

## CENTRAL BEDFORDSHIRE COUNCIL

At a meeting of the **DEVELOPMENT MANAGEMENT COMMITTEE** held at Council Chamber, Priory House, Monks Walk, Shefford on Wednesday, 27 April 2011

### PRESENT

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

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

Apologies for Absence: Cllrs A Northwood

Substitutes: Cllrs R W Johnstone (In place of A Shadbolt)

Members in Attendance: Cllrs Mrs C F Chapman MBE  
P A Duckett  
Mrs M Mustoe  
A A J Rogers,

Officers in Attendance:	Mr J Atkinson	Head of Legal and Democratic Services
	Miss H Bell	Democratic Services Officer
	Mr J Ellis	Development Management Team Leader (West)
	Mr D Hale	Development Management Team Leader (South)
	Mr D Lamb	Development Management Team Leader (North)
	Mr R Romans	Minerals and Waste Team Leader
	Mr J Spurgeon	Principal Planning Officer

### DM/10/220 **Chairman's Announcements**

1) Councillor P F Vickers, Vice- Chairman advised that he would be acting as Chairman for this meeting as Councillor A Shadbolt (Chairman) had been taken ill prior to the commencement of the meeting.

2) The Chairman announced that he would vary the order of business, therefore Agenda Item No 16 relating to Stanbridge Road, Great Billington, Leighton Buzzard would be considered after consideration of Item 7.

3) The Chairman thanked Councillor D J Gale, who would be standing down from his position as Ward Representative for Fliwick West for his service as a Councillor at a legacy Authority and Central Bedfordshire Council and in particular time as a Member on Development Management Committee.

DM/10/221 **Minutes**

**RESOLVED**

***that the Minutes of the meeting of the Development Management Committee held on 30 March 2011 be confirmed and signed by the Chairman as a correct record subject to the recording of Councillor D Jones having declared an interest as a Member of Houghton Regis planning Committee in relation to Item 12. Councillor D Jones did not vote upon the item.***

DM/10/222 **Members' Interests**

(a) **Personal Interests:-**

<b>Member</b>	<b>Item</b>	<b>Nature of Interest</b>	<b>Present or Absent during discussion</b>
Cllr J N Young	8	Discussed in detail application with Applicant	Present
Cllr Mrs C Turner	8	Governor on Dunstable College	Absent

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

<b>Member</b>	<b>Item</b>	<b>Nature of Interest</b>	<b>of</b>	<b>Present or Absent during discussion</b>
Cllr Mrs C Maudlin	14 & 15	Brother Applicant	is	Absent

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

<b>Member</b>	<b>Item</b>	<b>Parish/Town Council</b>	<b>Vote Cast</b>
Cllr P F Vickers	14 & 15	Biggleswade Council	Town Did not vote

DM/10/223 **Petitions**

The Chairman advised that no petitions had been received.

DM/10/224 **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/10/225 **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/10/226 **Planning Application No CB/11/00823/FULL**

**RESOLVED**

**That Planning Application No CB/11/00823/FULL be delegated to the Director of Sustainable Communities to Approve the application subject to appropriate conditions as set out in the schedule appended to these Minutes.**

**DM/10/227 Planning Application No. CB/10/02067/REN**

**RESOLVED**

**that Planning Application No CB/10/02067/REN relating to Dunstable College, Kingsway, Dunstable be approved conditional upon**

**1) Authority being delegated to the Chairman of Development Management Committee and Ward Representatives in conjunction with Officers to negotiate appropriate Section 106 contributions**

**2) that the Section 106 agreement seek contributions within monies allocated for recreational facilities for a skate park in the vicinity of the college and that educational contributions include work in kind in lieu of financial contributions.**

**DM/10/228 Planning Application No. CB/10/04362/FULL**

**RESOLVED**

**That Planning Application No. CB/10/04362/FULL relating to Land at Lower End, Knolls View, Tottenham, Dunstable be approved as set out in the schedule appended to these Minutes.**

**DM/10/229 Planning Application No. CB/11/00455/FULL**

**RESOLVED**

**That Planning Application No CB/11/00455/FULL relating to Cotswold Farm Business Park, Millfield Lane, Caddington be approved as set out in the schedule appended to these minutes.**

**DM/10/230 Planning Application No. CB/11/00706/FULL**

**RESOLVED**

**That Planning Application No. CB/11/00706/FULL relating to Land to the rear of 104 Flitwick Road, Ampthill be approved as set in the schedule appended to these Minutes.**

**DM/10/231 Planning Application No. CB/10/04487/REG3**

**RESOLVED**

**That Planning Application No. CB/10/04487/REG3 relating to Doverly Down Lower School, Heath Road, Leighton Buzzard be approved as set out in the schedule as appended to these Minutes.**

DM/10/232 **Planning Application No. CB/11/00972/FULL**

**RESOLVED**

**That Planning Application No. CB/11/00972/FULL relating to 165 Holme Court Avenue, Biggleswade be approved as set out in the schedule appended to these Minutes.**

DM/10/233 **Planning Application No. CB/11/00691/FULL**

**RESOLVED**

**That Planning Application No. CB/11/00691/FULL relating to 29B Hitchin Road, Upper Caldecote be approved as set out in the schedule appended to these Minutes.**

DM/10/234 **Planning Application No. CB/11/00979/ADV**

**RESOLVED**

**That Planning Application No CB/11/00979/ADV relating to 29B Hitchin Road, Upper Caldecote be approved as set out as set out in the schedule appended to these Minutes.**

DM/10/235 **Stanbridge Road, great Billington, Leighton Buzzard.**

The Committee received and considered a report which sought permission for a change of use to a waste station transfer and recycling station with the erection of a building and associated storage bays, weighbridge and wheelwash in Stanbridge Road, Great Billington, Leighton Buzzard.

**RESOLVED**

**that the change of use to a Waste Transfer and recycling station with the erection of a building and associated storage bays, weighbridge and wheelwash in Stanbridge Road, Great Billington, Leighton Buzzard be refused.**

DM/10/236 **Site Inspection Appointment(s)**

**RESOLVED**

**that in accordance with Appendix A of the Code of practice for the Conduct of site inspections, the timing and arrangements for the Conduct of any site inspection be agreed in consultation with the Head of Development Management and Chairman of the Committee in light of the fact that the next meeting of the Committee would not be held until 25 May 2011, following the election on 5 May 2011 and the Council's Annual General Meeting on 19 May.**

(Note: The meeting commenced at 2.00 p.m. and concluded at 5.15 p.m.)

Chairman .....

Dated .....

**Item No 7****SCHEDULE A**

<b>APPLICATION NUMBER</b>	<b>CB/11/00823/FULL</b>
<b>LOCATION</b>	<b>Chiltern End Barn, Willow Farm, Barton Road, Harlington, Dunstable, LU5 6LJ</b>
<b>PROPOSAL</b>	<b>Two Storey Side extension.</b>
<b>PARISH</b>	<b>Harlington</b>
<b>WARD</b>	<b>Woburn &amp; Harlington</b>
<b>WARD COUNCILLORS</b>	<b>Cllr Fiona Chapman &amp; Cllr Budge Wells</b>
<b>CASE OFFICER</b>	<b>Sarah Fortune</b>
<b>DATE REGISTERED</b>	<b>09 March 2011</b>
<b>EXPIRY DATE</b>	<b>04 May 2011</b>
<b>APPLICANT</b>	<b>Mr &amp; Mrs Ayres</b>
<b>AGENT</b>	<b>Vincent and Associates</b>
<b>REASON FOR COMMITTEE TO DETERMINE</b>	<b>Councillor F Chapman called in. Requests that Councillors visit the site. Concerned that there may be a too rigid interpretation in reason for refusal and other considerations be taken into account</b>
<b>RECOMMENDED DECISION</b>	<b>Full Application - Refused</b>

**Recommendation**

That the Director of Sustainable Communities and Head of Development Management be delegated authority to approve the application 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 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 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. The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plan numbers 10.2164/L1, 10.2164/1 and 10.2164/2

Reason: For the avoidance of doubt.

