associates
REASON FOR COMMITTEE TO DETERMINE	Cllr Barker – impact on community for a 24 hours usage as a tourist caravan site and on highway grounds
RECOMMENDED DECISION	Full Application - Granted

Conclusion

In light of the above considerations it is recommended that planning permission is Approved.

- 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 commences details of a kerbed build out into the site from the highway boundary and located at the east side of the access shall be submitted to and approved in writing by the Local Planning Authority and the development shall not be brought into use until the kerbed build out has been constructed in accordance with the approved details.**

Reason: To limit the width of the access without interfering with the waiting bay or swept path of vehicles using the site.

- 3 **Before development commences details of the demarcation and signage indicating the waiting area shall be submitted to and approved**

in writing by the Local Planning Authority and the development shall not be brought into use until the signage and demarcation have been constructed in accordance with the approved details.

Reason: To provide an adequate waiting area clear of manoeuvring vehicles.

- 4 The development shall not be brought into use until the junction of the proposed vehicular access with the highway 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.

- 5 Details of materials to be used for the external finishes of the development hereby approved including the 1.8 metre high brick wall 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.

- 6 Prior to the commencement of the use, 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 120.0m measured from the centre line of the proposed access along the line of the channel of the public highway. The required vision splays shall, on land in the applicant's control, be kept free of any obstruction.

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

- 7 The kerbed build out adjacent to parking bay 1 and the area between the rear of bays 1 and 2 and the highway boundary shall be maintained free of any obstruction to visibility exceeding a height of 600mm above the adjoining carriageway level.

Reason: To provide driver/driver intervisibility between vehicles using the bays and the access and for the avoidance of doubt.

- 8 Before the development is brought into use 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 for a distance of 20.0m 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.

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

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

- 10 Before the development is brought into use 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.

- 11 Any means of illumination within the site shall be shielded so that no glare or dazzle occurs to drivers of vehicles using the public highway.

Reason: In the interest of road safety.

- 12 The proposed development shall be carried out and completed in all respects in accordance with the vehicular parking layout illustrated on the plan No. 10536.01C and defined by this permission and, notwithstanding the provision of the Town and Country Planning General Permitted Development Order 1995, (or any Order revoking or re-enacting that Order) there shall be no variation without the prior approval in writing of the Local Planning Authority.

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

- 13 The site shall only be used as a touring caravan and camping site with a maximum stay of 28 consecutive nights for each touring caravan or tent and shall not, at any time, be used for permanent accommodation. No mobile homes shall be sited on the land.

Reason: To protect the character and appearance of the rural surroundings.

- 14 No more than 23 camper vans/touring caravans shall be permitted to be on the site at any one time.

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

- 15 Notwithstanding the approved plans, 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.

- 16 A landscaping scheme to include supplementary planting to the northern, eastern and southern boundary of the application site, screen planting labelled as Planting Areas, A, B, C and D on drawing 10536:01 C and planting to the 1.8 metre high brick wall hereby permitted shall be submitted to and approved in writing by the Local Planning Authority before the start of the next planting season and these works shall be carried out as approved. 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.

- 17 The scheme approved in Condition 16 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.

- 18 The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers [10536:01 C, 10536:02].

Reason: 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. The scheme therefore, by reason of its site, design, materials and location, is in conformity with PPS1, PPS4 and PPS7 and Policies CS11, CS14 and DM3 of the Core Strategy and Development Management Policies, November 2009. It is further in conformity with the Central Bedfordshire Supplementary Technical Guidance "Design in Central Bedfordshire, A Guide for Development".

Notes to Applicant

1. All mobile home sites are required to obtain a Site Licence under the provisions of the Caravan Sites and Control of Development Act 1960. Further information may be obtained from the Private Sector Housing Team, Central Bedfordshire 0300 300 8000.
2. All waste produced on site as a result of the occupancy of the building is classified as commercial and will not be collected by the Council. This collection and disposal service will therefore need to be carried out by a commercial contractor. Appropriate arrangements for the collection and disposal of waste need to be made by the applicant and put in place prior to the completion of the development.
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. Upon receipt of this Notice of Planning Approval, the applicant is advised to write to Central Bedfordshire Council's Highway Help Desk, Technology House, 239 Amphill Road, Bedford MK42 9BA quoting the Planning Application number and supplying a copy of the Decision Notice and a copy of the approved plan. This will enable the necessary consent and procedures under Section 184 of the Highways Act to be implemented. The applicant is also advised that if any of the works associated with the construction of the vehicular access affects or requires the removal and/or the relocation of any equipment, apparatus or structures (e.g. street name plates, bus stop signs or shelters, statutory authority equipment etc.) then the applicant will be required to bear the cost of such removal or alteration.
4. The applicant is advised that, under the provisions of the Highways Act 1980, no part of the boundary structure, including foundations 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.
5. The Highway Authority has the power under Section 143 of the Highways Act 1980, to remove any structure erected on a highway.
6. 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.
7. 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.

8. The applicant is advised that the closure 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.
9. The applicant is advised that in order to achieve the vision splays in condition 6 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 8308 to request the removal of the overhanging vegetation on the public highway.
10. 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.

NOTES

(1) In advance of the consideration of the application the Committee were advised that a revised plan had been received 10536:01 Rev C. Therefore Conditions 12, 16 and 18 had been amended to incorporate the change.

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