

CENTRAL BEDFORDSHIRE COUNCIL

At a meeting of the **DEVELOPMENT MANAGEMENT COMMITTEE** held in Council Chamber, Priory House, Monks Walk, Shefford on Wednesday, 25 April 2012

PRESENT

Cllr A Shadbolt (Chairman)
Cllr K C Matthews (Vice-Chairman)

Cllrs	P N Aldis	Cllrs	Mrs R B Gammons
	A R Bastable		D Jones
	R D Berry		T Nicols
	D Bowater		I Shingler
	Mrs C F Chapman MBE		P F Vickers
	Mrs S Clark		J N Young
	Mrs R J Drinkwater		

Apologies for Absence: Cllrs M C Blair
I Dalgarno
Ms C Maudlin

Substitutes: Cllrs L Birt
A D Brown

Members in Attendance: Cllrs M R Jones
Mrs J G Lawrence
D J Lawrence
Mrs M Mustoe
M A G Versallion

Officers in Attendance:	Mr D Ager	Highways Officer
	Miss H Bell	Committee Services Officer
	Mr J Clements	Planning Officer
	Mr A Davie	Head of Development Management
	Mr J Ellis	Planning Manager West
	Mr A Emerton	Managing Solicitor Planning, Property, Highways & Transportation
	Mr D Hale	Planning Manager South
	Mr D Lamb	Planning Manager East

DM/12/163 **Chairman's Announcements**

The Chairman reminded Members to silence their phone for the duration of the meeting.

DM/12/164 **Minutes**

RESOLVED

that the Minutes of the meetings of the Development Management Committee held on the 14 March 2012 and 28 March 2012 be confirmed and signed by the Chairman as a correct record.

DM/12/165 **Members' Interests**

(a) **Personal Interests:-**

Member	Item	Nature of Interest	Present or Absent during discussion
All Members of the Committee	7	Received correspondence from Applicant	Present
Cllr A Bastable	10	Visited Applicant, did not express an opinion	Present
Cllr Mrs C F Chapman	11	Know Applicant vaguely	Present
Cllr Mrs C F Chapman	19	Chairman of Marston Vale Forum	Present
Cllr K C Matthews	16,17 & 18	Know Agent	Present

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

Member	Item	Nature of Interest	Present or Absent during discussion
Cllr S Clark	10	Know Applicant on a personal basis	Absent

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

Member	Item	Parish/Town Council	Vote Cast
Cllr P F Vickers	7	Did not participate in discussion or vote	Did not vote

DM/12/166 Petitions

The Chairman advised that no petitions had been received.

DM/12/167 Planning Enforcement Cases Where Formal Action Has Been Taken

RESOLVED

That the update on Planning Enforcement Cases where formal action has been undertaken be noted.

DM/12/168 Late Sheet

In advance of the consideration of the Planning Applications the Committee received a Late Sheet advising 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.

DM/12/169 Planning Application No. CB/11/03734/FULL

RESOLVED

That Planning Application No CB/11/03734/FULL relating to London Road Retail park, London Road, Biggleswade be approved as set out in the schedule attached to these Minutes.

DM/12/170 Planning Application No. CB/11/04262/FULL

RESOLVED

That Planning Application No CB/11/04262/FULL relating to Dunstable Baptist Church, St Mary's Gate, Dunstable be refused as set out in the schedule appended to these Minutes.

DM/12/171 Planning Application No. CB/11/04623/LB

RESOLVED

That Planning Application No CB/11/04623/LB relating to Dunstable Baptist Church, St Mary's Gate, Dunstable be refused as set out in the Late Sheet appended to these Minutes.

DM/12/172 **Planning Application No. CB/11/04051/FULL**

RESOLVED

That Planning Application No CB/11/04051/FULL relating to The Firs, 85 High Street, Ridgmont be approved as set out in the schedule appended to these Minutes.

DM/12/173 **Planning Application No. CB/11/03760/FULL**

RESOLVED

That Planning Application No CB/11/03760/FULL relating to Toddington Park House, Park Road, Toddington be approved as set in the schedule appended to these Minutes.

DM/12/174 **Planning Application No. CB/11/03761/LB**

RESOLVED

That Planning Application No CB/11/03761/LB relating to Toddington Park House, Park Road, Toddington be approved as set out in the schedule appended to these Minutes.

DM/12/175 **Planning Application No. CB/12/00605/FULL**

RESOLVED

That Planning Application No CB/12/00605/FULL relating to 65 Shefford Road, Clifton be approved as set out in the schedule appended to these Minutes.

DM/12/176 **Planning Application No. CB/12/00182/FULL**

RESOLVED

That Planning Application No CB/12/00182 relating to Reach Lane Quarry, Reach Lane, Heath and Reach be approved as set out in the schedule appended to these Minutes.

DM/12/177 **Planning Application No. CB/12/00440/FULL**

RESOLVED

That Planning Application No CB/12/00440/FULL relating to Walkers Farm, Leighton Road, Great Billington be approved as set out in the schedule appended to these Minutes.

DM/12/178 **Planning Application No. CB/12/00436/LB**

RESOLVED

That Planning Application No CB/12/00436/LB relating to Walkers Farm, Leighton Road, Great Billington be approved as set out in the schedule appended to these Minutes.

DM/12/179 **Planning Application No. CB/12/00421/CA**

RESOLVED

That Planning Application No CB/12/00421/CA relating to Walkers Farm, Leighton Road, Great Billington be approved as set out in the schedule to these Minutes.

DM/12/180 **Planning Application No. CB/12/00624/FULL**

RESOLVED

That Planning Application No CB/12/00624/FULL relating to Fairfield Hillside Road, Leighton Buzzard be approved as set out in the schedule appended to these Minutes.

DM/12/181 **Planning Application No. CB/11/04171/OUT**

RESOLVED

That Planning Application No CB/11/04171/OUT relating to Former Brogborough Sports and Social Club, Bedford Road be approved as set out in the schedule appended to these Minutes.

DM/12/182 **Planning Application No. CB/12/00466/FULL**

RESOLVED

Planning Application No CB/12/00466/FULL relating to 2 High Street, Stotfold was withdrawn from the agenda due to an appeal being lodged against non determination.

DM/12/183 **Site Inspection Appointment(s)**

RESOLVED

That the following Members be appointed to conduct any Site Inspection to be undertaken in advance of the next meeting of this Committee to be held on Thursday 17 May 2012 ;

**Chairman (or his Nominee)
Vice Chairman (or his Nominee)**

**Cllrs; P Vickers
N Aldis
D Bowater.**

(Note: The meeting commenced at 10.00 a.m. and concluded at 2.20 p.m.)

Chairman

Dated

LATE SHEET

DEVELOPMENT MANAGEMENT COMMITTEE – 25 APRIL 2012

Item 7 (Page 3-93) – CB/11/03734/FULL – London Road Retail Park, London Road, Biggleswade.

Additional Consultation/Publicity Responses

Biggleswade Town Council

At meeting of the Town Council's Planning Committee of the 10th April 2012 the Committee discussed the proposed development of the retail park in Biggleswade.

The Council were very concerned that current retailers on the site were very unhappy with the proposed development and the impact that the development might have on the Town. Concerns were also raised about the 106 monies from the proposed development being insufficient.

Issues were raised around the proposed dualling of the roadway between the A1 and London Road.

The Planning Committee felt that changes had been made to the original planning application and had not come back to the Town Councils Planning Committee.

The Planning Committee **resolved** that Planning Conditions should be applied to any development proposal for London Road Retail Park.

1. No food outlets should be permitted other than for M & S, for snacks and special premium foods.
2. Only large retail outlets greater than 500 sq m shall be allowed and no permissions to subdivide.
3. Only retail will be allowable and all service facilities should remain in the Town Centre e.g. banks, pharmacies, post offices etc.
4. The Parking and bussing arrangements should be established together with the Town Centre for mutual benefit.

Note

Condition 1 is a condition of M & S and Limited to M & S.

Condition 2 Guarantees continuity in the Town Centre of small retail stores.

Condition 3 Town Centre remains the service centre

Condition 4 Common agreements limited to the two Biggleswade retail centres could benefit both.

The Town Council recommend that the above conditions are placed on the proposed development when it comes before Central Bedfordshire Council planning committee.

One letter from Peter Evans Partnerships on behalf Indigo Planning on behalf of Standard Life as follows:

We have been asked by Indigo Planning to review and comment on the highway, traffic, car parking and sustainability aspects of the above proposal.

The proposals seek the redevelopment of this key site on the basis of a comparison with Sainsbury's food store extension data for the food sales element of the Marks & Spencer's (M & S) ignoring the difference in trading of an M & S with bulky goods stores. This is inappropriate given the size of the development with multiple new units and the inclusion of an M & S. The inclusion of a new M & S store and the replacement of the existing retail units with new will affect the methodology for the Transport Assessment. The traffic analysis approach set out in the Assessment will significantly underestimate the traffic impact. There is traffic information for this type of redevelopment available in a number of databases including published research reports on similar sites that could have been used to more accurately assess of the impact of the scheme.

The traffic generation from the existing development in its current tired states can not be used as a basis of assessing the impact of a redevelopment of over 300,000 sq. ft of non food retail use. The analysis should consider a purpose built retail park.

The view is that methodology used to assess the impact of the development is inappropriate. The assessment submitted with the application is lacking in information, difficult to follow and does not adequately review the scheme. Specific criticisms are:

1. The development proposes a number of new junctions onto London Road and no assessment is undertaken of these junctions.
2. Despite the comments in the application to the contrary there will be a significant increase in traffic which is material and needs to be assessed on London Road and the A1 (T) London Road junctions. Without a justified assessment of the increase in traffic the scope and extent of the assessment set out in the application cannot properly be determined.
3. Sustainability, because of the increased car catchment area, in particular with an M & S which has a significantly greater trade draw than other users within the development. The development may encourage longer car trips as it provides traditionally town centre type development in an out of centre location. These uses could be better in Bedford or Biggleswade town centres.
4. Inadequate Travel Plan. Lack of improvements to public transport given the number of visitors to the site and lack of improvements to footpath and cycle routes in the surrounding area.

Traffic Generation

Given that the site is a redevelopment then the starting point should be an assessment from base principles. The existing units are tired, not all are fully occupied and are not designed for use as modern comprehensive retail park. It is accepted that some of this traffic will already be on the road network but because of the provision of town centre uses on the site such as M & S the car catchment area

of the site will increase. The provision of a new purpose built retail park will increase vehicle movements. This is not assessed in the Transport Assessment.

The report does not justify the traffic generation assumptions made and an assessment should be undertaken on a Saturday and a Sunday when the development traffic flows are at their highest. Because of the size of the development the site traffic will be the main component of traffic flow on the local road network on Saturdays and Sundays. Generally traffic flows to this type of development are significantly higher on a Saturday or Sunday than a weekday as assessed.

Traffic Distribution

The traffic distribution is based on existing surveys. However with the provision of the M & S the catchment area will change.

The assumptions on link, pass-by and primary transfer trips are based on data that primarily relates to foodstores and DIY stores which is ageing. The current advice from authors of this information is that this information should be treated with caution and should not be used.

Car Parking

Due to the number of units that are empty or under occupied, the proposed parking provision needs to be assessed from base principles. The parking surveys undertaken have not been adjusted to allow for empty units or for the M & S. With the provision of M & S the car parking requirements will increase. The suggested provision is 42% lower than the maximum allowed and this is not justified in this assessment. In practice as more retail provision has been provided with greater choice shoppers will stay on site longer. As such a greater number of spaces need to be provided. This has not been assessed.

Sustainability

It is a requirement of national and local policy that an assessment of walking, cycling and public transport trips to the site should be undertaken and if necessary improvements made. However only the local roads have been considered and given the size of the proposal a more detailed assessment is required.

Reference is made to the community bus. However, based on the size of the proposal consideration needs to be made as to how the existing bus service can be enhanced to increase public transport use. Given the size of the proposal there could be 1000-1200 staff employed. A substantial number of staff could arrive by alternative means of transport to the car. No assessment has been undertaken of this which is contrary to guidance.

Only a framework Travel Plan is proposed. However given that Homebase will be retained and other existing occupiers will relocate with the proposals, surveys should be undertaken and these should form the basis of a detailed Travel Plan submitted with the application. The applicant should also confirm that the Travel Plan can be implemented with the existing occupiers.

If additional information on traffic impact analysis, parking demand and sustainability is not provided, then the application should be refused.

An email from Indigo Planning as follows:

We note that this application is currently on the agenda for Committee next week but that officers' report to Committee is still unavailable. Could you please confirm the Council's position on this in light of the significant concerns raised in our objection letters on behalf of Standard Life Investments. We note also that the Council's retail consultants (Savills) do not support this application in their report dated March 2012, which concludes that the proposed retail park redevelopment would have a 'severe impact' on the town centre, which according to Savills would suffer a 'severe loss of vitality and viability' as a direct result of the proposed development. Given this, support for this development would be contrary to requirements of the NPPF and subject to challenge.

A further letter from Indigo Planning as follows:

Indigo Planning act for Standard Life Investments, owners of Interchange Retail Park. We write further to our objection to the above application submitted on 13 April 2012 and wish to bring further matters to your attention following the publication of Savills' retail advice to the Council and the Officers' report to committee.

Standard Life Investments' concerns regarding this application have been set out in our earlier letter and are not repeated here. We are concerned, however, that the conclusions reached by Savills regarding impact on the town centre have not been given sufficient weight in the Officer's report.

Savills have advised that the proposal will have a "*severe impact*" on the vitality and viability of Biggleswade town centre, resulting in its "*irreversible*" downgrading from a town centre with a relatively full retail offer to one which is service and convenience dominated. Furthermore, Savills advise that "*it is difficult to envisage any significant market interest for retail premises in the town centre*" if this permission is granted. There will, therefore, be a significant loss of future investment.