## NOTES

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



**Item 8****SCHEDULE B**

<b>APPLICATION NUMBER</b>	<b>CB/10/02067/REN</b>
<b>LOCATION</b>	<b>Central Bedfordshire College, Kingsway, Dunstable, LU5 4HG</b>
<b>PROPOSAL</b>	<b>Extension to the time limit for implementation of planning permission SB/OUT/04/0166 - Part demolition, alterations and extensions to existing college, including provision of amenity space and 192 parking spaces, and construction of residential development with associated parking, landscaping and public open space. (outline)</b>
<b>PARISH</b>	<b>Dunstable</b>
<b>WARD</b>	<b>Dunstable Downs</b>
<b>WARD COUNCILLORS</b>	<b>Cllrs Paul Freeman &amp; Tony Green</b>
<b>CASE OFFICER</b>	<b>Mr C Murdoch</b>
<b>DATE REGISTERED</b>	<b>10 June 2010</b>
<b>EXPIRY DATE</b>	<b>09 September 2010</b>
<b>APPLICANT</b>	<b>Central Bedfordshire College</b>
<b>AGENT</b>	<b>Aragon Land and Planning UK LLP</b>
<b>REASON FOR COMMITTEE TO DETERMINE</b>	<b>Major application contrary to policy</b>
<b>RECOMMENDED DECISION</b>	<b>Rep PP - New Time Limit - Granted</b>

**Recommendation**

That Planning Permission be GRANTED subject to the completion of an Agreement under Section 106 of the Town and Country Planning Act 1990 (as amended) to secure the following planning obligations:

- 1 **Before development of the College Phase or the Residential Phase begins, the approval of the Local Planning Authority shall be obtained in respect of all the reserved matters, namely the**
  - **access**
  - **appearance**
  - **landscaping**
  - **layout; and**
  - **scale, within the upper and lower limit for the height, width and length of each building stated in the application for planning permission in accordance with Article 4.**

**Reason: To comply with Article 4 of the Town and Country Planning (Development Management Procedure) (England) Order 2010.**

- 2 (a) Application for the approval of the reserved matters for the college phase

or the residential phase shall be made to the Local Planning Authority within three years from the date of this permission.

(b) The development shall begin not later than whichever is the later of following dates:

- five years from the date of this permission, or
- two years from the final approval of the reserved matters or, if approved on different dates, the final approval of the last such matter to be approved.

Reason: To comply with Section 92 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

- 3 **Before development of the College Phase or the Residential Phase begins, a landscaping scheme for that phase 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 relevant development phase (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).

- 4 **Before development of the College Phase or Residential Phase begins, a Tree Survey and Arboricultural Implication Assessment shall be carried out and submitted to the Local Planning Authority, conforming to the requirements of BS 5837 : 2005 "*Trees in Relation to Construction*", identifying the importance of the boundary planting along the northern and south-eastern boundary, and which calculates the Root Protection Areas (RPA) and existing canopy clearance needed to prevent damage to the retained trees.**

Reason: To accurately identify and make provision for adequate protection measures on all strategically important boundary trees.  
(Policy BE8, S.B.L.P.R.).

- 5 **Before development of the College Phase or the Residential Phase begins, a Tree Protection Plan shall be submitted which clearly shows the position and design specification of protection measures of all retained trees on the northern and south-eastern boundary of the site. The protection measures shall enclose the area of root protection (RPA) and canopy spread, as identified in the Tree Survey and Arboricultural Implication Assessment, thus creating a Construction Exclusion Zone. The protection measures shall conform with British Standard 5837 : 2005 "*Trees in Relation to Construction*" (Section 9)**

and built to the specification shown in Figure 2 of this Standard.

**Reason: To ensure the adequate protection of the rooting medium and canopy of strategically important trees.  
(Policy BE8, S.B.L.P.R.).**

- 6 **Before development of the College Phase or the Residential Phase begins, a planting scheme shall be submitted to the Local Planning Authority for approval, which clearly shows the species and sizes of appropriate trees and shrubs suitable for the size and scale of the development, along with the appropriate planting and maintenance specification.**

**Reason: To ensure the satisfactory replacement of trees felled in the course of the development and to visually soften and integrate the scheme into the urban landscape.  
(Policy BE8, S.B.L.P.R.).**

- 7 **Before development of the College Phase or the Residential Phase begins, a scheme for the parking of vehicles associated with that phase 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 development on the relevant phase is first occupied or brought into use and thereafter retained for this purpose.**

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

- 8 **Before the development of the College Phase or the Residential Phase is first occupied or brought into use, space shall be provided within the site of that phase for the loading, unloading and parking of vehicles in accordance with the standards of the Local Planning Authority and thereafter retained for this purpose.**

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

- 9 **Before development of the College Phase or the Residential Phase begins, a scheme for screen fencing and/or screen walling for that phase shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be fully implemented before the relevant phase of development is first occupied or brought into use and thereafter retained.**

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

- 10 **This permission does not extend to the sketch layout and/or elevations submitted with the application.**

**Reason: To avoid doubt.  
(Policy BE8, S.B.L.P.R.).**

- 11 The overall density of housing on the Residential Phase shall be not exceed 144 one or two bedroom units in total and shall not exceed five storeys in height, including any undercroft parking, unless otherwise approved by the express permission of the Local Planning Authority.

Reason: To ensure that the residential development takes place at no higher a density than is compatible with the characteristics of the site and its surroundings.

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

- 12 **Before development of the College Phase or the Residential Phase begins, samples of the materials to be used for the external walls and roofs of all new buildings 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 buildings.**

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

- 13 **Before development of the College Phase or the Residential Phase begins, details of the arrangements to be made for the collection, storage and disposal of solid waste emanating from the college premises and from the residential units shall be submitted to and approved in writing by the Local Planning Authority.**

**Reason: To ensure control over the development in the interests of amenity and public safety.**

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

- 14 No external lighting systems for either phase of development shall be installed without the prior written approval of the Local Planning Authority.

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

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

- 15 The college premises hereby permitted to be altered and extended shall only be used for the purposes of non-residential education and training and ancillary purposes and for no other purpose in Class D 1 of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (or any order revoking and re-enacting that Order with or without modification).

Reason: To define the extent of the permission and to avoid doubt.

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

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

Reason: To control the external appearance of the buildings in the interests

of the amenities of the area.  
(Policy BE8, S.B.L.P.R.).

- 17 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), the provision within the curtilage of any dwelling within the Residential Phase of any building or enclosure, swimming or ornamental pool required for purposes incidental to the enjoyment of the dwelling, or the alteration of such a building, enclosure, swimming or ornamental pool, shall not be carried out without the grant of further specific permission from the Local Planning Authority.

Reason: To control the development in the interests of the amenities of the area.  
(Policy BE8, S.B.L.P.R.).

- 18 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 fences, gates or walls shall be erected within the Residential Phase without the prior written approval of the Local Planning Authority.

