

CENTRAL BEDFORDSHIRE COUNCIL

At a meeting of the **DEVELOPMENT MANAGEMENT COMMITTEE** held in Council Chamber, Priory House, Monks Walk, Shefford on Wednesday, 15 August 2012

PRESENT

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

Cllrs	P N Aldis	Cllrs	Mrs R J Drinkwater
	A R Bastable		Mrs R B Gammons
	R D Berry		D Jones
	M C Blair		Ms C Maudlin
	D Bowater		I Shingler
	Mrs C F Chapman MBE		J N Young

Apologies for Absence: Cllrs Mrs S Clark
I Dalgarno
T Nicols
P F Vickers

Substitutes: Cllrs L Birt (In place of I Dalgarno)
A D Brown (In place of Mrs S Clark)
C C Gomm (In place of T Nicols)

Officers in Attendance:	Mrs M Clampitt	Committee Services Officer
	Mr A Davie	Head of Development Management
	Mr J Ellis	Planning Manager West
	Ms A Lack	Planning Officer
	Mr D Lamb	Planning Manager East
	Mrs D Lavender	Planning officer
	Mr M Woolsey	Managing Solicitor

DM/12/244 **Chairman's Announcements**

The Chairman reminded Councillors and Members of the Public to silence their phones for the duration of the meeting.

The Chairman reminded Members that the Ethical Handbook Rule No. 13.5.5 states that Members must be present to hear the entire debate including the Officers introduction to the matter in order to take part in the consideration of an item.

The Chairman requested an update from Officers on Bridge Farm, Shefford. Officers informed the Committee that the applicant had provided planting equal to £18k, which Officers will be confirming by visiting the site. In addition, the applicant has offered to put £50k into the green infrastructure.

DM/12/245 **Minutes**

RESOLVED

that the Minutes of the meeting of the Development Management Committee held on the 27 June 2012 be approved as a correct record subject to the following amendment to:-

(a) item 12 contained within the note in the Schedule to read as follows:

In advance of the consideration of the application the Committee were advised of an additional response from leisure Services setting out comments relating to Recreation Open Space and an additional response requesting that the decision be refused (this should read deferred).

(b) Member's Interest Personal Interests

Cllr C Maudlin knows the husband of the person speaking against the application.

that the Minutes of the meeting of the Development Management Committee held on 18 July 2012 be approved as a correct record.

DM/12/246 **Members' Interests**

There were no declarations made.

DM/12/247 **Petitions**

The Chairman advised that no petitions had been received.

DM/12/248 **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/12/249 **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/12/250 Planning Application No. CB/12/0220/FULL

RESOLVED

that Planning Application No. CB/12/0220/FULL relating to Greenfield Lower School, Pulloxhill Road, Greenfield, Bedford MK45 5ES be approved as set out in the schedule appended to these Minutes.

DM/12/251 Planning Application No. CB/12/01938/LB

RESOLVED

that Planning Application No. CB/12/01938/LB relating to The Swiss Garden, Old Warden Park, Old Warden, Biggleswade SG18 9EL be approved as set out in the schedule appended to these Minutes.

DM/12/252 Planning Application No. CB/12/01861/FULL

RESOLVED

that Planning Application No. CB/12/01861/FULL relating to Fairfield Park Lower School, Dickens Boulevard, Stotfold, Hitchin SG5 4FD be approved as set out in the schedule appended to these Minutes.

DM/12/253 Planning Application No. CB/12/02192/FULL

RESOLVED

that Planning Application No. CB/12/02192/FULL relating to 1 Carlisle Close, Dunstable LU6 3PH be approved as set out in the schedule appended to these Minutes.

DM/12/254 Planning Application No. CB/12/02254/FULL

RESOLVED

that Planning Application No. CB/12/02254/FULL relating to 4 New Road, Clifton, Shefford SG17 5JH be approved as set out in the Schedule appended to these Minutes.

DM/12/255 **Site Inspection Appointment(s)**

RESOLVED

That the following Members be appointed to conduct Site Inspections to be undertaken in advance of the next meeting of this Committee to be held on Thursday 13 September 2012:

Chairman (or his nominee)
Vice Chairman (or his nominee)
Cllrs: P N Aldis
A Bastable
R Berry

(Note: The meeting commenced at 10.00 a.m. and concluded at 11.05 a.m.)

Chairman

Dated

LATE SHEET**DEVELOPMENT MANAGEMENT COMMITTEE – 15 AUGUST 2012**

Item 7 (Page 11 - 20) – CB/12/02220/FULL – Greenfield Lower School, Pulloxhill Road, Greenfield, Bedford, MK45 5ES

Highway comments

No changes are proposed to the means of access and there are no proposed changes to the level of on site parking provision, stated to be 13 spaces. It is not anticipated that there will be any change in the number of staff employed at the school as a result of the proposal. The Design and Access Statement advises that the proposal will allow an increase in classroom space through the relocation of the school hall as well as create an additional classroom to meet the demand of the school. Recommends an appropriate condition to secure a Travel Plan.

Additional Conditions

7) Prior to the use of the classrooms hereby approved, a school Travel Plan shall be prepared and submitted to and approved by the Local Planning Authority prior to occupancy. The plan shall contain details of ;

Plans for the establishment of a working group involving the school, parents and representatives of the local community

Pupil travel patterns and barriers to sustainable development
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 dated of the 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

8) Before the development commences, details of the floor level of the building and adjacent existing and finished land levels shall be submitted to the Local Planning Authority for its agreement in writing. The development shall be carried out in accordance with those agreed levels.