Paragraph 27 of the NPPF states that where an application fails to satisfy the requirements of the impact test it should be refused.

Similarly, policy TCS8 of the Local Plan states that proposals at London Road must not have an "*unacceptable adverse impact*" on the town centre. In both cases, the wording is unequivocal. A "*significant*" or "*unacceptable adverse impact*" should result in refusal. We cannot understand how the "*severe*" impact of which Savills have advised can be considered by Officers to be less than significantly adverse, nor how it could be acceptable.

We are aware that conditions have been proposed which restrict the proposed units in terms of the goods and services they can offer. These restrictions (which prevent the units from being used for internet cafes, funeral directors, travel agencies etc) will not protect town centre businesses from the loss of trade of which Savills warn. In other words, there will be less people in the town centre to support businesses there – including the internet cafes, funeral directors, travel agencies etc that the conditions

supposedly protect. Such a weak restriction cannot mitigate the “severe” impact which will result from these proposals.

If there is any doubt regarding this crucial issue, it would be wise to defer a decision to allow Savills to comment on whether the conditions, as proposed, would cause them to alter their advice.

Given the unequivocal wording of both TCS8 and the NPPF, we do not agree with the recommendation of Officers. The proposal will have a significant adverse impact on Biggleswade town centre and other material considerations are not sufficient to outweigh this. The application should be refused.

An email from Matalan as follows:

I have not seen the final report. I would hope that in it you have pointed out the inaccurate statements both in the application and in the letters to stakeholders with regard to the existing tenants at London Road being generally supportive of the application when they are not. In particular Matalan, Homebase, Halfords and Argos.

If that hasn't been pointed out I would ask that it is corrected at the meeting.

In addition a letter from Matalan has been received as follows:

I am writing to you on behalf of Matalan to reinforce our objection to the plans for the London Road Retail Park. For the avoidance of doubt, I reiterate that Matalan and other current tenants (including Homebase, Argos and Halfords) are generally opposed to the proposals and are very concerned that the Planning Application documents infer that we are in support.

Matalan has traded successfully at the Retail Park for over a decade and we employ 62 people, the vast majority of whom live locally. We have over 20,000 car holding customers from the Biggleswade area alone. These proposals will force us out of Biggleswade with the consequent loss of jobs and services to local residents.

At present, the London Road Retail Park and adjacent businesses compliments the town centre providing for the needs of the town as a whole. But this proposal will substantially change the nature and character of the Retail Park and will create a powerful rival to the town centre, leading to its inevitable decline.

We agree with C.B. Council's own consultants, Savills, who have reported to your Planning Officers that;

“Biggleswade lies at the extreme end of the spectrum of centres affected by out of centre facilities and, in the light of the trading implications guidance offered by the empirical study conducted by GVA Grimley, we take the view that the proposed retail warehouse park will have a severe impact on Biggleswade town centre.....The centre has limited retail attractions to resist being heavily impacted by an essentially high street scheme nearly four times the size of the town centre comparison sector”

The Savills report also make it clear that the proposals;

- are likely to impose a severe trading impact upon Biggleswade town centre with consequent implications for its vitality and viability and effect upon future investment, raising conflicts with central government and local policies
- would not be consistent with the health of the town centre but would have the opposite effect
- would have seriously prejudicial implications for the fulfilling of the Master Plan objectives

I urge you to reject the proposals so that existing Retail Park traders like Matalan can continue to operate and so that the recent Biggleswade town centre master plan can be implemented.

An email from a resident of Sandy, as follows:

I am writing this message as a resident of Sandy.

I note that the major planning application in relation to the London Road Retail Park at Biggleswade, is recommended for approval, (with conditions), by your Development Management Committee at its next meeting on 25th April 2012. The “anchor store” of this large-scale development is stated to be a Marks and Spencer, selling a full range of products including food.

The reasons for the recommendation include the following assertion (page 80), “Overall the proposal would not have an *unacceptable* adverse impact upon town centres within the catchment area...” [my italics]

Looking at the Retail Statement, I see that the town of Sandy is defined as being in Zone 1 of the catchment area. Paragraph 2.4.4 of the Retail Statement, which is dated after the grant by your Development Management Committee of full planning permission for a Tesco food store in Sandy, refers to food shopping in Sandy on a “top-up” basis. Paragraph 5.1.4 of the same document states, “**There will, of course, be diversions of trade from other stores and centre (sic) across the catchment area....However, these are not of levels which would give rise for concern....**”

That begs the question, “Of concern to whom?” This proposal clearly has some implications for Sandy. Could you please tell me if Sandy Town Council has been invited to comment on the application? An early reply would be appreciated in view of the impending committee meeting.

Additional Comments

No additional comments.

Additional/Amended Conditions

No additional or amended conditions.

Item 8 (Page 13-28) – CB/11/04262/FULL – Dunstable Baptist Church, St Mary's Gate, Dunstable.

Additional Consultation/Publicity Responses

None.

Additional Comments

None.

Additional/Amended Reasons

None.

Item 9 (Page 29-40) – CB/11/04263/LB – Dunstable Baptist Church, St Mary's Gate, Dunstable.

Additional Consultation/Publicity Responses

None.

Additional Comments

None.

Additional/Amended Reasons

None.

Item 10 (Page 41-56) – CB/11/04051/FULL – The Firs, 85 High Street, Ridgmont.

Additional Consultation/Publicity Responses

The owner of The Old Chapel has submitted a further letter dated 20/04/2012 advising that they are of the view that the submitted site plan is not of adequate scale and lacks clarity. She feels that the hatched areas as shown on the plan do not seem to accord with the grassed areas shown in the submitted photographs of the site. This neighbour has submitted photographs showing that in her opinion the use is too close to a private dwelling and that there is scope within the site for tables and chairs to be placed elsewhere and for none outside of the front door of the Old Chapel. Condition 3 is weak in its wording and will be difficult to enforce.

She also feels that details need to be submitted and approved by this authority of the existing extract system at the site to ensure that this can be properly controlled in order to safeguard the amenities of the occupiers of The Old Chapel – particularly since the ventilation of the kitchen is within the passage way between the Old Chapel and the application site. A condition is to be attached to cover this matter

Additional/Amended Conditions

Revised wording of condition 2 to require the submission of details of the extract system:

Within 2 months of the date of this decision a scheme for fume/odour control including details of the current extraction system shall have been submitted for the written approval to the Local Planning Authority including a timetable for its implementation. Thereafter all equipment installed as part of the scheme shall thereafter be operated and maintained in accordance with the scheme and/or manufacturer's instructions.

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

Revised wording to condition 4 to remove reference to 'side' of café garden area:

No outside area other than the area hatched green on Plan No. SE 2698/D shall be used as a café garden area for the customers of the café and the bed and breakfast accommodation. Before the outside café garden area hereby permitted is first brought into use, a detailed scheme for the provision of signage to each garden area and a picket fence to the rear of the café garden area, as indicated on drawing No. SE 2698/D, shall be submitted to the Local Planning Authority for its approval in writing. The approved signage and fence shall be erected before the café garden area is first brought into use and thereafter retained.

Reason: To ensure that the various uses of the site are clearly indicated with signage so that the amenities of occupiers of the nearby residential properties is safeguarded at all times

Amendment to wording of condition 8 to include reference to takeaway:

The café and takeaway shall only be open to the public between the hours of 08.00 – 15.30 Monday to Friday and 09.00 – 12.00 Saturday and Sunday and at no time on Bank or public Holidays.

Reason: To protect the amenities of the area.

Item 11 (Page 57-76) – CB/11/03760/FULL – Toddington Park House, Park Road, Toddington.

Additional Consultation/Publicity Responses

The Toddington Parish Path Co-ordinator has stated:

'In respect of the rights of way:

- On the proposal plans the public rights of way paths are not shown as per the Definitive Map
- Particularly, the walked path, and kissing gate, near the barn is too far away from the barn
- When the grasscrete was laid it was a requirement that no vehicles were parked on the route of the path – this may be an issue for the proposed new car parking
- If the horse paddock is converted into a car park, then the gates at either end (by barn and onto driveway) are no longer required
- The main house drive, which crosses the path, has had little traffic in recent years
- The new access to the rear of the barns has only been used infrequently for horse related vehicles, it is likely this will be used considerably more and design should be carefully designed to accommodate the path users.

There is a reference in the Planning Statement (p35) – “Landscape will also be planted to define the right of way for public walking across the hotel site.” It would be a shame to see a fence or hedge on one, or both sides, of the path. The path currently is open and has good views throughout the route, this should be maintained. The path crossing the site is part of the Monmouth way, a locally promoted walking route, which links the Icknield Way with the Greensand Ridge Walk. Another popular local circular walk – Lodge Farm which uses the same route, but seems to have disappeared off the website for some reason. Both routes could be adapted to encourage hotel guests to explore our local countryside’.

Further email received 21st April from the Toddington Parish Path Co-ordinator:

There are actually three footpaths crossing the site – FP29, 30 & 27. Two of which are dead-ends which could be anomalies which could be resolved through appropriate planning conditions and/or S106 agreement. The Toddington Parish Council request for highways money, was dismissed in the report. However, I would highlight that the road from the Park entrance(s) towards Toddington village is narrow for large vehicles to pass, has regular issues with water laying on the road surface, and the road edge being eroded. There is also a double bend around which coaches and similar vehicles could be improved. There is no doubt that if the plan proceeds traffic on Park Road will increase. All external lighting should be of ‘full cut-off’ design to minimise upward light pollution.

Comments

The applicant has revised the plans in accordance with the above comments and is in discussions as part of a s106 Legal Agreement to improve and enhance Public Rights of Way in the area. A condition has been included to control all external lighting. As discussed in the Planning Committee Report, although there would be an increase in traffic generated by the proposed development, Highways have no objections and have not requested s106 contributions.

Additional Comments*s106 Legal Agreement*

Following discussions with Strategic Planning & Countryside Access Officers regarding the s106 Agreement, it is recommended that the only contributions to be sought, should planning permission be granted, are towards improvements and enhancements to the local Public Rights of Way network and to Green Infrastructure (GI). It is considered that the other contributions recommended in the Committee Report would not be 'directly related to the development' contrary to guidance in the National Planning Policy Framework (2012), which replaced Circular 05/2005: Planning Obligations.

Tree Preservation Order

For clarification, Tree Preservation Order Group G20 is located adjacent to Park Road close to the main access and the proposed new entrance lodge. The Tree & Landscape Officer has confirmed that these will not be adversely harmed by the proposed lodge and has recommended 3 conditions (conditions 2-4 of the Committee Report).

Amended Conditions

Revised wording of condition 8 to state:

Before the development hereby permitted is commenced and notwithstanding the details submitted as part of the planning application, details of a scheme showing the provision of 220 interlinked off-street parking spaces to serve the new development shall be submitted to and approved by the Local Planning Authority. The details to be approved shall include the proposed materials for construction and the approved scheme shall be implemented and made available for use before the development hereby permitted is brought into use and that area shall not be used for any other purpose.

Reason: To enable vehicles to draw off, park and turn clear of the highway to minimise danger, obstruction and inconvenience to users of the adjoining highway.

Revised wording of condition no.16 to state:

Before development begins, details of any proposed alterations in existing ground levels, to include all new buildings and landscaped areas, shall be submitted to and approved in writing by the Local Planning Authority, and development shall thereafter be implemented accordingly.

Reason: To produce a satisfactory relationship between the various elements of the scheme and adjacent properties.

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

Revised wording of condition no.19 to state:

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

EX-00, EX-00A, EX-00-A1/1, EX-00-A1/4, EX-01, EX-02, EX-03, EX-04, EX-05, EX-06, EX-07, EX-08, EX-09 Revision A, EX-10, L-01PR-00-A1/1 Revision D, PR-01, PR-02, PR-03 Revision E, PR-04 Revision A, PR-05, PR-06, PR-09 Revision A, PR-10 Revision A, PR-11 Revision A, PR-12 Revision A, PR-13 Revision A, PR-14, PR-15, PR-16 Revision A, PR-17 Revision A, PR-18, PR19, PR-20, PR-21, PR-22, PR-23, PR-24, PR-25-A1, PR-28, PR-28-A1, PR-29-A1, PR-26-A1, PR-27, PR-31 PR-33 Revision A, PR-34 Revision A, PR-35 Revision D, PR-37 & PR-38, MMX 45/L1, MMX 45/L2, MMX 45/L3 & MMX 45/L4.

Reason: For the avoidance of doubt.

Additional Condition

No development shall begin until details of the green roofs on the lodge buildings have been submitted to and agreed in writing with the Local Planning Authority. The approved details shall thereafter be carried out in full.

Reason: To protect the significance of the heritage asset, the character of the AGLV and openness of the Green Belt.

No development shall commence on site until details showing ventilation and extraction equipment within the site (including details of siting, appearance and details of measures to prevent noise emissions) have been submitted to and approved in writing by the Local Planning Authority. The ventilation/extraction equipment shall be installed prior to the building hereby approved being first occupied and shall thereafter be maintained in accordance with the approved details.

Reason: In the interests of the amenities of the area and to protect the character, appearance and setting of the Listed Building.

Item 12 (Page 77-84) – CB/11/03761/LB – Toddington Park House, Park Road, Toddington.