Reason: To control the development in the interests of the amenities of the area.  
(Policy BE8, S.B.L.P.R.).

- 19 **Before development of the College Phase or the Residential Phase begins, details of the proposed surface and foul water drainage systems for the relevant phase shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the drainage works shall be constructed in accordance with the approved details before that phase of the development is first occupied or brought into use.**

**Reason: To prevent pollution of the water environment.**

- 20 To protect against intrusive externally generated noise, sound insulation and absorbent materials shall be applied to the building envelope of the houses and flats hereby permitted as is necessary to achieve as a minimum standard an internal noise level of 30dB LAeq (23.00 to 07.00) and 45dB LAmax (23.00 to 07.00) for bedrooms and 35dB LAeq (07.00 to 23.00) for habitable rooms. External noise levels from road traffic noise sources shall not exceed 55dB LAeq, 1hr in outdoor amenity areas. Unless otherwise agreed in writing, the effectiveness of the noise attenuation measures shall be demonstrated through validation noise monitoring with the results submitted to and approved in writing by the Local Planning Authority before any dwelling is occupied. Furthermore, the applicant/developer shall identify any windows that need to remain closed in order for the internal noise environment to meet the required standards. Such windows shall be fixed closed and be non-openable with alternative means of ventilation provided for those rooms affected.

Reason: To protect occupants from externally generated noise.  
(Policy BE8, S.B.L.P.R.).

- 21 In respect of the College Phase, 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. Full details of the method of odour abatement equipment to be used, including predicted noise levels of the equipment in operation, shall be submitted to and approved by the Local Planning Authority prior to the installation of the equipment. The approved equipment shall be installed and in full working order to the satisfaction of the Local Planning Authority prior to the use hereby permitted commencing.

Reason: In order to prevent the adverse impact of odours arising from cooking activities on the amenity of nearby residents.  
(Policy BE8, S.B.L.P.R.).

- 22 The kitchen ventilation system approved in accordance with Condition 21, together with any other external plant, machinery and equipment installed or operated in connection with this permission, shall be so enclosed, operated and or attenuated that noise arising from such plant shall not exceed a level of 5dBA below the existing background level (or 10dBA below if there is a tonal quality) when measured or calculated according to BS4142:1997, at the boundary of any neighbouring residential dwelling. The applicant shall clearly demonstrate that noise from the installed plant achieves the required noise standard, prior to the use hereby permitted commencing.

Reason: To protect neighbouring residents from any adverse impact from noise arising from the kitchen extract ventilation system or other external plant on the premises.

- 23 **Prior to the commencement of the College Phase or the Residential Phase of development approved by this planning permission the developer shall submit to the Local Planning Authority, in both paper and electronic form where possible:**

- a) **A Phase I Desk Study incorporating a site walkover, site history, maps and all further features of industry best practice relating to potential contamination.**
- b) **Where shown to be necessary by the Phase I Desk Study, a Phase II Site Investigation report further documenting the ground conditions of the site with regard to potential contamination, incorporating appropriate soils and gas sampling.**
- c) **Where shown to be necessary by the Phase II investigation, a Phase III detailed scheme for remedial works and measures to be taken to mitigate any risks to human health, groundwater and the wider environment.**
- d) **On completion of the development, the developer shall provide written confirmation that any and all works have been completed in accordance with the agreed remediation scheme in the form of a Phase IV validation report to incorporate photographs, material transport tickets and sampling.**

**Any remediation scheme and any variations shall be agreed in writing by the Local Planning Authority prior to the commencement of works.**

**This should include responses to any unexpected contamination discovered during works.**

**The British Standard for Topsoil, BS 3882:2007, specifies requirements for topsoils that are moved or traded and should be adhered to.**

**Applicants are reminded that, should groundwater or surface water courses be at risk of contamination during or after development, the Environment Agency should be approached for approval of measures to protect water resources separately, unless an Agency condition already forms part of this permission. The site is located on a major aquifer and therefore the Environment Agency should be consulted.**

**Reason: To protect human health and the environment.**

- 24 **No development of the College Phase or the Residential Phase shall take place within the site of the relevant phase until the applicant or developer has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted to and approved in writing by the Local Planning Authority. The programme of archaeological work should be undertaken by the Local Authority Archaeological Service or other competent archaeological organisation approved by the Local Planning Authority.**

**Reason: To ensure that remains of archaeological importance likely to be disturbed in the course of the development are adequately recorded.**

- 25 **No development of either the College Phase or the Residential Phase shall begin until details of the junction between the proposed estate road and the highway have been approved by the Local Planning Authority and no building on either phase shall be occupied until that junction has been constructed in accordance with the approved details.**

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

- 26 **Visibility splays shall be provided at all road junctions within the site. The minimum dimensions to provide the required splay lines shall be 2.4m measured along the centre line of the side road from its junction with the channel to the through road and 33m measured from the centre line of the side road along the channel of the through road. The vision splays required shall be provided and defined on the site by or on behalf of the developers and be entirely free of any obstruction.**

**Reason: To provide adequate visibility at road junction in the interest of road safety.**

- 27 **No development of either the College Phase or the Residential Phase shall begin until the detailed plans and sections of the proposed road(s), including gradients and method of surface water disposal for that phase have been submitted to and approved in writing by the Local Planning Authority and no building on either phase shall be**

**occupied until the section of road which provides access thereto has been constructed (apart from final surfacing) in accordance with the approved details.**

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

- 28 A 3.0m wide footway/cycleway shall be constructed into and through both the College Phase and the Residential Phase of the site in accordance with a scheme to be submitted to and approved by the Local Planning Authority, prior to the first occupation of any building on either phase. Any statutory undertakers' equipment or street furniture shall be re-sited to provide an unobstructed footway.

Reason: In the interests of road safety and to promote sustainable modes of transport.

- 29 Before any building on the College Phase or the Residential Phase is first occupied all on site vehicular areas for the relevant part of that phase shall be surfaced in a manner to the Local Planning Authority's approval so as to ensure satisfactory parking of vehicles outside highway limits. Arrangements shall be made for surface water from the site to be intercepted and disposed of separately so that it does not discharge into the highway.

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

- 30 If any proposed main distributor road for either the College Phase or the Residential Phase is not constructed to the full length and layout to be approved, a temporary turning space for vehicles shall be constructed within the site in a position to be approved in writing by the Local Planning Authority before any building taking access from the road is occupied.

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

- 31 The detailed layout plans to be submitted for approval of reserved matters in connection with the development of either the College Phase or the Residential Phase shall illustrate a vehicular turning area within the curtilage of all buildings taking access directly from the public highway.

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

- 32 **No development of either the College Phase or the Residential Phase shall commence until wheel-cleaning facilities have been provided at all site exits for the relevant phase in accordance with a scheme submitted to and approved in writing by the Local Planning Authority. The approved facilities shall be installed and made operational before development of the relevant phase commences and the site developer(s) shall ensure that all vehicles exiting the site use the approved wheel cleaning facilities. The wheel cleaning facilities shall be retained until the relevant phase of the development has been substantially completed or until such time as the Local Planning**



**Authority is satisfied that the roadworks necessary to provide adequate and clean access to and from the public highway have been completed (apart from final surfacing).**

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

- 33 The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted Site Location Plan, Drawing No. 1038/10/1.

Reason: For the avoidance of doubt.

### **Reasons for Granting**

The proposed refurbishment and enhancement of facilities at Central Bedfordshire College's Kingsway site represents a welcome investment in the community infrastructure of Dunstable and the surrounding area. The proposed residential scheme is acceptable as 'enabling development' to part fund the improvements to the College. The consequent loss of open space will be mitigated by improvements to recreational facilities within the local area and therefore constitutes an acceptable exception to national guidance and Development Plan policy.

### **Notes to Applicant**

1. For the avoidance of doubt the College Phase includes the part demolition, alterations and extensions to the existing college, including the provision of amenity space and 192 parking spaces; and the Residential Phase includes the construction of residential development with associated parking and landscaping and public open space.
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:

#### **Regional Spatial Strategy**

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

SS1 - Achieving Sustainable Development.

SS3 - Key Centres for Development and Change:  
Luton/Dunstable/Houghton Regis & Leighton-Linslade.

SS5 - Priority Areas for Regeneration: Luton/Dunstable/Houghton Regis.

SS6 - City and Town Centres.

E1 - Job Growth.

E2 - Provision of Land for Employment.

H1 - Regional Housing Provision.

H2 - Affordable Housing.  
 T4 - Urban Transport  
 T8 - Local Roads.  
 T9 - Walking, Cycling and other Non-Motorised Transport.  
 T14 - Parking.  
 ENV1 - Green Infrastructure.  
 ENV3 - Biodiversity and Earth Heritage.  
 ENV7 - Quality in Built Environment.  
 ENG1 - Carbon Dioxide Emissions and Energy Performance.  
 ENG2 - Renewable Energy Targets.  
 WM1 - Waste Management Objectives.  
 WM6 - Waste Management in Development.

**Milton Keynes and South Midlands Sub-Regional Strategy (March 2005)**

Strategic Policy 1: The Spatial Framework - Locations for Growth: Luton/Dunstable & Houghton Regis (with Leighton-Linslade).  
 Strategic Policy 3: Sustainable Communities.  
 Bedfordshire and Luton Policies 2(a) and 2(b): Luton/Dunstable/Houghton Regis and Leighton-Linslade.

**Bedfordshire Structure Plan 2011**

Policy 25 - Infrastructure.

**South Bedfordshire Local Plan Review Policies**

SD1 - Sustainability keynote policy.  
 BE8 - Design and environmental considerations.  
 T4 - Public transport services along former Luton/Dunstable Rail Line.  
 T7/8 Controlling supply of public car parking.  
 T10 - Controlling parking in new developments.  
 T11 - Securing contributions for alternatives to parking.  
 H2 - Making provision for housing via 'fall-in' sites.  
 H3 - Meeting local housing needs  
 H4 - Providing affordable housing.  
 R10 - Children's play area standard.  
 R11 - Provision of new urban open space in new residential developments  
 R12 - Protection of recreational open space.

3. 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).
4. 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.
5. Under the terms of the Water Resources Act 1991, the prior written consent of the Environment Agency is required for any discharge of sewage or trade effluent into controlled waters (e.g. watercourses and underground waters), and may be required for any discharge of surface water to such controlled waters or for any discharge of sewage or trade effluent from buildings or

fixed plant into or onto ground or into waters which are not controlled waters. Such consent may be withheld.

6. Under the terms of the Water Resources Act 1991, the prior written consent of the Environment Agency is required for any discharge of sewage or trade effluent onto or into ground and for surface runoff into groundwater. Such consent may be withheld. If there is an existing discharge consent the applicant should ensure that any increase in volume is permitted under the present conditions.
7. Under the terms of the Water Resources Act 1991, the prior written consent of the Environment Agency is required for dewatering from any excavation or development to a surface watercourse.

For Informatives 5, 6 and 7 please contact the Water Quality Consents Team on 01707 632300 for further details.

#### NOTES

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

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**Item No. 9****SCHEDULE B**

<b>APPLICATION NUMBER</b>	<b>CB/10/04362/FULL</b>
<b>LOCATION</b>	<b>Land at Lower End, Knolls View, Totternhoe, Dunstable, LU6 2BU</b>
<b>PROPOSAL</b>	<b>Demolition of existing building and erection of replacement building for B2 purposes</b>
<b>PARISH</b>	<b>Totternhoe</b>
<b>WARD</b>	<b>South West Bedfordshire</b>
<b>WARD COUNCILLORS</b>	<b>Cllr Ken Janes &amp; Cllr Marion Mustoe</b>
<b>CASE OFFICER</b>	<b>Mr J Spurgeon</b>
<b>DATE REGISTERED</b>	<b>27 January 2011</b>
<b>EXPIRY DATE</b>	<b>24 March 2011</b>
<b>APPLICANT</b>	<b>JGE Commercials</b>
<b>AGENT</b>	<b>Wilbraham Associates Ltd</b>
<b>REASON FOR COMMITTEE TO DETERMINE</b>	<b>Ward Member Call-in by Cllr Mrs M Mustoe: Landmark application on a complex site with Parish Council concern.</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, a landscaping scheme to include earth mounding, retaining wall(s), soil quality assessment, new planting and hedgerow strengthening based on the areas shown hatched on drawing 1098/10/9A 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 to compensate for the visual impact of the proposed building.  
(Policies: ENV3, ENV7 RSS; BE8 SBLPR).

- 3 Notwithstanding details submitted with this application on drawing

**1098/10/7A, before building operations commence details of the brickwork and colour of the cladding and roofing shall be submitted to and approved in writing by the Local Planning Authority, and the building shall only be constructed in accordance therewith.**

Reason: To ensure satisfactory integration of the building into the Green Belt and this countryside location.

(Policies: ENV7 RSS; BE8 SBLPR).

- 4 Notwithstanding the provisions of Part 7 Class A of Schedule 2 to the Town and Country Planning (General Permitted Development) Order 1995 as amended, or any further amendment thereto, (Industrial and Warehouse 'Permitted development'), no extensions or external alterations to the building hereby approved, including fitting of rooflights, shall take place except with express consent of the Local Planning Authority.

Reason: To control the amount of replacement floorspace in the Green Belt and to safeguard the appearance of the Green Belt and countryside from prominent external treatments and the visual impact of lighting behind rooflights.

(Policies: ENV7 RSS; BE8 SBLPR).

- 5 All plant, machinery and equipment installed or operated in connection with the proposed development shall be designed to a level which is at least 5dB(A) below the existing LA<sub>90</sub> background noise level as measured during the relevant time period. Any tonal, impulsive and/or irregular noise shall be addressed by imposing a further 5dB penalty as per the methodology set out in BS 4142:1997. Noise limits for new plant, either measured or calculated, shall apply to a position 1 metre from the closest affected window of the relevant noise sensitive property.

Reason: To safeguard the essential amenities of local noise-sensitive properties.

(Policies: ENV7 RSS; BE8 SBLPR).

- 6 No lorry shall enter or leave the site outside the hours of 0730 to 1800 on any day Mondays to Fridays, outside the hours of 0730 and 1300 on Saturdays nor at any time on Sundays, Bank or Public Holidays, save as may be agreed in writing by the Local Planning Authority.

Reason: To safeguard the essential amenities of local noise-sensitive properties from servicing traffic.

(Policies: ENV7 RSS; BE8 SBLPR).

- 7 The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, drawings numbers CBC/001, CBC/002, CBC/003, 1098/10/7A, 1098/10/9A.

Reason: For the avoidance of doubt.

- 8 Before occupation of the development hereby approved, details of a travel plan shall be submitted to and approved in writing by the Local Planning Authority and the recommendations of the Travel Plan shall be implemented

in full within 6 months of the development being occupied. In addition the Travel Plan shall be monitored and the results reviewed on an annual basis, and further recommendations for improvements shall be submitted to and approved in writing by the Local Planning Authority

Reason: To reduce reliance on the private car by promoting sustainable modes of transport including walking, cycling and public transport.