Amended Condition

Amended condition no.4 to state:

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

EX-00, EX-00A, EX-00-A1/1, EX-00-A1/4, EX-01, EX-02, EX-03, EX-04, EX-05, EX-06, EX-07, EX-08, EX-09 Revision A, EX-10, L-01PR-00-A1/1 Revision D, PR-01,

PR-02, PR-03 Revision E, PR-04 Revision A, PR-05, PR-06, PR-09 Revision A, PR-10 Revision A, PR-11 Revision A, PR-12 Revision A, PR-13 Revision A, PR-14, PR-15, PR-16 Revision A, PR-17 Revision A, PR-18, PR19, PR-20, PR-21, PR-22, PR-23, PR-24, PR-25-A1, PR-28, PR-28-A1, PR-29-A1, PR-26-A1, PR-27, PR-31 PR-33 Revision A, PR-34 Revision A, PR-35 Revision D, PR-37 & PR-38, MMX 45/L1, MMX 45/L2, MMX 45/L3 & MMX 45/L4.

Reason: For the avoidance of doubt.

Additional Condition

No works shall commence until details showing ventilation and extraction equipment (including details of their siting and appearance) have been submitted to and approved in writing by the Local Planning Authority. Thereafter the agreed details shall be carried out in full.

Reason: To protect the character, appearance and setting of the Listed Building.

Item 13 (Page 85-92) – CB/12/00605/FULL – 65 Shefford road, Clifton, Shefford.

Additional Comments

The applicant pointed out that the Officers original report omitted the word NOT from the first paragraph in section 1 of the report. This section of the report describes the Permitted Development allowances in force when the swimming pool building first began construction in 2007 ie: the total area of ground covered by the building would not exceed 50% of the curtilage of the dwellinghouse.

This criteria has been retained in the amended 2008 Permitted Development Rights for outbuildings and extensions within the curtilage of a dwellinghouse (Class A – extensions and Class E – outbuildings).

The applicant has submitted a further letter dated 22/04. The letter raises concern relating to the reason why the application was called into committee as there does not appear to be a sound planning reason for doing so, the reason being overdevelopment of the site. The Parish Council have stated that the site is overdeveloped and more than 50% of the garden has been used. This statement is incorrect – the attached drawing shows a calculation which proves that only 23% of the garden curtilage has been covered.

The total curtilage amounts to 1288 sq m, the original house 87.2sqm and outbuildings and existing extensions amount to 280sq m. therefore only 23% of the curtilage has been taken up by extensions and outbuildings.

The submitted plan is attached to the late sheet.

Item 14 (Page 93-106) – CB/12/00182/FULL – Reach Lane Quarry, Reach Lane, Heath and Reach.

Amendment to the Officer's Report

Page 100, paragraph below the Policy NE12 criteria to read (Correction shown in bold):

Whilst there is no information submitted with the application to demonstrate that the proposed development would satisfy the requirements of paragraphs **A** (i), (ii) and (iii) of Policy NE12 as set out above, it is considered that other material considerations exist to outweigh the policy harm and these are examined below.

Item 15 (Page 107-124) – CB/12/00440/FULL – Walkers Farm, Leighton Road, Great Billington.

Additional Comments

The applicant's agent has responded to the Parish Council's comments. These are included as Appendix 1.

Conditions

Condition 7, submitted plans: CBC/01 - 12

Item 16 (Page 125-138) – CB/12/00436/LB – Walkers Farm, Leighton Road, Great Billington.

Additional Comments

The applicant's agent has responded to the Parish Council's comments. These are included as Appendix 1.

Conditions

Condition 7, submitted plans: CBC/01 - 12

Item 17 (Page 139-152) – CB/12/00421/CA – Walkers Farm, Leighton Road, Great Billington.

Additional Comments

The applicant's agent has responded to the Parish Council's comments. These are included as Appendix 1.

Conditions

Condition 7, submitted plans: CBC/01 - 12

Item 18 (Page 153-160) – CB/12/00624/FULL – Fairfield, Hillside Road, Leighton Buzzard.

Additional Consultation/Publicity Responses

An e-mail has been received from the occupier of 'Medway', adjacent to the application site. The contents are as follows:

Dear Sirs

I am writing to complain in the strongest possible terms about the factual misinformation contained in the Report of the Case Officer to the Development Planning Committee now posted on your website. My annoyance is exacerbated by the Case Officer's misinterpretation of your stated planning policies during a meeting at my property on 9 March. Regrettably, such misinterpretation of such policies have been duplicated in the aforementioned Report. As a consequence thereof, the Committee are being advised to make a decision based on fundamentally flawed factual statements and the misinterpretation of your stated planning policies.

In particular:-

1. 'The originally submitted block plan ... was revised and is now considered to be in line with the Local Validation requirements'. The revised plan still makes no reference to Medway; does not accurately delineate the physical boundary of Medway in relation to the boundary with Fairfield; does not show the existing footprint of Fairfield in relation to the proposed development, and does not accurately reproduce the existing car park spaces.

2. 'There would still be sufficient separation between the dwellings to maintain the prevailing character of the street scene.' This is untrue. The Case Officer acknowledges earlier in the Report that 'the character of the area comprises large detached dwellings set upon large plots' and this development 'flies in the face' of that statement and is, in my submission, intended to mislead the Committee. Hillside Road is not a street of terraced houses and as such, maintaining the character of the

neighbourhood and separation commensurate with the street scene is of paramount importance.

3. It is preposterous for the Case Officer to state that 'the proposed first floor bedroom window would face directly toward the garden' of Fairfield and that 'loss of privacy (to Medway) would be minimal and 'it is considered that there would be no undue loss of privacy.' Those statements again are untrue and a distortion of the facts. There will be a total loss of privacy because this bedroom window will be within 2 metres of our back door and patio area on an elevated site and facing as much down the garden of Medway as Fairfield. This boundary is completely open without any screening from our back door and patio area whatsoever. See also point 4 below.

4. 'Views to the patio area would be lessened compared with the current situation.' That, quite simply I'm afraid, is a blatant lie specifically intended to mislead the Committee. My principal objection to this application is that by extending widthways at first floor level to within one metre of our boundary intensifies to an unacceptable degree the visual intrusion because the angle of view to our back door and patio area from the development is widened, not lessened. Please bear in mind that this is the Case Officer who told me at the aforementioned site visit that 'we cannot consider loss of privacy to gardens and patios' - you can, see policy H8 - and that with regard to privacy 'usable rooms in the home are our only consideration' - not so, see policy BE8. Please see the attached pictures and try to envisage the development filling the space between the existing boundary wall and the subject property. At first floor level both the building and bedroom window will be a gross invasion of privacy and represent a totally overbearing proximity issue in breach of current planning policies.

5. 'The proposed window on the first floor side elevation is ... to be obscurely glazed.' That is intended to represent a compromise to allay fears of loss of privacy but in reality that window does not overlook or encroach upon our privacy because it faces our flank wall. It is the rear bedroom window overlooking our back door and patio area that should be made obscure as a condition of any permission.

I specifically request that you place this e-mail before the Committee members as an addendum to the Case Officer's report as it cannot be fair and reasonable to allow such untrue factual statements to remain on the record.

I therefore await your confirmation of my request as a matter of urgency.

Yours sincerely

Peter Morgan

Additional Comments

None.

Additional/Amended Conditions

None.

Item 19 (Page 161-174) – CB/11/04171/OUT – Former Brogborough Sports and Social Club, Bedford Road, Brogborough.

Additional Consultation/Publicity Responses

None.

Additional Comments

Since completing the report, it has come to light that an additional plan needs to be included in condition number 24 in relation to the approved plans. The condition should read:

The access to the development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers 763-100 Rev C; 763-101 Rev A; 763-102 Rev B, 25843/002/005 Rev A.

Reason: For the avoidance of doubt.

There are also some minor amendments to some of the other conditions. These are as follows:

Condition 5 should now read:

Prior to the development hereby approved commencing on site details of the final ground and slab levels of the dwellings hereby approved, relative to adjoining land shall be submitted to and approved in writing by 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, the adjoining land and public areas.

Condition 9 is no longer considered necessary as the approved access plan has been included within condition 24.

Item 20 (Page 175-190) – CB/12/00466/FULL – 2 High Street, Stotfold.

Application withdrawn from the Agenda. Appeal lodged and the application will be on the Agenda for the next Meeting.



A	NOV '11	REVISED SITE + LOCATION PLANS
B	NOV '11	ADD NO. 83 ON ILSB SITE PLAN
C	JAN '12	RESTAURANT AND BAR/CAFE AREA, AROUND PARKING LAYOUT SHOW SIGNAGE LAYOUT SHOW SIGNAGE FOR AL USE IN CAFE

S.R. EVERITT
Architectural Designer
88 Holland Road, Amphill, Beds. MK45 2RS
Telephone 01525 405840

SCANNED
27 MAR 2017

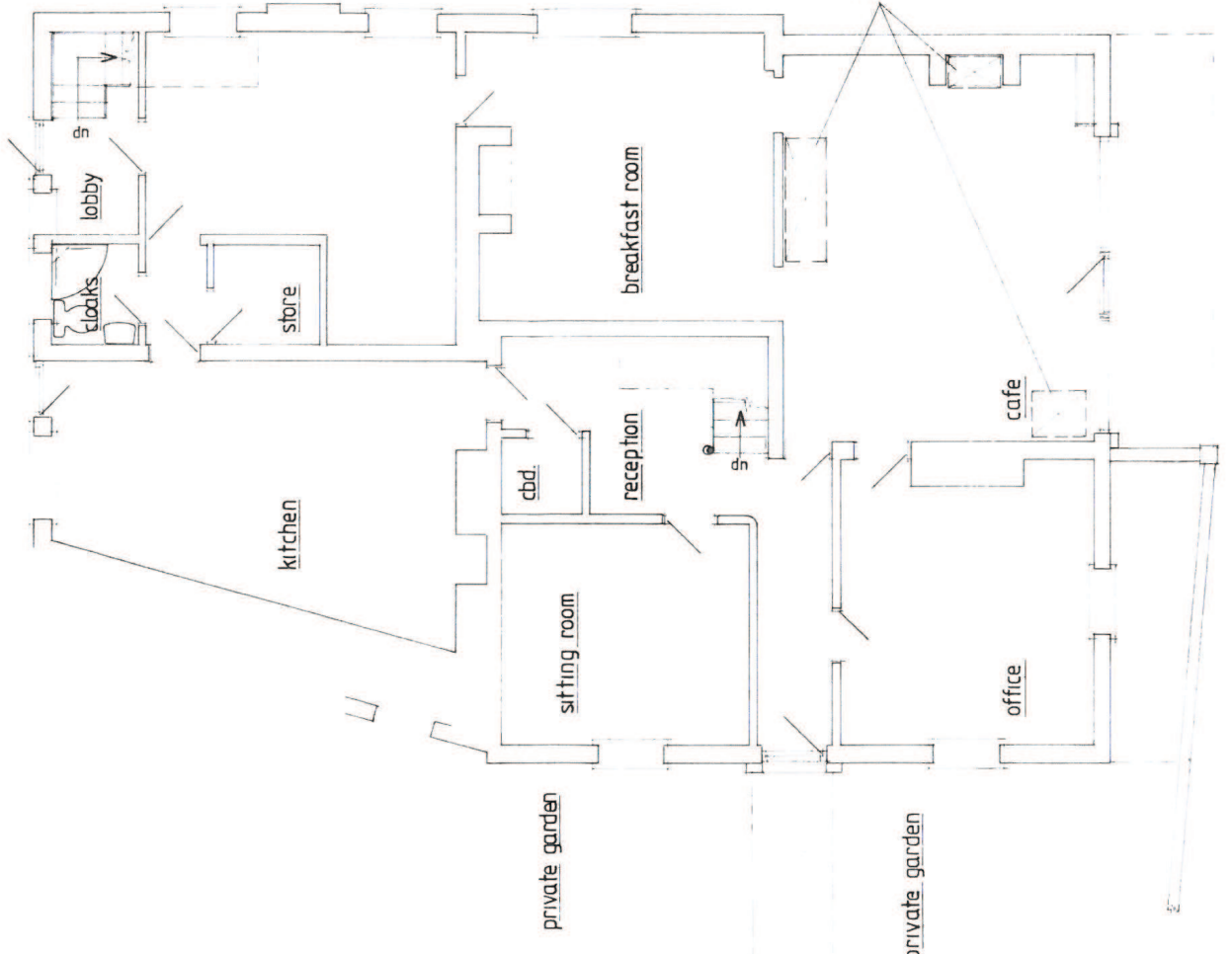
Job: CHANGE OF USE
Drawing: GROUND FLOOR PLAN

Site: TILE FIES
85 INCA STREET
LUDGINGTON
BEDS.

Client: MRS. WOODLARD
Date: AUG 2011
Scale: 1:500

Drawing No. SE2698A/β/δ

All dimensions in millimetres. Dimensions to be checked on site



D NOV 2012 SHOW SIGNAGE FOR AL USE FOR CLOAKERY ITEMS

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Our Ref: FC/ljw/11/031
20 April 2012

Mr J Ellis
Central Bedfordshire Council
Priory House
Monks Walk
Chicksands
Shefford
Bedfordshire
SG17 5TQ

The Old Coalhouse
28a Rosamond Road
Bedford
Bedfordshire
MK40 3SS

t: 01234 360655
f: 01234 343453
e: francis@aragonland.co.uk
w: aragonland.co.uk

Dear Mr Ellis

Town and Country Planning Act 1990 As Amended
85 The Firs High Street Ridgmont
Application No. 11/04051 (Revised)

Further to my letter 21st March 2012 I raise a number of concerns in relation to planning conditions that are recommended to be imposed on the above application. The objection expressed in this letter relate to two planning matters. First, a concern regarding conditions 3 and 4 and second, a concern in a lack of condition requiring details of the flue and extraction system which could be reasonably expected as part of the cafe use. This relates to condition 2. This is of a particular concern due to the possible nature and frequency of the use and the amenity problems that could follow.

I separate the two matters out and deal with the matter to the front of the Old Chapel first.

Land to the front of the Old Chapel

The conditions now suggested 3 and 4 relate to plan SE 2698D. The hatched areas are detailed on a scale plan of 1:500 and I have previously raised a comment that this level of scale in the light of the possible amenity consequences is wholly inadequate. I remain of the opinion that a better scale clearer plan should be sought. For example the labelling is not clear, and in condition 4 you make reference to an area hatched in green, but the objector has not seen the area hatched in green and that has not been identified to her. That is unfair.

With reference to this point I enclose more than one sheet of photographs (A4) which are taken from the Old Chapel and demonstrate the proximity of the use in relation to the front door and the bedroom window above. You will see from the photographs that the hatched areas shown on the plan SE2698D do not appear to accord with the grassed areas which are shown on the photograph sheet. It is this lack of clarity I was hoping to avoid. The most fundamental point is the impact and invasive nature of the use in close proximity to a private dwelling.

There is considerable scope within the site for tables and chairs to be placed elsewhere on the site and not immediately outside the front door of the Old Chapel. It is highly invasive, intrusive and detrimental to the amenities of the Old Chapel. Both condition 3 as worded have a weakness in that it will be difficult to enforce in the light of their wording. In addition as it is a retrospective application the wording of the condition needs to be corrected to ensure that the condition takes account that the fact the planning application is retrospective. However a much more fundamental objection exists to conditions 3 and 4 in that it is the use of table and chairs in this front area that is unreasonable and invasive to her amenity. A more robust condition seeking to exclude all table and chairs should be imposed.

Extraction System

The second issue of concern is relation to the environmental health officers comments. The suggested condition 2 which states;

No extraction system should be inserted into the premises without the consent of the local planning authority - reason to safeguard the amenity of occupiers of neighbouring properties.

It is my understanding that an extraction system is in place, although you have no details of that system before you. I am unclear as to whether this condition precludes the operational use of the existing extraction system? In any event the main criticism of the condition is more fundamental. A concern exists in that with the use as now recommended as a takeaway there is seemingly no details of an extraction system or further there is a suggestion that no extraction system should be installed! This is completely unreasonable and fails to safeguard the amenities of the occupiers of neighbouring properties. It is such a fundamental requirement that the amenity of the neighbour is protected by a planning condition that I do consider that it is so unreasonable as to be perverse that no condition is imposed. The condition has a "null" effect, because it merely alerts the applicant that no extraction system should be installed. It requests no other detail. It does not compel an extraction system to be installed and in the light of the lack of information of an extraction system it is difficult to fully understand what the intention behind the condition is. Again, this is a retrospective planning application and therefore details need to be registered on the extraction system. It is simply unreasonable that in the light of change of use to a hot and cold and food takeaway that you do not require details of an extraction system.

The ventilation of the kitchen is within the passage way between my client's property The Old Chapel and The Firs and therefore there is a direct relationship and impact as a result of the positioning of the extraction system. On that basis, again it is more than unreasonable that such details are requested and installed within a specified period of time.

I have copied this letter and some of the photographs to the Members. It is my strongest preference that the conditions are revised and imposed and the amenity of the Old Chapel is reasonably protected.

Yours sincerely

Francis Caldwell

Francis Caldwell
BA (Hons) M Phil MRTPI
Managing Director

Encs

cc: S Fortune
Members

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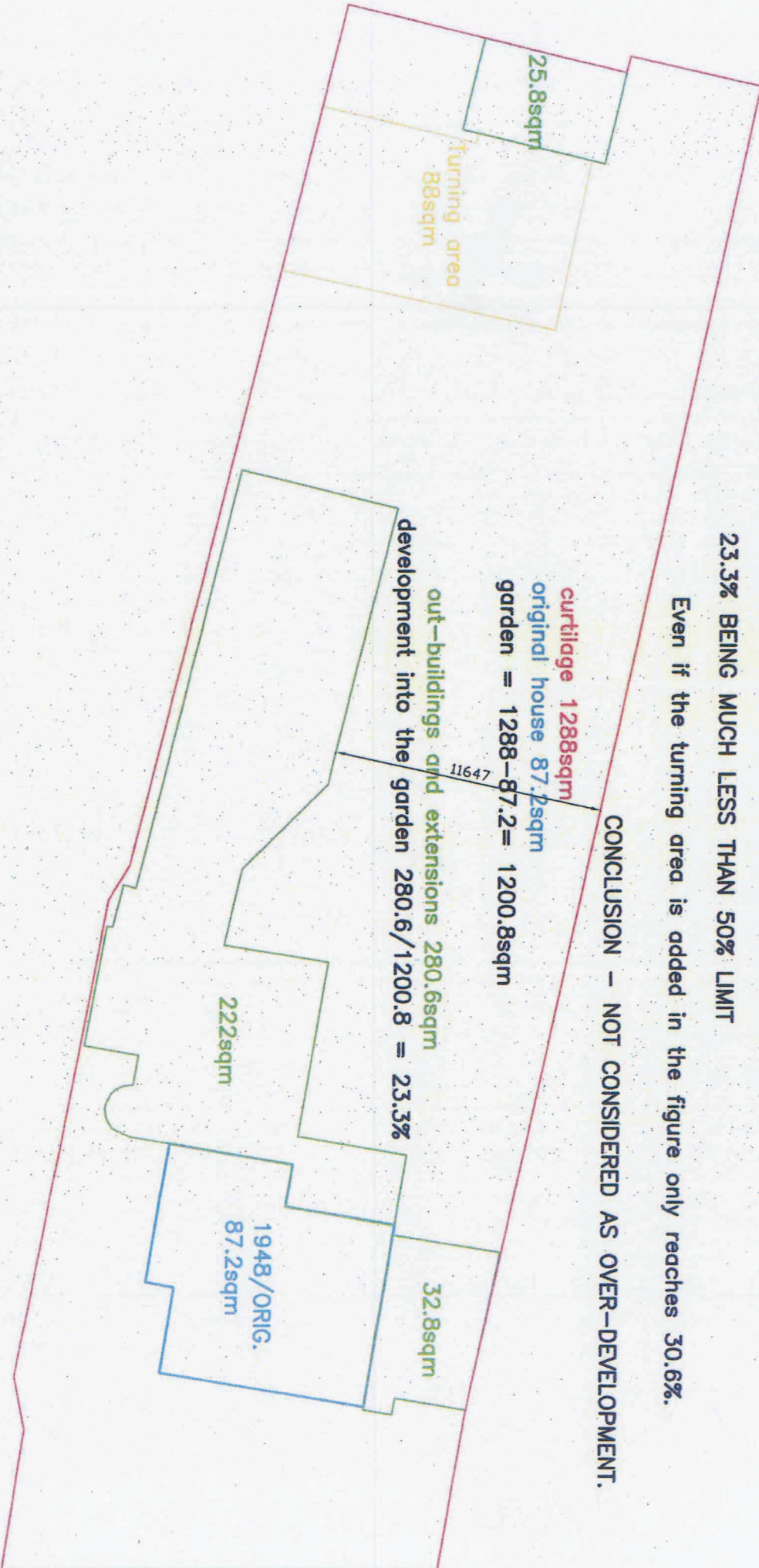
65 Shefford Road, Clifton. Plan @1:250 scale.

AGENDA ITEM 13. CALCULATION OF PERCENTAGE OF GARDEN DEVELOPED.

23.3% BEING MUCH LESS THAN 50% LIMIT

Even if the turning area is added in the figure only reaches 30.6%.

CONCLUSION - NOT CONSIDERED AS OVER-DEVELOPMENT.



curtilage 1288sqm
 original house 87.2sqm
 garden = 1288-87.2 = 1200.8sqm

out-buildings and extensions 280.6sqm
 development into the garden 280.6/1200.8 = 23.3%

222sqm

1948/ORIG.
87.2sqm

32.8sqm

25.8sqm

turning area
88sqm

11647

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Abel Bunu

From: Chris Watts [cjw_mazeplanning@btinternet.com]
Sent: 04 April 2012 19:16
To: Abel Bunu
Cc: Rodgers
Subject: Re: Walkers Farm

Abel,

Further to the comments of the Parish Council I would reply as follows.

Firstly I have to say that we are very disappointed in their response, which seems to mix a lot of different issues and strays off the actual assessment of the proposals. I am also very concerned that although I asked their Planning Officer Mr Brewin at the outset if I could make a presentation to the Parish Council before we submitted the revised applications, in order to see if they would then support them, I was told that I could not do that and Mr Brewin would instead decide if this was possible. I have heard nothing back since then from him other than to inform me of missing appendices in our D & A Statement, (which have now been added), and am very disappointed in particular, to see their comment about an alleged lack of consultation with neighbours. I understand anyway that one of the neighbours may well have written in support of the proposals.

I turn now to the detailed comments made by the PC, and will try to deal with them in shorthand to assist you.

A1 - We have always acknowledged that the extension will increase the size of the main house, but have argued that the removal of a number of other buildings on the property would improve openness in the Green Belt overall, and enhance the character and appearance of the Conservation Area. In addition improvements to the listed building will also result from the works. The PC does not seem to understand these benefits and has distorted what is said in the D & A Statement.

A2 - The application for an agricultural determination for a new hay barn is completely irrelevant to these proposals, I fail to see why they mention it other than to try to muddy the water.

A3 - The removal of the long standing access would significantly improve highway safety, if the LPA wants that, and is being offered as one of the many benefits of this scheme. You yourself have experienced how difficult it is to leave the site from this access. Neither Mr Brewin nor the PC has used it, so they do not appreciate how bad it can be. The visibility to the right on exit is very poor.

A4 - The applicant is the owner not just of the main house and property but of farm land and agricultural buildings. He has rented the fields out to a farmer but that does not diminish the use of the land for farming even if it is only growing grass for grazing. Why should the PC be entitled to have more information about the long term intentions of the applicant. I am sure in any case Mr Rogers would be very happy to talk to the Parish Council, but up to now has not been invited to do so. That is a separate matter anyway and nothing to do with these revised applications.

B1 Form wording - no comment

B2 Not necessary

See above as to response on consultation

3A - Para 2.2 of D & A Statement - They are being deliberately obtuse - they know what is meant here

The approval in 2009 of the second access is irrelevant to the assessment of these applications other than the applicant's offer to use that one only, and close the older, and less safe access.

Para 3.3 They do not understand what is said. The reference to the house as it was in 1926 was to show that there was a rear extension to the main house, and an extension or outbuilding further to the rear, on the siting of our proposed extension at that date. 1947 is the date when PPG2, and now the NPPF, require the floorspace 'original' house in a Green Belt context to be used as the baseline for assessments of impact on the openness of the Green Belt.

Para 4.2 and 4.3 I don't understand what point they are making here

Para 5.1 The labelling of the plans has now been clarified as you know, no further comment

Para 5.3 Correct up to a point, the main access to the house has always been on the northern side, but we are removing the lobby porch structure on the southern side which serves the 'back' door.

Para 5.7 This is not a reasonable request and can be adequately covered by a soft and hard landscaping planning condition.

Para 6.1 I would have thought it obvious that the listed building makes a contribution to the townscape of the village

Para 6.2 PPG2 and now the NPPF refer to an assessment being required as to whether or not an extension to a house in the Green Belt would be disproportionate or not, by reference to floorspace increases

Para 6.3 The personal circumstances and family needs of the applicant are in fact not being used as a main argument for the extension but are minor issues. The main benefits relate to improvements to the character and appearance of the Conservation Area, improvements to the listed building and improvements to the openness of the Green Belt. Highway safety benefits are also on offer if necessary. All these represent 'very special circumstances', but only if you consider that the extension is disproportionate in Green Belt terms. I consider that it could well be accepted as being proportionate, and at a level which your LPA accept as being an 'appropriate' extension in the Green Belt, and that therefore, very special circumstances do not actually need to be demonstrated.

Para 6.11 and 6.13 I am not aware of discussions you may have had with the PC but if each case is actually determined on its merits then there is no need in practice to set a guideline maximum % increase.

Para 6.15 As you know sometimes on appeal Inspectors do argue that hardstandings in large scale concrete form, can undermine the openness of the Green Belt. A soft landscape scheme with gravel replacing concrete would remove that issue and be beneficial to the Green Belt's openness in my view.

Para 6.20 All the removed buildings are relevant here. Especially the largest one which is ugly and asbestos sheet roofed.

Para 6.22 Walkers Farm is not separate from the village but an intergal part of it, hence its inclusion in the village's Conservation Area.

Para 6.29 - Addressed above and not relevant here

Para 6.29 PPS5 was until recently the govt's main guidance on how to deal with heritage assets, and now replaced by the NPPF. It was therefore very relevant to the applications as explained in the D & A Statement and expanded on in the associated Heritage Statement by Headland.

Para 6.31 = No comment

I have by now lost the will to live, suffice to say that we consider that there are very special circumstances in the many positive benefits that we are offering through the proposed side extension sufficient to allow your Council to grant planning permission and listed building consent.

It seems clear to me from the PC's comments in C1 that they are in practice, more concerned about other alleged long term intentions of my client which have nothing to do with these applications, and of which I know nothing, and which only exists in the PC's minds. Mr Rogers is only concerned with these applications and does not have some 'machiavellian' scheme in mind, I can assure you. He has too many other responsibilities running a major business in the area which employs quite a few local people to worry about that!!

I will of course be attending the Planning Committee on the 25th April and will be speaking if necessary to counter some of these views.

Thanks, Chris Watts

From: Abel Bunu <Abel.Bunu@centralbedfordshire.gov.uk>
To: 'Chris Watts' <cjw_mazeplanning@btinternet.com>
Sent: Tuesday, 3 April 2012, 17:13
Subject: FW: Walkers Farm

Dear Chris

Herewith, full version of comments from the Parish Council.

I am putting together final touches to my committee report which I will submit to my manager tomorrow. If you need to make any particular observations at this stage, please e-mail me your comments.