Policy: T9 RSS

### **Reasons for Granting**

This building can lawfully be used for B2 purposes (general industry). The presumption against inappropriate development in the Green Belt, through the erection of an 'inappropriate' building, even for B2 purposes, and its impact on visual amenity, can be set aside in this case by a 'very special circumstances'. These comprise a combination of factors namely the improvement of the north-east boundary landscaping, increase in openness through a reduction in floorspace, limitations on permitted development and servicing hours. These would also set a pattern for future redevelopment towards reducing overall floorspace and bringing vehicle movements over more of the site under control, thus improving the amenities of residents of Knolls View. The Parish Council has been engaged in this application.

### **Notes to Applicant**

1. Please note that the unnumbered drawings submitted with this application (location plans and existing elevations) have been given unique numbers by the Local Planning Authority. The number 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).
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. 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

T9 Walking, cycling and other non motorised transport

T14 Parking

ENV1 Green infrastructure  
ENV3 Biodiversity and earth heritage  
ENV7 Quality in the built environment

**South Bedfordshire Local Plan Review**

BE8 Design and environmental considerations  
T10 Parking - new developments  
E2 Development - outside main employment areas

- 4. 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.
- 5. In order that reasonable regard may be had to the amenity of local residents, in view of noise from heavy vehicles using local roads in the evenings and at night, it is strongly requested that the following code of practice be adopted by the applicant:

*JGE Commercials, or any person or company succeeding as owner of its land at Knolls View, will use its best endeavours to ensure by management and training of employees that its commercial vehicles will not seek to access or leave the Knolls View premises outside the period from 0700 to 1800 hours in any day (and preferably not at all on Sundays and Public Holidays), and that its commercial vehicles will not use Castle Hill Road but use other roads to access Knolls View. Furthermore, JGE Commercials, or any person or company succeeding as owner of its land at Knolls View, will seek to encourage its future tenants at Knolls View to follow a similar pattern.*

**DECISION**

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**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 subsequent to the despatch of the agenda. A response had been received from the Sustainable Transport Officer suggesting an additional condition relating to a travel plan as detailed at Condition 8 above



## ITEM 10

## SCHEDULE B

<b>APPLICATION NUMBER</b>	<b>CB/11/00455/FULL</b>
<b>LOCATION</b>	<b>Cotswold Farm Business Park, Millfield Lane, Caddington, Luton, LU1 4AJ</b>
<b>PROPOSAL</b>	<b>Construction of a solar energy farm, to include the installation of solar panels transformer housings, access track, security fencing, and other associated works</b>
<b>PARISH</b>	<b>Caddington</b>
<b>WARD</b>	<b>South East Bedfordshire</b>
<b>WARD COUNCILLORS</b>	<b>Cllr Ruth Gammons &amp; Cllr Richard Stay</b>
<b>CASE OFFICER</b>	<b>James Clements</b>
<b>DATE REGISTERED</b>	<b>09 February 2011</b>
<b>EXPIRY DATE</b>	<b>11 May 2011</b>
<b>APPLICANT</b>	<b>Raybridge Corporation Ltd</b>
<b>AGENT</b>	<b>Pegasus Planning Group</b>
<b>REASON FOR COMMITTEE TO DETERMINE</b>	<b>Departure from the Development Plan</b>
<b>RECOMMENDED DECISION</b>	<b>Full Application - Granted</b>

**Recommendation**

That Planning Permission be Approved subject to the signing of a Section 106 Agreement and the following conditions

- 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 **Within 6 months of the planning permission hereby granted approval, a landscaping scheme to include any hard surfaces and earth mounding shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented by the end of the full planting season immediately following the completion and/or first use of any separate part of the development (a full planting season means the period from October to March). The trees, shrubs and grass shall subsequently be maintained for a period of five years from the date of planting and any which die or are destroyed during this period shall be replaced during the next planting season and maintained until satisfactorily established.**

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

- 3 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 impact on the Green Belt and Chilterns AONB.  
(Policy BE8, S.B.L.P.R).

- 4 Within 6 months of the planning permission hereby granted approval, details and locations of the security cameras shall be submitted to and agreed in writing with the Local Planning Authority.

Reason: To protect the amenity of neighbouring properties and impact on the character of the locality.  
(Policy BE8, S.B.L.P.R).

- 5 Should the solar panels not be used for the production of energy for a period of six months, the panels, support structures and associated buildings shall be removed in their entirety and the land shall be restored to its former condition in accordance with a scheme of work submitted to and approved in writing by the Local Planning Authority.

Reason: To prevent the retention of development in the countryside that is not being used for its intended purpose.

- 6 The permission hereby granted shall endure for a period of 25 years from the date when electricity is first generated by the Solar Farm (the 'First Export Date'). Written confirmation of the First Export Date shall be provided to the local planning authority no later than 1 calendar month after the event. Within 6 months, following the completion of the 25 year period, the solar panels, support structures and associated buildings shall be removed in their entirety and the land shall be restored to its former condition.

Reason: To ensure that the development is decommissioned and to protect the character and appearance of the locality  
(Policy BE8, S.B.L.P.R).

- 7 The development permitted by this planning permission shall only be carried out in accordance with the approved Flood Risk Assessment (FRA) Revision A prepared by Woods Hardwick dated April 2011 and the following mitigation measures detailed within the FRA:

Limiting the surface water run off generated by the development so that it will not exceed the run off from the undeveloped site and not increase the risk of flooding off site by using linear soakaways as shown in Appendix 4

Reason: To reduce the risk of flooding by ensuring the satisfactory storage and disposal of surface water from the site.

- 8 The solar panels and associated framework shall not exceed 2.5m in height unless otherwise agreed in writing with the Local planning Authority.

Reason: To protect the visual amenities of the locality.

- 9 The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans,

numbers BNL.0259, \_021, E.0147\_12-2,TS10-207A/1 revision 0, E.0147\_10-1,E.0147\_02-3,E404-23-01-0,R  
E404-32-01, CBC/01,CBC/02,CBC/03,CBC/04,CBC/05 and the Flood Risk Assessment Revision A prepared by Woods Hardwick dated April 2011. or such other plans as may be subsequently agreed in writing with the Local Planning Authority.

Reason: For the avoidance of doubt.

### Reasons for Granting

The proposed Solar Farm has provided Very Special Circumstances for inappropriate development in the Green Belt, which would preserve the openness of the Green Belt, would contribute towards the renewable energy and carbon reduction targets for the East of England and Central Bedfordshire, and is acceptable in all other ways. Accordingly the proposed development is in accordance with Local Plan Policies BE8 and NE10, East of England Plan Policies SS1, ENV2, ENV3, ENV7, ENG1 and ENG2 and Planning Policy Statements 1, 4, 5, 7, 9, 22 and Planning Policy Guidance 2 and 13.

The proposal does not need to be referred to the Government Office for the East of England under the Town and Country Planning (Green Belt) Direction 2005 (Circular 11/2005) because the floorspace proposed is significantly below the 1,000 sq.m threshold (the solar panels do not create a floorspace) and the development by reason of its scale, nature and location would not have a significant impact on the openness of the Green Belt.