Kind regards

Abel

Central Bedfordshire Council
Priory House, Monks Walk, Chicksands,
Shefford, Bedfordshire SG17 5TQ
customer.services@centralbedfordshire.gov.uk
www.centralbedfordshire.gov.uk

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Item No. 7

APPLICATION NUMBER	CB/11/03734/FULL
LOCATION	London Road Retail Park, London Road, Biggleswade
PROPOSAL	Demolition of existing retail and commercial units. Construction of new retail units (Use Class A1) and (Use Class A3); alterations to Homebase; associated access works, servicing and landscaping; improvements to London Road.
PARISH	Biggleswade
WARD	Biggleswade South
WARD COUNCILLORS	Cllr D Lawrence & Cllr Vickers
CASE OFFICER	Hannah Pattinson
DATE REGISTERED	25 October 2011
EXPIRY DATE	24 January 2012
APPLICANT	LXB PR (Biggleswade) Ltd
AGENT	WYG Planning & Design
REASON FOR COMMITTEE TO DETERMINE	Major Development and Departure from the Development Plan
RECOMMENDED DECISION	Approve subject to S106 Agreement

Recommendation

The application is recommended for approval subject to conditions and to a S106 Agreement.

NOTES

(1) In Advance of the consideration of the application the Committee were advised of additional consultation and publicity responses as follows:

- Biggleswade Town Council submitted comments and suggested conditions if the application were to be approved.
- A letter from Stevenage Borough Council.
- A further letter from indigo Planning.
- An email from Matalan
- The Committee were advised of issues surrounding Traffic generation and distribution, Car Parking, sustainability.

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

Item No. 8

APPLICATION NUMBER	CB/11/04262/FULL
LOCATION	Dunstable Baptist Church, St Mary's Gate, Dunstable, LU6 3SW
PROPOSAL	Erection of single storey extensions and alterations
PARISH	Dunstable
WARD	Dunstable Central
WARD COUNCILLORS	Cllr Mrs Hegley
CASE OFFICER	Gill Claxton
DATE REGISTERED	01 December 2011
EXPIRY DATE	26 January 2012
APPLICANT	Dunstable Baptist Church
AGENT	Kingswood Design Ltd
REASON FOR COMMITTEE TO DETERMINE	Application called-in at the request of Cllr Mrs Hegley on the grounds that this scheme overcomes previous concerns, is bringing Church facilities into line with modern expectation and disabled access requirements and realising the potential of the the building while recognising its proximity to the listed bulding.
RECOMMENDED DECISION	Full Application - Refused

Recommendation

That Planning Permission be REFUSED for the following reason:

- 1 The property is a Grade II Listed Building and the single storey extensions would, by reason of their scale, mass and design detract from and have an adverse impact upon the special architectural and historic interest, character and appearance of the building, its setting and the wider locality generally. The proposed development is, therefore, contrary to national advice and guidance given in the National Planning Policy Framework (Sections 7 and 12), Policy ENV6 of the East of England Plan and Policy BE8 of the South Bedfordshire Local Plan Review.

NOTES

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

APPLICATION NUMBER	CB/11/04263/LB
LOCATION	Dunstable Baptist Church, St Mary's Gate, Dunstable, LU6 3SW
PROPOSAL	Erection of single storey extensions and alterations
PARISH	Dunstable
WARD	Dunstable Central
WARD COUNCILLORS	Cllr Mrs Hegley
CASE OFFICER	Gill Claxton
DATE REGISTERED	01 December 2011
EXPIRY DATE	26 January 2012
APPLICANT	Dunstable Baptist Church
AGENT	Kingswood Design Ltd
REASON FOR COMMITTEE TO DETERMINE	Application called-in at the request of Cllr Mrs Hegley on the grounds that this scheme overcomes previous concerns, is bringing Church facilities into line with modern expectation and disabled access requirements and realising the potential of the building while recognising its proximity to the listed building.
RECOMMENDED DECISION	Listed Building - Refused

Recommendation

That Listed Building Consent be REFUSED for the following reason:

- 1 The property is a Grade II Listed Building and the single storey extensions and alterations would, by reason of their scale, mass and design detract from and have an adverse impact upon the special architectural and historic interest, character and appearance of the building. The proposed development is, therefore, contrary to national advice and guidance given in the National Planning Policy Framework (Sections 7 and 12), Policy ENV6 of the East of England Plan and Policy BE8 of the South Bedfordshire Local Plan Review.

NOTE

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

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Item No. 10

APPLICATION NUMBER	CB/11/04051/FULL
LOCATION	The Firs 85 High Street, Ridgmont, Bedford, MK43 0TY
PROPOSAL	Change of use from shop to mixed A1 and cafe (A3) with hot and cold food to takeaway. Creation of outside dining area for cafe to west of private garden area and cafe dining area to front forecourt.
PARISH	Ridgmont
WARD	Cranfield & Marston Moretaine
WARD COUNCILLORS	Cllrs Bastable, Matthews & Clark
CASE OFFICER	Sarah Fortune
DATE REGISTERED	16 November 2011
EXPIRY DATE	11 January 2012
APPLICANT	Mrs Woolard
AGENT	Mr S Everitt
REASON FOR COMMITTEE TO DETERMINE	Called in by Councillor A Bastable and referred to Committee by Head of Development Management due to complex issues.
RECOMMENDED DECISION	Full Application - Granted

Recommendation

That Planning Permission be granted subject to the following:

- 1 The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plan number SE 2698/E

Reason: For the avoidance of doubt.

- 2 Within 2 months of the date of this decision a scheme for fume/odour control including details of the current extraction system shall have been submitted for the written approval to the Local Planning Authority including a timetable for its implementation. Thereafter all equipment installed as part of the scheme shall thereafter be operated and maintained in accordance with the scheme and/or manufacturer's instructions.

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

- 3 The area cross hatched - on drawing No. SE 2698/E - shall only be used as a private domestic garden area for the personal enjoyment of Mr and Mrs Woolard, Mrs Woolard senior and family and shall not be used for any commercial purposes except access to the Bed and Breakfast Accommodation. No tables or commercial paraphernalia shall be placed on the private garden area other than one table for personal use by persons

named above and their family.

Reason

To define the permission hereby granted, for the avoidance of doubt and to safeguard the amenities of occupiers of the nearby residential properties.

- 4 No outside area other than the area hatched in green on Plan No. SE 2698/E shall be used as a cafe garden area for the customers of the cafe and the bed and breakfast accommodation. Within two weeks of the date of this permission, a detailed scheme for the provision of signage to each garden area and a picket fence to the rear of the cafe garden area, as indicated on drawing No SE 2698/E, shall be submitted to the Local Planning Authority for its approval in writing. The approved signage and fence shall be erected before the cafe garden area is first brought into use and thereafter retained.

Reason

To ensure that the various areas of the site are clearly indicated with signage so that the amenities of occupiers of the nearby residential properties is safeguarded at all times.

- 5 The proposed signs shall be finished in non reflective materials and located outside of the public highways.

Reason

To avoid undue distraction to motorists and to avoid possible resemblance to and confusion with bona-fide road signs.

- 6 Notwithstanding the provisions 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 fence, wall, gate or other means of enclosure shall be erected in the private garden area to the front of The Old Chapel unless otherwise agreed in writing by the Local Planning Authority.

Reason: To protect the amenities of adjacent occupiers and the character and appearance of the area.

- 7 The uses hereby permitted are for part A1 (retail) use and Part A3 use (cafe/takeaway). The floor areas for A1 use defined on Plan number SE2698/E which accompanies this planning permission shall be retained for retail sales purposes.

Reason

To define this permission and to ensure that A1 use is retained as part of this permission.

- 8 The café and takeaway shall only be open to the public between the hours of 08.00 - 15.30 Monday to Friday and 09.00 -12.00 Saturday and Sunday and at no time on Bank or Public Holidays.

Reason: To protect the amenities of the area.

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

Reason

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

- 10 Within a month of the date of this permission being issued a scheme for short stay cycle parking shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall be fully implemented within three months of the date of approval and thereafter retained for this purpose.

Reason

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

Reasons for Granting

The retrospective change of use of this shop (A1) to mixed use for cafe (A3) and shop (A1) and the use of an outside area of land for dining is felt to be acceptable in relation to the character of the area, will not have an unduly adverse impact on the amenities of neighbours would prefer the character of the Conservation Area, and there are no other concerns. The application is in conformity with the National Planning Policy Framework 2012 and complies with policies DM3, DM4, DM6, DM8 and CS14 in the Core Strategy and Development Management Planning Document dated 2009.

Note to Applicant

1. 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 additional consultation received from the owner of the Old Chapel.

- (2) In advance of the consideration of the Committee received representations made under the Public Participation Scheme. Page 44

Item No. 11

APPLICATION NUMBER	CB/11/03760/FULL
LOCATION	Toddington Park House, Park Road, Toddington, Dunstable, LU5 6HJ
PROPOSAL	Conversion of domestic residence to hotel with spa and conference facilities internal works and extension to main house internal works and extension to garage block construction of spa internal works and extension to stable internal works and extension to barn internal works to existing gatehouse construction of second gate house restoration of Victorian ice house construction of 4 cabins
PARISH	Toddington
WARD	Toddington
WARD COUNCILLORS	
CASE OFFICER	James Clements
DATE REGISTERED	29 November 2011
EXPIRY DATE	28 February 2012
APPLICANT	Mr J Cantle
AGENT	Derek Walker Associates
REASON FOR COMMITTEE TO DETERMINE	Departure from the Development Plan
RECOMMENDED DECISION	Full Application - Granted

Recommendation

To authorise the Head Director Development Management or Planning Manager to issue the grant of PERMISSION subject to no further consultation responses being received that raise new issues, and completion of an Agreement under Section 106 of the Town and Country Planning Act 1990 to secure - Contributions towards improvements and enhancements to the local Public Rights of Way network; Green Infrastructure, Open Space, Marston Vale Community Forest and Emergency Services.

- 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 Consent is being granted in recognition that no underground services are scheduled to be routed through the identified Root Protection Areas and Construction Exclusion Zone. If any services are subsequently required to be routed through any Root Protection Area and Construction Exclusion Zone

then this work shall be carried out in strict accordance with the National Joint Utilities Group (NJUG) Volume 4 "Guidelines for the Planning, Installation and Maintenance of Utility Apparatus in Proximity to Trees"

REASON: To safeguard the integrity of the rooting medium and rooting system of those trees identified for retention, in order to ensure the continued good health, stability, visual appearance and amenity value of the trees.

- 3 Consent is being granted in recognition that the New Lodge building shall only be built using a pile and beam foundation system, regardless of any trial hole results undertaken. The specification details of this foundation shall be designed by a suitably qualified engineer and be submitted to the Local Planning Authority for approval. The design specification of this special foundation shall be for the purpose of avoiding excavation damage to the small, fibrous feeding roots, and to protect the soil structure from compaction damage, thereby ensuring the successful retention of tree roots located within the designated Root Protection Areas, which are being encroached by the position of the New Lodge building, whilst still being able to provide a suitable foundation for the built structure.

REASON: To safeguard the integrity of the rooting medium and soil structure within the Root Protection Area of retained trees.
- 4 Prior to development, detailed planting plans and planting specifications shall be submitted to the LPA for approval and be based on the outline proposals indicated within Drawing Numbers MMX/45/L3 "Paddock Car Parking Areas - Landscape Proposals", and MMX/45/L2 "Lakeside Cabins - Landscape Proposals, Tree Protection" The approved landscape planting schemes shall be implemented during the first planting season following completion of the development, or the first occupancy of the hotel buildings, whichever is sooner. The planting shall be maintained until satisfactorily established and shall be checked each August for a period of five years following initial planting by a suitably qualified arboriculturist/horticulturist for any losses so incurred during the previous 12 months. Any losses thus identified (including those losses of any replacements) shall be replaced during the following planting season following each August check. A planting season shall mean from October to March during suitable weather conditions for planting, when the ground is not frozen or waterlogged.

REASON: To ensure the provision, planting and establishment of a satisfactory landscape scheme in the interests of providing visual amenity, screening and visual integration of the scheme into the surrounding rural landscape.
- 5 **Development shall not begin until details of a scheme showing how the junctions of the proposed vehicular accesses with the highway are proposed to be modified have been approved by the Local Planning Authority. If it is intended that a one-way scheme is to be brought into use then signs in compliance with diagrams 833/834/835/836 as set out in the Traffic Signs Regulations and General Directions 2002 shall be provided at the means of ingress and egress. No part of the development hereby permitted shall be brought into use until the junctions of the proposed vehicular accesses with the highway have**

been modified in accordance with the approved details.

Reason: In order to minimise danger, obstruction and inconvenience to users of the highway and the premises and in the interest of road safety and traffic movement.

- 6 The modified vehicular accesses shall be constructed and surfaced in accordance with details to be approved in writing by the Local Planning Authority for a distance of 15m into the site, measured from the highway boundary, before any part of the development is brought into use. Arrangements shall be made for surface water drainage from the site to be intercepted and disposed of separately so that it does not discharge into the highway.

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

- 7 Any gates provided shall open away from the highway and be set back a distance of at least 11.0 metres from the nearside edge of the carriageway of the adjoining highway.

Reason: To enable service/delivery vehicles to draw off the highway before the gates are opened.

- 8 **Before the development hereby permitted is commenced and notwithstanding the details submitted as part of the planning application, details of a scheme showing the provision of 220 interlinked off-street parking spaces to serve the new development shall be submitted to and approved by the Local Planning Authority. The details to be approved shall include the proposed materials for construction and the approved scheme shall be implemented and made available for use before the development hereby permitted is brought into use and that area shall not be used for any other purpose.**

Reason: To enable vehicles to draw off, park and turn clear of the highway to minimise danger, obstruction and inconvenience to users of the adjoining highway.