### 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:

#### **Regional Spatial Strategy**

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

SS1 - Achieving Sustainable Development

ENV2 - Landscape Conservation

ENV3 - Biodiversity and Earth Heritage

ENV7 - Quality in the Built Environment

ENG1 - Carbon Dioxide and Energy Performance

ENG2 - Renewable Energy Targets

#### **Bedfordshire Structure Plan 2011**

None

**South Bedfordshire Local Plan Review Policies**

## BE8 - Design and Environmental consideration

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 site is located on a Principal aquifer - the Woburn Sands Formation. Principal aquifers are geological strata that exhibit high permeability and usually provide a high level of water storage. The site is also located within a Source Protection Zone 3 (SPZ3). We use SPZs as a means to protect groundwater that is abstracted for human consumption. An SPZ3 is a zone designed to cover the complete catchment area of a groundwater abstraction point. All groundwater and groundwater contaminants within this zone will eventually reach the abstraction point. The Western side of the sites area is situated within SPZ 2, of our Groundwater Protection Policy. Any pollutants entering the aquifer below this site could potentially contaminate the potable water supply within 400 days.

In accordance with our Groundwater Protection, Policy and Policy (GP3) document, we offer the following information on the design and location of sustainable drainage systems:

Direct discharges into groundwater of surface water run-off are not acceptable. All infiltration structures (permeable pavements, infiltration trenches, soakaways, etc.) should be constructed to as shallow a depth as possible to simulate natural infiltration.

contamination should be passed through an oil separator designed and constructed to have a capacity and details compatible with the site being drained. Roof water should not pass through the interceptor.

Only clean, uncontaminated water should be discharged to any soakaway/ infiltration structure.

Deep bore and other deep soakaway systems are not considered by the Environment Agency to be appropriate in areas where groundwater constitutes a significant resource (i.e. where aquifer yield may support or already supports abstraction).

Drainage systems should be constructed in line with guidance provided in CIRIA C697 as well as referring to the details given in C609 referred to above. C522 replacement (prior to publication, 2006, refer to CIRIA Report 609).

5. The development of the site is subject to a Planning Obligation under

Section 106 of the Town and Country Planning Act 1990 (as amended).

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).

#### NOTES

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

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<b>Item No. 11</b>
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## SCHEDULE B

<b>APPLICATION NUMBER</b>	<b>CB/11/00706/FULL</b>
<b>LOCATION</b>	<b>Land To The Rear Of 104, Flitwick Road, Ampthill</b>
<b>PROPOSAL</b>	<b>To demolish an existing building and erect a new single storey dwelling with accommodation in the roof line and a detached single garage and carport (Revised application CB/10/04201/FULL)</b>
<b>PARISH</b>	<b>Ampthill</b>
<b>WARD</b>	<b>Ampthill</b>
<b>WARD COUNCILLORS</b>	<b>Cllr Paul Duckett and Cllr Gary Summerfield</b>
<b>CASE OFFICER</b>	<b>Mary Collins</b>
<b>DATE REGISTERED</b>	<b>24 February 2011</b>
<b>EXPIRY DATE</b>	<b>21 April 2011</b>
<b>APPLICANT</b>	<b>Mr Duggan</b>
<b>AGENT</b>	<b>CHQ Partnership Ltd</b>
<b>REASON FOR COMMITTEE TO DETERMINE</b>	<b>Ward Councillor call in Objections expressed by neighbour and Town Council</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 **No development shall take place until on site details of the existing ground levels and final ground and slab levels of the dwelling and garages and details of any changes to ground levels required in the construction of the access way have been 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.**

- 3 **No development shall take place until a scheme defining those trees, hedges, shrubs and other natural features to be retained during the course of the development, and setting out measures for their protection during construction work have been submitted to and**

approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details

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

- 4 No development shall take place until details of materials to be used for all external finishes including brick type, brick bond and mortar mix, roof tile and ridge tile have been submitted to and approved in writing by the Local Planning Authority and the development shall be carried out in accordance therewith.

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

- 5 1. Prior to the commencement of any phase of development approved by this planning permission the developer shall submit to the Planning Authority for written agreement: a) A Phase 2 Site Investigation report further documenting the ground conditions of the site with regard to potential contamination, incorporating appropriate sampling, as shown to be necessary by the Phase 1 Geoenvironmental Assessment (Report No XK01800/R1) already submitted.

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

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

Any remediation scheme and any variations shall be agreed in writing by the local planning authority prior to the commencement of works. This should include responses to any unexpected contamination discovered during works.

The British Standard for Topsoil, BS 3882:2007, specifies requirements for topsoils that are moved or traded and should be adhered to.

Applicants are reminded that, should groundwater or surface water courses be at risk of contamination during or after development, the Environment Agency at Brampton should be approached for approval of measures to protect water resources separately, unless an Agency condition already forms part of this permission.

**Reason:** To protect human health and the environment.

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



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

- 7 **No work shall take place until details of the widening of the junction/crossover of the access have been submitted to and approved in writing by the Local Planning Authority and the development shall not be brought into use until the junction/crossover has been constructed in accordance with the approved details.**

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

- 8 **No development shall take place until 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, has been 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.**

- 9 **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.**

- 10 **The access shall have a minimum width of 3.0m.**

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

- 11 **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 for a distance of 6.0m 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.**

- 12 The gates into the development shall be located as indicated on the approved plan. The gates shall thereafter remain unlocked for entry into the site for delivery/service/ambulance sized vehicles.

Reason: To provide adequate access and turning for delivery/service/ambulance sized vehicles and for the avoidance of doubt.

- 13 Before the 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

- 14 The turning space for vehicles illustrated on the approved Drawing No. CHQ.10.9347-03C shall be constructed before the development is first brought into use and shall thereafter be accessible and free of obstruction for delivery/service/ambulance sized vehicles accessing the site.

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

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

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

- 16 Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 1995, or any amendments thereto, the garage accommodation on the site shall not be used for any purpose, other than as garage accommodation, unless previously agreed in writing by the Local Planning Authority.

Reason: To retain off-street parking provision and thereby minimise the potential for on-street parking which could adversely affect the convenience of road users.

- 17 The bin collection point shall be located as illustrated on the approved plan no. CHQ.10.9347-03C before the development is brought into use.

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

- 18 Notwithstanding Schedule 2, Part 1, Classes A, B, C, D, E, F, G and H 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 and the appearance of the site.

- 19 Full details of a soft landscaping scheme to the access road/right of way and to the front of the property 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.

- 20 The scheme approved in Condition 19 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.

- 21 The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers [CHQ.10.9347-01, CHQ.10.9347-03C, CHQ.10.9347-04A, CHQ.10.9347-05A, CHQ.10.9347-06A, CHQ.10.9347-01].

Reason: For the avoidance of doubt.

### **Reasons for granting**

The proposal is in conformity with Policy DM3 of the Core Strategy and Development Management Policies, Central Bedfordshire (North), November 2009, as it is appropriate in scale and design to its setting and respects the amenities of surrounding properties.

The proposal is also in conformity with Planning Policy Guidance: PPS 1 Delivering Sustainable Development and PPS 3 Housing.

**Notes to Applicant**

1. The applicant is advised that no works associated with the widening of the vehicular access/crossover 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 access affects or requires the removal and/or the relocation of any equipment, apparatus or structures (e.g. street name plates, bus stop signs or shelters, statutory authority equipment etc.) then the applicant will be required to bear the cost of such removal or alteration.
2. The applicant is advised that the requirements of the New Roads and Street Works Act 1991 will apply to any works undertaken within the limits of the existing public highway. Further details can be obtained from the Traffic Management Group Highways and Transport Division, Central Bedfordshire Council, Technology House, 239 Ampthill Road, Bedford MK42 9BD.
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 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 of the application the Committee were advised of consultation received under the Public Participation Scheme

(2) In advance of the consideration of the application the Committee were advised of consultation received from the Applicant who commented upon consultation as detailed in the report from Ampthill Town Council and other issues regarding a tree on the property. Therefore an amendment was made to Condition 3 contained within the report.