- 9 Prior to the opening of the Hotel and Spa complex hereby approved, a Sustainable Travel Plan shall be prepared and submitted to and approved by the Planning Authority prior to occupancy. The plan shall contain details of:

- plans for the establishment of a working group involving the staff and Hotel management;
- staff travel patterns and barriers to sustainable travel;
- measures to reduce car use
- an action plan detailing targets and a timetable for implementing appropriate measures and plans for annual monitoring and review for 5 years

All measures agreed therein shall be undertaken in accordance with the approved Plan. There shall be an annual review of the Travel Plan (for a period of 5 years from the date of approval of the Plan) to monitor progress in meeting the targets for reducing car journeys generated by the proposal and this shall be submitted to and approved by the Local Planning Authority.

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

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

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

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

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

- 12 Before the relevant building and repair work is begun, details in respect of the following shall be submitted to and approved in writing by the Local Planning Authority and shall be carried out in full accordance with such approved details:

- Detailed drawings of all proposed **external joinery** including doors and windows to a scale of 1:10/20, together with a detailed specification of the materials, construction & finishes. Details shall include a section of the glazing bars, frame mouldings, the position of the door or window frame in relation to the face of the wall.
- **Details and samples of materials** to be used in the construction of all external finishes including sample panels of brickwork, details of the brick bond, mortar mix, weatherboarding and finish profile.

Reason: To protect the significance of the heritage asset, the AGLV and openness of the Gren Belt

- 13 **All rainwater goods shall be cast iron.** As an alternative, cast aluminium may be acceptable, in certain circumstances, though this is to be specifically justified & agreed in writing by the Local Planning Authority if it is proposed to specify cast aluminium. Plastic or uPVC rainwater goods are **not**

acceptable.

Reason: To protect the significance of the heritage asset, the character of the AGLV and openness of the Green Belt.

- 14 **Before development begins, certification from an approved assessor demonstrating that the scheme has been designed to achieve a minimum of BRE Environmental Research Methods (BREEAM) Excellent standard for the new residential buildings, spa, staff block and meeting room building, unless otherwise agreed in writing with the Local Planning Authority.**
REASON: To ensure that the development minimises waste, water, and energy consumption during demolition and operation phases.

- 15 **Before the development begins and notwithstanding the information submitted with the application, 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).**

- 16 **Before development begins, details of any proposed alterations in existing ground levels, to include all new buildings and landscaped areas, shall be submitted to and approved in writing by the Local Planning Authority, and development shall thereafter be implemented accordingly.**

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

- 17 **Before development begins, details of any fencing and/or walling shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be fully implemented before the development is first occupied or brought into use and thereafter retained.**
**REASON: To protect the significance of the Heritage Asset, the character of the AGLV and the openness of the Green Belt.
(Policy BE8, S.B.L.P.R).**

- 18 **Prior to development commencing a scheme for all external lighting shall be submitted to and approved in writing by the Local Planning Authority.**
Reason: In the interests of the visual amenities of the Green Belt, the character of the AGLV and in the interests of roosting bats

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

EX-00, EX-00A, EX-00-A1/1, EX-00-A1/4, EX-01, EX-02, EX-03, EX-04, EX-05, EX-06, EX-07, EX-08, EX-09 Revision A, EX-10, L-01PR-00-A1/1 Revision D, PR-01, PR-02, PR-03 Revision E, PR-04 Revision A, PR-05, PR-06, PR-09 Revision A, PR-10 Revision A, PR-11 Revision A, PR-12 Revision A, PR-13 Revision A, PR-14, PR-15, PR-16 Revision A, PR-17 Revision A, PR-18, PR-19, PR-20, PR-21, PR-22, PR-23, PR-24, PR-25-A1, PR-28, PR-28-A1, PR-29-A1, PR-26-A1, PR-27, PR-31 PR-33 Revision A, PR-34 Revision A, PR-35 Revision D, PR-37 & PR-38, MMX 45/L1, MMX 45/L2, MMX 45/L3 & MMX 45/L4.

Reason: For the avoidance of doubt.

- 20 No development shall begin until details of the green roofs on the lodge buildings have been submitted to and agreed in writing with the Local Planning Authority. The approved details shall thereafter be carried out in full.

Reason: To protect the significance of the heritage asset, the character of the AGLV and openness of the Green Belt.

- 21 No development shall commence on site until details showing ventilation and extraction equipment within the site (including details of siting, appearance and details of measures to prevent noise emissions) have been submitted to and approved in writing by the Local Planning Authority. The ventilation/extraction equipment shall be installed prior to the building hereby approved being first occupied and shall thereafter be maintained in accordance with the approved details.

Reason: In the interests of the amenities of the area and to protect the character, appearance and setting of the Listed Building.

Reasons for Granting

The proposed hotel, spa, conference/wedding use and associated buildings has provided Very Special Circumstances for development in the Green Belt that outweigh any harm of inappropriateness. The proposal has been designed to protect the significance of the Grade II Listed Building, its character, appearance and setting; to protect the character of the Area of Great Landscape Value and to reduce the impact of the proposal on the openness and visual amenities of the Green Belt. The proposal is in accordance with South Bedfordshire Local Plan Review (2004) Policies BE8: Design and Environmental Considerations & NE3 Area of Great Landscape Value and National Planning Policy Framework sections 1. Building a Strong, competitive economy; 3. Supporting a prosperous rural economy; 7. Requiring good design; 8. Promoting healthy communities; 9. Protecting Green Belt land; 11. Conserving and enhancing the natural environment; and 12. Conserving and Enhancing the historic environment.

Notes to Applicant

1. The applicant is advised that no works associated with the construction of the vehicular access should be carried out within the confines of the public highway without prior consent, in writing, of the Central Bedfordshire Council. Upon receipt of this Notice of Planning Approval, the applicant is advised to write to Central Bedfordshire Council's Highway Help Desk, Technology House, 239 Ampthill Road, Bedford MK42 9BD 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.

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.

The applicant is advised that further information regarding the provision of the Travel Plan is available from the Sustainable Transport Team, Central Bedfordshire Council.

NOTES

(1) In advance of the consideration of the application the Committee were advised of additional consultation and publicity responses from Toddington Parish Path Co-ordinator, a further email received 21 April 2012 from Toddington Parish Co-ordinator. An update on the Section 106 Legal Agreement and the Tree Preservation Order were also provided. The Committee was also advised of revised wording to Conditions 8 and 16. An additional condition was also proposed.

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

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Item No. 12

APPLICATION NUMBER	CB/11/03761/LB
LOCATION	Toddington Park House, Park Road, Toddington, Dunstable, LU5 6HJ
PROPOSAL	Listed Building: Conversion of domestic residence to hotel with spa and conference facilities internal works and extension to main house internal works and extension to garage block construction of spa internal works and extension to stable internal works and extension to barn internal works to existing gatehouse construction of second gate house restoration of Victorian ice house construction of 4 cabins
PARISH	Toddington
WARD	Toddington
WARD COUNCILLORS	
CASE OFFICER	James Clements
DATE REGISTERED	29 November 2011
EXPIRY DATE	24 January 2012
APPLICANT	Mr J Cattle
AGENT	Derek Walker Associates
REASON FOR COMMITTEE TO DETERMINE	Departure from the Development Plan
RECOMMENDED DECISION	Listed Building - Granted

Recommendation

That Listed Building Consent be Approved subject to the following:

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

Reason: To comply with Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

- 2 Before the relevant building and repair work is begun, details in respect of the following shall be submitted to and approved in writing by the Local Planning Authority and shall be carried out in full accordance with such approved details:
 - Detailed drawings of all proposed **external and internal joinery** including staircases, doors and windows to a scale of 1:20, together with a detailed specification of the materials, construction & finishes. Details shall include a section of the glazing bars, frame mouldings, the position of the door or window frame in relation to the face of the

wall.

- **Details and samples of materials** to be used in the construction including all external finishes of the extension including sample panels of brickwork/stonework details of the brick bond, mortar mix and finish profile.
- Detailed **method statement** setting out how the windows on the south west elevation will be blocked up and obscured. Details should include information on how the windows will remain ventilated and drawings to a scale of 1:20 of their external appearance.
- An **itemised schedule of works** (describing fully all repairs, re-instatements & replacement works, including cornices) & agreed making good. The schedule should include a schedule of the works for the conservation of the porch.
- Detailed drawings to a scale of 1:10/1:20 of all replacement internal fireplaces.

Reason: To protect the significance of the heritage asset

- 3 **All rainwater goods shall be cast iron.** As an alternative, cast aluminium may be acceptable, in certain circumstances, though this is to be specifically justified & agreed in writing by the Local Planning Authority if it is proposed to specify cast aluminium. Plastic or UPVC rainwater goods are **not** acceptable.

Reason: To protect the significance of the heritage asset.

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

EX-00, EX-00A, EX-00-A1/1, EX-00-A1/4, EX-01, EX-02, EX-03, EX-04, EX-05, EX-06, EX-07, EX-08, EX-09 Revision A, EX-10, L-01PR-00-A1/1 Revision D, PR-01, PR-02, PR-03 Revision E, PR-04 Revision A, PR-05, PR-06, PR-09 Revision A, PR-10 Revision A, PR-11 Revision A, PR-12 Revision A, PR-13 Revision A, PR-14, PR-15, PR-16 Revision A, PR-17 Revision A, PR-18, PR-19, PR-20, PR-21, PR-22, PR-23, PR-24, PR-25-A1, PR-28, PR-28-A1, PR-29-A1, PR-26-A1, PR-27, PR-31, PR-33 Revision A, PR-34 Revision A, PR-35 Revision D, PR-37 & PR-38, MMX 45/L1, MMX 45/L2, MMX 45/L3 & MMX 45/L4.

Reason: For the avoidance of doubt.

- 5 No works shall commence until details showing ventilation and extraction equipment (including details of their siting and appearance) have been submitted to and approved in writing by the Local Planning Authority. Thereafter the agreed details shall be carried out in full.

Reason: To protect the character, appearance and setting of the Listed Building.

Reasons for Granting

The proposed orangery, extension to garage block, restoration of Ice House and internal alterations to the main house have been designed to protect the significance of the Grade II Listed Building, its character, appearance and setting. The proposal is therefore in accordance with South Bedfordshire Local Plan Review (2004) Policies BE8: Design and Environmental Considerations and National Planning Policy Framework section 12. Conserving and Enhancing the historic environment.

NOTES

(1) In advance of the consideration of the application the Committee were advised of additional consultation and publicity responses received from Toddington Parish Council. The Committee were advised of an amended and additional condition.

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

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Item No. 13

APPLICATION NUMBER	CB/12/00605/FULL
LOCATION	65 Shefford Road, Clifton, Shefford, SG17 5RQ
PROPOSAL	Erection of Pool/Gym building and link to main house (retrospective)
PARISH	Clifton
WARD	Arlesey
WARD COUNCILLORS	Cllrs Dalgarno, Drinkwater & Wenham
CASE OFFICER	Samantha Boyd
DATE REGISTERED	13 February 2012
EXPIRY DATE	09 April 2012
APPLICANT	Mr Burton
AGENT	
REASON FOR COMMITTEE TO DETERMINE	Cllr Rita Drinkwater called in, this is a large building not now considered under permitted development.
RECOMMENDED DECISION	Full Application - Granted

Recommendation

That Planning Permission be granted subject to the following:

- 1 The extension hereby permitted shall not be used other than for purposes ancillary to the residential use of the dwelling known as 65 Shefford Road Clifton.

Reason: To prevent the use of the building for commercial use in order to protect the amenities of the adjoining properties.

Reasons for Granting

The proposal would not have a negative impact on the character of the area or an adverse impact on the residential amenity of neighbouring properties therefore by reason of its site, design and location, the proposal is in conformity with Policy DM3 of the Core Strategy and Management Policies, November 2009; National Planning Policy Framework, Regional policies in the East of England Plan (May 2008) and the Milton Keynes and South Midlands Sub-Regional Strategy (March 2005).

NOTES

(1) In advance of the consideration of the application the Committee were advised of additional information. It was noted that the Officers original report omitted the word 'not' from the first paragraph in section 1 of the report. A further letter had been received from the Applicant raising concerns as to why the application was being considered by Committee.

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

Item No. 14

APPLICATION NUMBER	CB/12/00182/FULL
LOCATION	Reach Lane Quarry, Reach Lane, Heath And Reach
PROPOSAL	Change of Use of existing building G/F Office with F/F Residential to detached dwelling with replacement front porch.
PARISH	Heath & Reach
WARD	Heath & Reach
WARD COUNCILLORS	Cllr Versallion
CASE OFFICER	Abel Bunu
DATE REGISTERED	13 January 2012
EXPIRY DATE	09 March 2012
APPLICANT	JER Developments Ltd
AGENT	Mr L Butler
REASON FOR COMMITTEE TO DETERMINE	Application called in at the request of Cllr Versallion due to concerns raised by the Parish Council and residents; site access and safeguarding the existing Right Of Way.
RECOMMENDED DECISION	Full Application - Granted

Recommendation

That Planning Permission be **GRANTED** subject to the following:

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

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

- 2 **Before development begins, samples of the materials to be used for the external walls and roofs of 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 building/s.
(Policies BE8 & H8, S.B.L.P.R).**

- 3 **Before development begins, a landscaping scheme to include the removal of parts of the existing hardstanding and any other hard surfaces 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 that the development does not have a cumulatively adverse impact on the openness of the Green Belt and to secure improvements to the residential environment of the area. (Policy BE8, S.B.L.P.R).

- 4 Before the development hereby permitted is commenced, any existing access to the adjoining quarry site within the frontage of the land to be developed shall be closed in a manner to the Local Planning Authority's written approval.

Reason

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

- 5 Visibility splays shall be provided at the junction of the access with the public highway before the development is brought into use. The minimum dimensions to provide the required splay lines shall be 2.4m measured along the centre line of the proposed access from its junction with the channel of the public highway and 43m measured from the centre line of the proposed access along the line of the channel of the public highway. The required vision splays shall, on land in the applicant's control, be kept free of any obstruction.

Reason

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

- 6 Any gates provided shall open away from the highway and be set back a distance of at least 5.0 metres from the nearside edge of the carriageway of the adjoining highway.

Reason

To enable vehicles to draw off the highway before the gates are opened.

- 7 **Before the development hereby permitted is commenced, details of a scheme showing the provision of four off-street parking spaces to serve the new dwelling shall be submitted to and approved by the Local Planning Authority. The details to be approved shall include the proposed materials for construction and 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. The approved scheme shall be implemented and made available for use before the development hereby permitted is occupied and that area shall not be used for any other purpose.**

Reason: To enable vehicles to draw off, park and turn clear of the highway to minimise danger, obstruction and inconvenience to users of the adjoining highway.

- 8 If during any site investigation, excavation, engineering or construction works

evidence of land contamination is identified, the applicant shall notify the Local Planning Authority without delay. Any land contamination identified shall be remediated to the satisfaction of the Local Planning Authority to ensure that the site is made suitable for its end use.

Reason :To ensure the site is safe to use

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

- 9 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no extensions to the building/s 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 and the openness of the Green Belt.
(Policy BE8 S.B.L.P.R.).

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

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

- 11 The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers 221111.

Reason: For the avoidance of doubt.

Reasons for Granting

The proposed development would, not be inappropriate in the Green Belt, represent an efficient use of previously developed land and would not be harmful to the general amenity and character of the area, thus conforming to the relevant policies of the Development Plan comprising policies ENV7, H1 and SS1 of the Regional Spatial Strategy for the East of England and Policies BE8, H3 and NE12 of the South Bedfordshire Local Plan Review and national advice contained in the National Planning Policy Framework and the supplementary planning guidance, 'Design in Central Bedfordshire, A Guide for Development', 2010.

Notes to Applicant

1. In accordance with Article 31 of the Town and Country Planning (Development Management Procedure) (England) Order 2010, the Council hereby certify that the proposal as hereby approved conforms with the relevant policies of the Development Plan comprising of the Regional Spatial

Strategy for the East of England (the East of England Plan and the Milton Keynes and South Midlands Sub-Regional Strategy), Bedfordshire Structure Plan 2011 and the South Bedfordshire Local Plan Review and material considerations do not indicate otherwise. The policies which refer are as follows:

Regional Spatial Strategy

East of England Plan (May 2008)

ENV7 Quality in the Built Environment

H1 Regional Housing Provision 2001 - 2021

SS1 Achieving Sustainable Development

South Bedfordshire Local Plan Review

BE8 Design Considerations

H3 Local Housing Needs

SD1 Keynote Policy

T10 Parking - New Developments

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 applicant is advised that the proposal is situated over a Principal aquifer within Source Protection Zone 2, of the Environment Agency's Groundwater Protection Policy. Any pollutants entering the aquifer below this site could potentially contaminate the potable water supply within 400 days and hence only clean, uncontaminated surface water should be discharged to any soakaway, watercourse or surface water sewer.
5. Where soakaways are proposed for the disposal of uncontaminated surface water, percolation tests should be undertaken, and soakaways designed and constructed in accordance with BRE Digest 365 (or CIRIA Report 156), and to the satisfaction of the Local Planning Authority. The maximum acceptable depth for soakaways is 2.00 metres below existing ground level. Soakaways must not be located in contaminated areas. If, after tests, it is found that soakaways do not work satisfactorily, alternative proposals must be submitted.
6. The applicant is advised that the requirements of the New Roads and Street Works Act 1991 will apply to any works undertaken within the limits of the existing public highway. Further details can be obtained from the Traffic Management Group Highways and Transport Division, Central Bedfordshire Council, Technology House, 239 Ampthill Road, Bedford MK42 9BD.
7. The applicant is advised that all cycle parking to be provided within the site shall be designed in accordance with the Central Bedfordshire Council's "Cycle Parking Guidance -July 2010".

NOTES

(1) In advance of the consideration of the application the Committee were advised that Page 100, Paragraph below the Policy NE12 criteria to read (Correction shown in bold):

Whilst there is no information submitted with the application to demonstrate that the proposed development would satisfy the requirements of paragraphs **A** (i), (ii) and (iii) of Policy NE12 as set out above, it is considered that other material considerations exist to outweigh the policy harm and these are examined below.

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

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Item No. 15

APPLICATION NUMBER	CB/12/00440/FULL
LOCATION	Walkers Farm, Leighton Road, Great Billington, Leighton Buzzard, LU7 9BJ
PROPOSAL	Erection of two storey side extension, porch and internal/external alterations.
PARISH	Billington
WARD	Eaton Bray
WARD COUNCILLORS	Cllr Mrs Mustoe
CASE OFFICER	Abel Bunu
DATE REGISTERED	03 February 2012
EXPIRY DATE	30 March 2012
APPLICANT	Mr R J Rogers
AGENT	Maze Planning Ltd
REASON FOR COMMITTEE TO DETERMINE	Application called in at the request of Cllr Mrs M Mustoe as the very special circumstances referred to in the Design and Access Statement have not been proven; a condition for any subsequent granting of a further revised planning application should be that the property should not be used for any non-agricultural commercial purpose.
RECOMMENDED DECISION	Full Application - Granted

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, and notwithstanding the details submitted with the application, a landscaping scheme to include the removal of parts of the existing hardstanding and any other hard surfaces 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 that the development does not have a cumulatively adverse impact on the openness of the Green Belt and to secure improvements to the residential environment of the area.
(Policy BE8, S.B.L.P.R).

- 3 **No development shall take place until the applicant or developer has secured the implementation of a Written Scheme of Archaeological Investigation which has been submitted to and approved in writing by the Local Planning Authority. The said development shall only be implemented in accordance with the scheme thereby approved.**

Reason: To record and advance understanding of the significance of the heritage asset in accordance with Policy 141 of the *National Planning Policy Framework*.

- 4 **Prior to the commencement of work on site, samples of bricks, roof tile, glazed link glass and framing, rainwater goods and weatherboard cladding shall be submitted to and approved in writing by the Local Planning Authority. The development shall only thereafter proceed in accordance with the approved details.**

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

- 5 **Pursuant to Condition 4, the weatherboard cladding shall be finished in a black tar paint, and all new window and door joinery installed as part of the approved development shall be finished in a gloss paint finish, of a colour to be agreed in writing by the Local Planning Authority, and be maintained as such thereafter.**

**Reason: To ensure the use of appropriate finishes which preserve the integrity of the building as an historic asset, located in a Conservation Area setting.
(Policy BE8, S.B.L.P.R).**

- 6 **Prior to the commencement of the development hereby approved and notwithstanding the details shown on the submitted drawings, further details drawn at an appropriate scale between 1:10 and 1:20, of all new windows and doors to be installed as part of the development hereby approved shall be submitted to and approved in writing by the Local Planning Authority. The development shall only thereafter proceed in accordance with the approved details.**

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

- 7 **The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers CBC/01 - 12.**

Reason: For the avoidance of doubt.

Reasons for Granting

The proposed development would not, be inappropriate in the Green Belt, detract from the character and appearance of the Grade II Listed Building and would enhance the appearance of the Conservation Area thereby conforming to the

development plan policies comprising Policies ENV7 and ENV6 of the Regional Spatial Strategy for the East of England, Policies BE8, H8 and H13 of the South Bedfordshire Local Plan Review and national advice contained in the National Planning Policy Framework and the supplementary planning guidance, 'Design in Central Bedfordshire, A Guide for Development', 2010.

Notes to Applicant

1. In accordance with Article 31 of the Town and Country Planning (Development Management Procedure) (England) Order 2010, the Council hereby certify that the proposal as hereby approved conforms with the relevant policies of the Development Plan comprising of the Regional Spatial Strategy for the East of England (the East of England Plan and the Milton Keynes and South Midlands Sub-Regional Strategy), Bedfordshire Structure Plan 2011 and the South Bedfordshire Local Plan Review and material considerations do not indicate otherwise. The policies which refer are as follows:

Regional Spatial Strategy

East of England Plan (May 2008)

ENV6 The Historic Environment

ENV7 Quality in the Built Environment

South Bedfordshire Local Plan Review

BE8 Design Considerations

H8 Extensions to dwellings

H13 Control of Extensions to Dwellings in the Green Belt

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. In respect of weatherboard cladding, the Conservation Officer advises the Applicant and Applicant's Agent that weatherboard of traditional thicknesses and profile will be required - most commonly 175mm (7") wide with sectional thicknesses of 25mm (1") at the lower, exposed, edge, tapering down to 6mm (1/4") at the top edge.
5. Please note that the unnumbered drawings submitted in connection with this application have been given unique numbers by the Local Planning Authority. The numbers can be sourced by examining the plans on the View a Planning Application pages of the Council's website www.centralbedfordshire.gov.uk.

NOTES

(1) In advance of the consideration of the application the Committee were advised that the Applicant's agent had responded to the Parish Council's comments.

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

Item No. 16

APPLICATION NUMBER	CB/12/00436/LB
LOCATION	Walkers Farm, Leighton Road, Great Billington, Leighton Buzzard, LU7 9BJ
PROPOSAL	Listed Building Consent: Erection of two storey side extension, porch and internal/external alterations.
PARISH	Billington
WARD	Eaton Bray
WARD COUNCILLORS	Cllr Mrs Mustoe
CASE OFFICER	Abel Bunu
DATE REGISTERED	03 February 2012
EXPIRY DATE	30 March 2012
APPLICANT	Mr R J Rogers
AGENT	Maze Planning Ltd
REASON FOR COMMITTEE TO DETERMINE	Called in at the request of Cllr Mrs M Mustoe
RECOMMENDED DECISION	Listed Building - Granted

Recommendation

That Listed Building Consent 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 **No development shall take place until the applicant or developer has secured the implementation of a Written Scheme of Archaeological Investigation which has been submitted to and approved in writing by the Local Planning Authority. The said development shall only be implemented in accordance with the scheme thereby approved.**

Reason: To record and advance understanding of the significance of the heritage asset in accordance with Policy 141 of the *National Planning Policy Framework*.

- 3 **Prior to the commencement of work on site, samples of bricks, roof tile, glazed link glass and framing, rainwater goods and weatherboard cladding shall be submitted to and approved in writing by the Local Planning Authority. The development shall only thereafter proceed in accordance with the approved details.**

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

- 4 **The weatherboard cladding hereby approved shall be finished in a black tar paint, and all new window and door joinery installed as part of the approved development shall be finished in a gloss paint finish, of a colour to be agreed in writing by the Local Planning Authority, and be maintained as such thereafter.**

**Reason: To ensure the use of appropriate finishes which preserve the integrity of the building as an historic asset, located in a Conservation Area setting.
(Policy BE8, S.B.L.P.R).**

- 5 **Prior to the commencement of the development hereby approved and notwithstanding the details shown on the submitted drawings, further details drawn at an appropriate scale between 1:10 and 1:20, of all new windows and doors to be installed as part of the development hereby approved shall be submitted to and approved in writing by the Local Planning Authority. The development shall only thereafter proceed in accordance with the approved details.**

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

- 6 The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers CBC/01 - 08.

Reason: For the avoidance of doubt.

Reasons for Granting

The proposed development would not, detract from the character and appearance of the Grade II Listed Building and would enhance the appearance of the Conservation Area thereby conforming to the development plan policies comprising Policies ENV7 and ENV6 of the Regional Spatial Strategy for the East of England, Policies BE8, H8 and H13 of the South Bedfordshire Local Plan Review and national advice contained in the National Planning Policy Framework and the supplementary planning guidance, 'Design in Central Bedfordshire, A Guide for Development', 2010.

Notes to Applicant

1. In accordance with Regulation 3 (5) of the Planning (Listed Buildings And Conservation Areas) Regulations 1990, the Council hereby certify that the proposal as hereby approved conforms with the relevant policies of the

Development Plan comprising of the 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)

ENV6 The Historic Environment

ENV7 Quality in the Built Environment

South Bedfordshire Local Plan Review

BE8 Design Considerations

H8 Extensions to dwellings

H13 Control of Extensions to Dwellings in the Green Belt

2. This consent relates only to that required under the Planning (Listed Building and Conservation Areas) Act 1990 and does not include any consent or approval under any other enactment or under the Building Regulations. Any other consent or approval which is necessary must be obtained from the appropriate authority.
3. In respect of weatherboard cladding, the Conservation Officer advises the Applicant and Applicant's Agent that weatherboard of traditional thicknesses and profile will be required - most commonly 175mm (7") wide with sectional thicknesses of 25mm (1") at the lower, exposed, edge, tapering down to 6mm (1/4") at the top edge.
4. Please note that the unnumbered drawings submitted in connection with this application have been given unique numbers by the Local Planning Authority. The numbers can be sourced by examining the plans on the View a Planning Application pages of the Council's website www.centralbedfordshire.gov.uk.

NOTES

(1) In advance of the consideration the committee were advised that the Applicant's agent had responded to the Parish Council's comments.