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**Item No. 12****SCHEDULE C**

<b>APPLICATION NUMBER</b>	<b>CB/10/04487/REG3</b>
<b>LOCATION</b>	<b>Doverly Down Lower School, Heath Road, Leighton Buzzard, LU7 3AG</b>
<b>PROPOSAL</b>	<b>Erection of temporary classroom accommodation, consisting of 5 no. modules each 9.0m x 3.0m to provide a Pre-School facility</b>
<b>PARISH</b>	<b>Leighton-Linslade</b>
<b>WARD</b>	<b>Plantation</b>
<b>WARD COUNCILLORS</b>	<b>Cllrs Peter Rawcliffe &amp; Alan Shadbolt</b>
<b>CASE OFFICER</b>	<b>Gill Claxton</b>
<b>DATE REGISTERED</b>	<b>04 February 2011</b>
<b>EXPIRY DATE</b>	<b>01 April 2011</b>
<b>APPLICANT</b>	<b>Mrs Melitus</b>
<b>REASON FOR COMMITTEE TO DETERMINE</b>	<b>The land is owned by Central Bedfordshire Council and there are unresolved objections from local residents</b>
<b>RECOMMENDED DECISION</b>	<b>Regulation 3 - Granted</b>

**Recommendation**

That planning permission be granted subject to the following:

- 1 This permission is limited to a period expiring on 30/04/2016 when the use shall be discontinued, any buildings or structures removed and the land reinstated unless before that date the Local Planning Authority has granted permission for its continuation and/or retention.

Reason: To enable the Local Planning Authority to review the uses, buildings and structures when the permission expires.  
(Policy BE8 S.B.L.P.R)

- 2 Prior to the commencement of development, the mini-tennis lines to be lost with the redevelopment of the hard surfaced court shall be marked on the existing invasion pitch within the main playground in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority. The scheme shall thereafter be carried out, completed and thereafter maintained in accordance with the approved details before the first use of the Pre-School building.

Reason: To secure the re-provision of the existing mini-tennis court to ensure sufficient benefit to the development of sport.

- 3 **Before the commencement of development a Travel Plan shall be submitted to and approved in writing by the Local Planning Authority. The Travel Plan shall be implemented in full within 6 months of the building being occupied. Thereafter, the Travel Plan shall be monitored and reviewed annually, with a written report to be submitted to and**

agreed in writing by the Local Planning Authority which updates the plan and monitors the progress in meeting the agreed targets for reducing car journeys.

**Reason:** In the interests of highway safety, to reduce congestion and to promote the use of sustainable modes of transport.

- 4 **Before development commences, details of the provision within the school site for parking facilities for parents/carers dropping off and collecting children from the Pre-School and the closure of the pedestrian gates onto Poplar Close and Copper Beech Way shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall thereafter be carried out, completed and maintained in accordance with the approved details prior to the first use of the Pre-School Building.**

**Reason:** In the interests of the free and safe flow of traffic on the adjacent highway.

- 5 **No development shall commence until the applicant in consultation with the Local Planning Authority has instigated proceedings for the making of a Traffic Regulation Order to prevent on-street parking in Poplar Close at school drop-off and collection times. The Traffic Regulation Order shall be approved, implemented and in place prior to the first use or occupation of the Pre-School building, unless otherwise agreed in writing with the Local Planning Authority.**

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

- 6 The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers Planning Drawings 1001, 1002 and illustrative plan CL-EN30-101.

Reason: For the avoidance of doubt.

### **Reasons for Granting**

The proposed development complies with national guidance and Policies BE6 and BE8 of the South Bedfordshire Local Plan Review in respect of the visual impact of the siting, design and external appearance of the development on the character and appearance of the locality, the amenity of neighbouring occupiers and highway/parking considerations.

### **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:

**Regional Spatial Strategy**

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

SS1 - Achieving Sustainable Development

ENV7 - Quality in the Built Environment

**South Bedfordshire Local Plan Review Policies**

BE8 - Design and Environmental Considerations

BE6 - Area of Special Character

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.

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 adjacent occupiers and the Tree and Landscape Officer subsequent to the despatch of the agenda

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**Item No. 13**

**SCHEDULE C**

<b>APPLICATION NUMBER</b>	<b>CB/11/00972/FULL</b>
<b>LOCATION</b>	<b>165 Holme Court Avenue, Biggleswade, SG18 8PB</b>
<b>PROPOSAL</b>	<b>Two storey side extension</b>
<b>PARISH</b>	<b>Biggleswade</b>
<b>WARD</b>	<b>Biggleswade</b>
<b>WARD COUNCILLORS</b>	<b>Cllrs Jones, Lawrence, Lawrence &amp; Vickers</b>
<b>CASE OFFICER</b>	<b>Annabel Gammell</b>
<b>DATE REGISTERED</b>	<b>21 March 2011</b>
<b>EXPIRY DATE</b>	<b>16 May 2011</b>
<b>APPLICANT</b>	<b>Mrs R Crisp</b>
<b>AGENT</b>	
<b>REASON FOR COMMITTEE TO DETERMINE</b>	<b>The applicant is employed by Central Bedfordshire Council</b>

**RECOMMENDED DECISION** **Full Application - Granted**

**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.

- 3 The first floor windows in the north facing elevation of the development hereby permitted shall be fitted with obscured glass of a type to substantially restrict vision through it at all times, and fixed shut up to a height of 1.7 metres above the finished floor level. No further windows or other openings shall be formed in the first floor of this elevation, unless otherwise agreed in writing by the Local Planning Authority.

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

- 4 The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans,

numbers CBC/001, P.001, P.002.

Reason: For the avoidance of doubt.

### **Reasons for Granting**

The two storey side extension of this residential dwelling would not detrimentally impact upon the character or appearance of the surrounding area and there would be no significant impact upon any neighbouring properties. The scheme therefore, by reason of its site, design and location, is in conformity with Planning Policy Statement 1 (2005), Planning Policy Statement 3 (2006), East of England Plan (May 2008), Milton Keynes and South Midlands Sub-Regional Strategy (March 2005) and Policy DM3 of the Core Strategy and Development Management Policies, November 2009. It is further in conformity with the Central Bedfordshire Supplementary Technical Guidance "Design in Central Bedfordshire, A Guide for Development."

### **Notes to Applicant**

1. 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) 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 Biggleswade Town Council who had no objections to the application.