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

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Item No. 17

APPLICATION NUMBER	CB/12/00421/CA
LOCATION	Walkers Farm, Leighton Road, Great Billington, Leighton Buzzard, LU7 9BJ
PROPOSAL	Conservation Consent: Demolition of 6 ancillary, residential and agriculture buildings
PARISH	Billington
WARD	Eaton Bray
WARD COUNCILLORS	Cllr Mrs Mustoe
CASE OFFICER	Abel Bunu
DATE REGISTERED	03 February 2012
EXPIRY DATE	30 March 2012
APPLICANT	Mr R J Rogers
AGENT	Maze Planning Ltd
REASON FOR COMMITTEE TO DETERMINE	Called in at the request of Councillor Mrs M Mustoe
RECOMMENDED DECISION	Conservation Area - Granted

Recommendation

That Conservation Area Consent be **GRANTED** subject to the following:

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

Reason: To comply with Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

- 2 **A full, clear and fully referenced photographic record of all agricultural outbuildings to be demolished shall be supplied to the Local Planning Authority, prior to demolition.**

Reason : To record and advance understanding of the significance of the grouping of farm buildings in the Conservation Area in accordance with Policy 141 of the *National Planning Policy Framework*.

- 3 **No development shall take place until the applicant or developer has secured the implementation of a Written Scheme of Archaeological Investigation which has been submitted to and approved in writing by the Local Planning Authority. The said development shall only be implemented in accordance with the scheme thereby approved.**

Reason: To record and advance understanding of the significance of the heritage asset in accordance with Policy 141 of the *National Planning Policy Framework*.

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

numbers CBC/01 - CBC/07.

Reason: For the avoidance of doubt.

Reasons for Granting

The proposed demolition works would, with appropriate conditions, enhance the character and appearance of the Conservation Area and preserve the archaeological remains on the site thereby conforming to the development plan policies comprising policies ENV7 and ENV6 of the Regional Spatial Strategy for the East of England, BE8 of the South Bedfordshire Local Plan Review and national advice contained in the National Planning Policy Framework and the supplementary planning guidance, 'Design in Central Bedfordshire, A Guide for Development', 2010 .

Notes to Applicant

1. This consent relates only to that required under the Planning (Listed Building and Conservation Areas) Act 1990 and does not include any consent or approval under any other enactment or under the Building Regulations. Any other consent or approval which is necessary must be obtained from the appropriate authority.
2. In accordance with Regulation 3 (5) of the Planning (Listed Buildings And Conservation Areas) Regulations 1990, the Council hereby certify that the proposal as hereby approved conforms with the relevant policies of the Development Plan comprising of the 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)

ENV6 The Historic Environment

ENV7 Quality in the Built Environment

South Bedfordshire Local Plan Review

BE8 Design Considerations

3. Please note that the unnumbered drawings submitted in connection with this application have been given unique numbers by the Local Planning Authority. The numbers can be sourced by examining the plans on the View a Planning Application pages of the Council's website www.centralbedfordshire.gov.uk.

NOTES

(1) In advance of the consideration of the application the Committee were advised that the Applicant's agent had responded to the Parish Council's comments.

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

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Item No. 18

APPLICATION NUMBER	CB/12/00624/FULL
LOCATION	Fairfield, Hillside Road, Leighton Buzzard, LU7 3BU
PROPOSAL	Proposed extension to form new ground floor accomodation, new first floor bathroom and bedroom.
PARISH	Leighton-Linslade
WARD	Leighton Buzzard North
WARD COUNCILLORS	Cllrs Johnstone, Shadbolt & Spurr
CASE OFFICER	Nicola McPhee
DATE REGISTERED	23 February 2012
EXPIRY DATE	19 April 2012
APPLICANT	Mr & Mrs Whittemore
AGENT	G Beamish Architect
REASON FOR COMMITTEE TO DETERMINE	Called in by Councillor R Johnstone
RECOMMENDED DECISION	Full Application - Granted

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 the development is first occupied, three off-street parking spaces shall be provided and constructed. The spaces shall be kept available for purpose thereafter.**

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

- 3 The window serving the first floor hallway shown on Drawing No. AD03 shall be permanently glazed with obscured glass.

Reason: To protect the privacy of the occupiers of adjoining properties. (Policies BE8 & H8, S.B.L.P.R).

- 4 The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers AD01, AD02C, AD03 & AD04.

Reason: For the avoidance of doubt.

Reasons for Granting

The proposal would not have a detrimental impact on the character of the area or an adverse impact on the residential amenity of neighbouring properties and is acceptable in terms of highway safety therefore by reason of its site, design and location, is in conformity with Policy ENV7 in the East of England Plan (May 2008), Policies BE8 and H8 of the South Bedfordshire Local Plan Review 2004 and the National Planning Policy Framework. It is further in conformity with the technical guidance Design in Central Bedfordshire, a Guide for Development, 2010.

Notes to Applicant

1. In accordance with Article 31 of the Town and Country Planning (Development Management Procedure) (England) Order 2010, the 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) and National Planning Policy Framework (2012).

2. 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 were advised of an email sent from the occupier of 'Medway' adjacent to the application site.

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

Item No. 19

APPLICATION NUMBER	CB/11/04171/OUT
LOCATION	Former Brogborough Sports and Social Club, Bedford Road, Brogborough, Bedford, MK43 0XY
PROPOSAL	Outline Application: development of site for up to 16 dwellings, alteration to vehicular access, new pedestrian access, associated engineering works, associated landscaping and car parking following demolition of existing buildings.
PARISH	Brogborough
WARD	Cranfield & Marston Moretaine
WARD COUNCILLORS	
CASE OFFICER	Lisa Newlands
DATE REGISTERED	14 December 2011
EXPIRY DATE	14 March 2012
APPLICANT	O & H Properties Ltd
AGENT	David Lock Associates
REASON FOR COMMITTEE TO DETERMINE	Major Application - Departure from Local Plan
RECOMMENDED DECISION	Resolution to grant outline planning permission subject to S106 agreement

Recommendation

That Planning Permission be granted subject to the following:

- 1 The development hereby permitted shall be begun either before the expiration of three years from the date of this permission, or before the expiration of two years from the date of approval of the last of the reserved matters to be approved, whichever is the later.

Reason: To comply with the provisions of Sections 92 (2) (b) and (4) of the Town and Country Planning Act 1990.

- 2 Application for approval of the reserved matters shall be made to the Local Planning Authority before the expiration of three years from the date of this permission.

Reason: To comply with the provisions of Section 92 (2) (a) and (4) of the Town and Country Planning Act 1990.

- 3 Approval of the details of:-

- (a) the layout of the building(s);
- (b) the scale of the building(s);
- (c) the appearance of the building(s);
- (d) the landscaping of the site;

(hereinafter called "the reserved matters") shall be obtained from the Local Planning Authority in writing before any development is commenced. Plans and particulars of all of the reserved matters referred to above shall be submitted in writing to the Local Planning Authority and the development shall be implemented as approved.

Reason: To enable the Local Planning Authority to exercise control over the said matters which are not particularised in the application for planning permission in accordance with Section 92 of the Town and Country Planning Act 1990 and Town and Country Planning (General Development Procedure) Order 1995.

- 4 Details of materials to be used for the external finishes of the development hereby approved shall be submitted to and approved in writing by the Local Planning Authority and the development shall be carried out in accordance therewith.

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

- 5 Prior to the development hereby approved commencing on site details of the final ground and slab levels of the dwellings hereby approved, relative to adjoining land shall be submitted to and approved in writing by 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, the adjoining land and public areas.

- 6 **Details of surface water drainage for the site shall be submitted to and approved in writing by the Local Planning Authority before any work on the site commences. The drainage works shall be constructed in accordance with the approved plans before any part of the development is brought into use.**

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

- 7 **A scheme shall be submitted for written approval by the Local Planning Authority indicating the positions, design, materials and type of boundary treatment to be erected. The boundary treatment shall be completed in accordance with the approved scheme before the buildings are occupied.**

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

- 8 Bat boxes shall be installed on 4 of the dwellings hereby approved. Details of the bat boxes and dwellings they are to be sited on shall be submitted to and

Reason: In order to conserve the ecological interests on the site.

- 9 **Visibility splays shall be provided at the junction of the access with the public highway before the development is brought into use. The minimum dimensions to provide the required splay lines shall be 2.4m measured along the centre line of the proposed access from its junction with the channel of the public highway and 90m measured from the centre line of the proposed access along the line of the channel of the public highway. The required vision splays shall, on land in the applicant's control, be kept free of any obstruction.**

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

- 10 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 25m measured from the centre line of the 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.

- 11 **Development shall not begin until the detailed plans and sections of the proposed road(s), including gradients and method of surface water disposal have been approved in writing by the Local Planning Authority and no building shall be occupied until the section of road which provides its access 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.

- 12 No dwelling shall be occupied until all triangular vision splays are provided on each side of all the accesses on to the new road and shall measure 1.8m along the fence, wall, hedge or other means of definition of the front boundary of the site, and 1.8m measured into the site at right angles to the same line along the side of the new access drive. The vision splays so described shall be maintained free of any obstruction to visibility exceeding a height of 600mm above the adjoining footway level.

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

- 13 The maximum gradient of the vehicular access shall be 10% (1 in 10).

Reason: In the interests of the safety of persons using the access and users of the highway.

- 14 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.

- 15 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 permission has been granted by the Local Planning Authority on an application made for that purpose.

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.

- 16 The driveway length in front of the garages shall be at least 6.0m as measured from the garage doors to the highway boundary.

Reason: To ensure that parked vehicles do not adversely affect the safety and convenience of road users by overhanging the adjoining public highway.

- 17 If the proposed road is not constructed to the full length and layout illustrated on the approved plan, 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.

- 18 No development shall commence until wheel-cleaning facilities have been provided at all site exits 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 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 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

- 19 **No development shall commence until a scheme for the parking of cycles on the site 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.

- 20 Details of bin storage/collection point shall be submitted to and approved by the Local Planning Authority. The bin storage/collection point shall be implemented in accordance with the approved details prior to the occupation of any dwelling.

Reason: In the interest of highway safety.

- 21 Development shall not begin until the detailed plans of the proposed highway lighting, using light emitting diodes (LED) within the development has been approved by the Local Planning Authority and no building shall be occupied until that lighting has been installed in accordance with the approved details.

Reason: To ensure that the proposed highways are adequately lit.

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

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

- 23 *The access to the development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers 763-100 Rev C; 763-101 Rev A; 763-102 Rev B, 25843/002/005 Rev A.*

Reason: For the avoidance of doubt.

Reasons for Granting

The principle of development is considered acceptable and the illustrative layout submitted with the application demonstrates that an acceptable development can be achieved on the site that would be in accordance with the Core Strategy and Development Management Policies for Central Bedfordshire and the Design Guide for Central Bedfordshire. The detailed matters in relation to landscaping, design and layout would be considered fully at the reserved matters stage. In terms of the access which is to be considered within this application. The Highways Officer is satisfied with the proposed access and it is considered

that the access would be in accordance with the guidance given in the Design Guide for Central Bedfordshire.

Whilst the proposed development would result in the loss of a designated important open space, it is considered that the site currently has no visual or functional use in terms of open space and that the proposed development would not have an adverse impact on the visual amenity of the area.

It is therefore considered that the proposed development is in conformity with Policies CS1; CS2; CS4; CS7; CS14; DM3; DM4; DM5 and DM10 of the Core Strategy and Development Management Policies for Central Bedfordshire (North). The proposal is further in conformity with Design in Central Bedfordshire: A guide for development Supplementary Planning Document and Planning Obligations Strategy Supplementary Planning Document.

Notes to Applicant

1. The applicant is advised that the requirements of the New Roads and Street Works Act 1991 will apply to any works undertaken within the limits of the existing public highway. Further details can be obtained from the Central Bedfordshire Council's Highway Help Desk, P.O. Box 1395, Bedford, MK42 5AN.
2. The applicant is advised that if it is the intention to request Central Bedfordshire Council as Local Highway Authority, to adopt the proposed highways as maintainable at the public expense then details of the specification, layout and alignment, width and levels of the said highways together with all the necessary highway and drainage arrangements, including run off calculations shall be submitted to the Development Planning and Control Group, Central Bedfordshire Council's Help Desk, P.O.Box 1395, Bedford, MK42 5AN. No development shall commence until the details have been approved in writing and an Agreement made under Section 38 of the Highways Act 1980 is in place.
3. The applicant is advised that in order to comply with Condition 9 of this permission it will be necessary for the developer of the site to enter into an agreement with Central Bedfordshire Council as Highway Authority under Section 278 of the Highways Act 1980 to ensure the satisfactory completion of the access and associated road improvements. Further details can be obtained from the Development Planning and Control Group, P.O.Box 1395, Bedford, MK42 5AN.
4. All roads to be constructed within the site shall be designed in accordance with Central Bedfordshire Council's Supplementary Planning Document "Design in Central Bedfordshire: Design Supplement 7 - Movement, Street and Places" and the Department of Environment/ Department of Transport's Manual "Manual for Streets" or any amendment thereto.

NOTES

(1) In advance of the consideration of the application the Committee were advised that since completing the report it had come to light that an additional plan needed to be included in condition No 24 relating to the approved plans. In addition, there was a minor amendment to Condition No 5.

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Item No. 20

APPLICATION NUMBER	CB/12/00466/FULL
LOCATION	2 High Street, Stotfold, Hitchin, SG5 4LL
PROPOSAL	Erection of one detached dwelling
PARISH	Stotfold
WARD	Stotfold & Langford
WARD COUNCILLORS	Cllrs Clarke, Saunders & Saunders
CASE OFFICER	Richard Murdock
DATE REGISTERED	09 February 2012
EXPIRY DATE	05 April 2012
APPLICANT	Mr McNeill
AGENT	Aragon Land & Planning Ltd
REASON FOR COMMITTEE TO DETERMINE	Request by Councillor Brian Saunders on the basis of the form of development and impact upon the amenities of the adjoining occupier.
RECOMMENDED DECISION	Full Application - Refused

Recommendation

Application Withdrawn from the agenda due to an appeal being lodged. The application will be considered by Committee at a future meeting.

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