**Item No. 14****SCHEDULE C**

<b>APPLICATION NUMBER</b>	<b>CB/11/00691/FULL</b>
<b>LOCATION</b>	<b>29B Hitchin Road, Upper Caldecote</b>
<b>PROPOSAL</b>	<b>Change of use of existing garage/workshop to MOT Bay and erection of workshop/garage facilities with associated car parking areas</b>
<b>PARISH</b>	<b>Northill</b>
<b>WARD</b>	<b>Northill and Blunham</b>
<b>WARD COUNCILLORS</b>	<b>Cllrs Caroline Maudlin &amp; Tricia Turner</b>
<b>CASE OFFICER</b>	<b>Dee Walker</b>
<b>DATE REGISTERED</b>	<b>03 March 2011</b>
<b>EXPIRY DATE</b>	<b>28 April 2011</b>
<b>APPLICANT</b>	<b>Mr Maudlin</b>
<b>AGENT</b>	<b>ICS Design Ltd</b>
<b>REASON FOR COMMITTEE TO DETERMINE</b>	<b>Applicant related to Cllr Maudlin</b>
<b>RECOMMENDED DECISION</b>	<b>Full Application - Granted</b>

**RECOMMENDATION**

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

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

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

- 2 **Prior to the commencement of development details shall be submitted for written approval by the Local Planning Authority setting out 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 The use hereby approved shall not operate except between the hours of 08:00 to 18:00 on Mondays to Fridays, 08:00 to 16:00 on Saturdays and not at all on Sundays and Bank Holidays.

Reason: To safeguard the amenities of neighbouring properties.

- 4 The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans,

numbers 120110/01, 120110/02, 120110/03, 120110/04, 120110/05, 120110/06, 120110/07, 120110/08.

Reason: For the avoidance of doubt.

### Reasons for Granting

In conclusion, the scheme by reason of its site, design and location would not harm the character and appearance of the area, have an adverse impact on the residential amenity of neighbouring properties or have a detrimental impact on highway safety. As such the proposal is in conformity with Policy DM3 of the Central Bedfordshire Adopted Core Strategy and Development Management Policies 2009; Planning Policy Statement 1 (2005). It is therefore considered **acceptable** and that planning permission should be granted subject to conditions.

### Notes to Applicant

1. The applicant is advised that the proposed process (the use of a waste oil burner) is likely to require authorisation under the provisions of the Environmental Protection Act 1990 prior to becoming operational. (Failure to obtain such an authorisation is an offence punishable on summary conviction by a fine of £20,000). Further information can be obtained from Public Protection at Central Bedford shire Council on 0300 300 8000.

### NOTES

In advance of the consideration of the application the Committee were advised of consultation which advised of a desk based Heritage Assessment that had been submitted and considered by the Archaeological Officer. Their previous objections had been withdrawn.

**Item No. 15**

**SCHEDULE C**

<b>APPLICATION NUMBER</b>	<b>CB/11/00979/ADV</b>
<b>LOCATION</b>	<b>29B Hitchin Road, Upper Caldecote</b>
<b>PROPOSAL</b>	<b>Advertisement: 1 No flat plate signage</b>
<b>PARISH</b>	<b>Northill</b>
<b>WARD</b>	<b>Northill and Blunham</b>
<b>WARD COUNCILLORS</b>	<b>Cllrs Caroline Maudlin &amp; Tricia Turner</b>
<b>CASE OFFICER</b>	<b>Dee Walker</b>
<b>DATE REGISTERED</b>	<b>23 March 2011</b>
<b>EXPIRY DATE</b>	<b>18 May 2011</b>
<b>APPLICANT</b>	<b>BM Enterprises</b>
<b>AGENT</b>	<b>ICS Design Ltd</b>
<b>REASON FOR COMMITTEE TO DETERMINE</b>	<b>Applicant related to Cllr C Maudlin</b>

<b>RECOMMENDED DECISION</b>	<b>Advertisement - Granted</b>
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**Reasons for Granting**

In conclusion, the scheme by reason of its site, design and location is in conformity with Policy DM3 of the Central Bedfordshire Core Strategy and Development Management Policies 2009; Planning Policy Guidance 19 (1992). It is therefore considered **acceptable** and that advertisement consent should be granted subject to conditions.

**RECOMMENDATION**

APPROVE Advertisement Consent for the application set out above subject to the following condition(s):

- 1 This express consent shall expire at the end of a period of three years from the date of the consent.

Reason: To comply with the provisions of Regulation 16(2)(c) of the Town and Country Planning (Control of Advertisements) Regulations 2007.

- 2 Any advertisement displayed, and any site used for the display of advertisements, shall be maintained in a condition that does not impair the visual amenity of the site.

Reason: Standard condition required by the Town and Country Planning (Control of Advertisement) (England) Regulations 2007.

- 3 Any structure or hoarding erected or used principally for the purpose of displaying advertisements shall be maintained in a condition that does not endanger the public.

Reason: Standard condition required by the Town and Country Planning (Control of Advertisement) (England) Regulations 2007.

- 4 Where an advertisement is required under these Regulations to be removed, the site shall be left in a condition that does not endanger the public or impair visual amenity.

Reason: Standard condition required by the Town and Country Planning (Control of Advertisement) (England) Regulations 2007.

- 5 No advertisement is to be displayed without the permission of the owner of the site or any other person with an interest in the site entitled to grant permission.

Reason: Standard condition required by the Town and Country Planning (Control of Advertisement) Regulations 2007.

- 6 No advertisement shall be sited or displayed so as to
- endanger persons using any highway, railway, waterway, dock, harbour or aerodrome (civil or military);
  - obscure, or hinder the ready interpretation of, any traffic sign, railway signal or aid to navigation by water or air; or
  - hinder the operation of any device used for the purpose of security or surveillance or for measuring the speed of any vehicle.

Reason: Standard condition required by the Town and Country Planning (Control of Advertisement) (England) Regulations 2007.

- 7 The sign hereby approved shall be finished in non-reflective materials.

Reason: To avoid undue distraction to road users in the interests of road safety.

- 8 The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers 120110/01, 120110/02, 120110/06 Rev.2, CBC/001.

Reason: For the avoidance of doubt.

### **Notes to Applicant**

1. 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).



**Item No.16****SCHEDULE**

<b>APPLICATION NUMBER</b>	<b>CB/11/00422/MW</b>
<b>LOCATION</b>	<b>Stanbridge Road, Great Billington, Leighton Buzzard, LU7 9JH</b>
<b>PROPOSAL</b>	<b>Application for a change of use to a Waste Transfer and recycling station with the erection of a building and associated storage bays, weighbridge and wheelwash.</b>
<b>PARISH</b>	<b>Stanbridge</b>
<b>WARD</b>	<b>South West Bedfordshire</b>
<b>WARD COUNCILLORS</b>	<b>Cllr Ken Janes &amp; Cllr Marion Mustoe</b>
<b>CASE OFFICER</b>	<b>Georgina Toye</b>
<b>DATE REGISTERED</b>	<b>16 February 2011</b>
<b>EXPIRY DATE</b>	<b>18 May 2011</b>
<b>APPLICANT</b>	<b>JGE Commercials Ltd</b>
<b>AGENT</b>	<b>Wilbraham Associates Ltd</b>
<b>REASON FOR COMMITTEE TO DETERMINE</b>	<b>Ward Councillor Call-in by Councillor Mustoe</b>
<b>RECOMMENDED DECISION</b>	<b>Waste Application - Refused</b>

**RECOMMENDATION**

That planning permission be refused for the following reasons:

PPG2 – The proposal will harm the openness and purpose of the Green Belt.

PPS7 – The proposal will not keep within the rural character of the surrounding area.

GE1 (a) – There is not a need for an additional waste at local level.

GE5 - No very special circumstances demonstrated that justify proposals in the Green Belt.

W9 (a) – Will not serve a local need that is not met by existing facilities.

**DECISION**

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**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.

The Application form for approval of details by a condition, guidance notes and fees (i.e £25.00 for household applications and £85.00 for all other applications per submission) can be found on our website [www.centralbedfordshire.gov.uk](http://www.centralbedfordshire.gov.uk) or alternatively call Customer Services on 0300 300 8000 for hard copy forms.