Reason; .

To ensure a satisfactory relationship with the adjacent properties and to safeguard residential amenity

Item 8 (Page 21 - 28) – CB/12/01938/LB – The Swiss Garden, Old Warden Park, Old Warden, Biggleswade, SG18 9EL

Additional Consultation/Publicity Responses

None

Additional Comments

None

Additional/Amended Conditions

None

Item 9 (Page 29 - 40) – CB/12/01861/FULL – Fairfield Park Lower School, Dickens Boulevard, Stotfold, Hitchin, SG5 4FD

Additional Consultation/Publicity Responses

Highway Comments: No objection subject to the imposition of conditions to secure cycle parking; construction worker parking and deliveries; surfacing and drainage; and a turning area for service delivery vehicles.

Additional Comments

The additional accommodation at the school allows for the following increases in pupils and staff:

Capacity	School pupils	Nursery Pupils	Full time staff	Part time staff
Existing	150	52	12	27
Proposed	300	60	16	29

Additional/Amended Conditions

8. No development shall commence until such time as details of secure and covered cycle parking, in accordance with the local planning authority's current cycle parking standards, have been submitted to and approved in writing by the local planning authority. The approved cycle parking provision shall be implemented prior to the first use of the development hereby approved and retained thereafter.

Reason: In the interests of the amenity of cyclist using the development.

9. Before the development hereby approved is brought into use, all on site vehicular areas shall be surfaced in a stable and durable manner and arrangements made for surface water drainage from the site to soak away within the curtilage of the site in accordance with details to be submitted to and approved in writing, by the Local Planning Authority. Thereafter the development shall be carried out in accordance with the approved details.

Reason: To avoid the carriage of mud or other extraneous material or surface water from the site so as to safeguard the interest of highway safety and reduce the risk of flooding and to minimise inconvenience to users of the premises and ensure satisfactory parking of vehicles outside highway limits

10. Notwithstanding the plans hereby approved no development shall commence until such time as a parking/turning space for a service/delivery vehicle has agreed in writing by the local planning authority. Thereafter the development shall be constructed in accordance with the approved details.

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

11. Before the development hereby permitted is commenced details of the following matters shall be submitted to and approved in writing by the local planning authority:

- i) contractors access arrangements for vehicles, plant, personnel and deliveries; and
- ii) the arrangements for parking of contractors vehicles and contractors personnel vehicles.

Thereafter the development shall be undertaken in accordance with the approved details.

Reason: In the interests of highway safety and to protect the amenity of neighbouring properties.

***Item 10 (Page 41 – 46) – CB/12/02192/FULL – 1 Carlisle Close,
Dunstable LU6 3PH***
Additional Consultation/Publicity Responses

None

Additional Comments

None

Additional/Amended Conditions

None

***Item 11 (Page 47 – 54) – CB/12/02254/FULL – 4 New Road, Clifton,
Shefford, SG17 5JH***

Additional Consultation/Publicity Responses

None

Additional Comments

None

Additional/Amended Conditions

None

Item No. 7

APPLICATION NUMBER	CB/12/02220/FULL
LOCATION	Greenfield Lower School, Pulloxhill Road, Greenfield, Bedford, MK45 5ES
PROPOSAL	Demolition of temporary classrooms. Erection of new single storey building for classrooms and hall.
PARISH	Flitton/Greenfield
WARD	Westoning, Flitton & Greenfield
WARD COUNCILLORS	Cllr Jamieson
CASE OFFICER	Annabel Gammell
DATE REGISTERED	15 June 2012
EXPIRY DATE	10 August 2012
APPLICANT	Greenfield & Pulloxhill Academy
AGENT	Wastell & Porter Architects
REASON FOR COMMITTEE TO DETERMINE	The site is on land owned by Central Bedfordshire Council and objections have been received.
RECOMMENDED DECISION	Full Application - Granted

Recommendation

To authorise the Head of Development Management or Planning Manager to issue the grant of PERMISSION subject to no further consultation responses being received that raise new issues and subject to the following conditions:

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

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

- 2 **No works shall be started on site until a scheme is submitted for written approval by the Local Planning Authority setting out the details of the materials to be used for the external walls and roof. The development shall be carried out in accordance with the approved scheme.**

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

- 3 The rear (north east) facing windows in phase 1 of the development shown on plans as the hall for the school, hereby permitted shall be fitted with fixed type glass, and be completely non opening. No further windows or other openings shall be formed in the rear elevation of the hall section of the building, unless permitted in writing by the Local Planning Authority.

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

- 4 The existing hedgerow and any adjacent trees shall be retained and protected during construction. A heras or similar style fence of 1.8 metre in height shall be erected 1 metre from the mature hedge on the north eastern boundary of the site, and remain in place during the all construction work of both phases of the building.

Reason: To comply with Section 197 of the Town and Country Planning Act 1990 and to safeguard existing hedge on site.

- 5 A fencing scheme shall be submitted to the Local Planning Authority for its approval in writing and the approved scheme shall be implemented before the building is first brought into use.

Reason: To protect the residential amenity of adjacent properties in accordance with DM3 of the Core Strategy and Development Management Policies.

- 6 The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers PL01D rev roof, PL02A.

Reason: For the avoidance of doubt.

- 7 Priors to the use of the classrooms hereby approved, a School Travel Plan shall be prepared and submitted to and approved by the Local Planning Authority prior to occupancy. The plan shall contain details of:
- Plans for the establishment of a working group involving the school, parents and representatives of the local community;
 - Pupil travel patterns and barriers to sustainable development 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 the 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.

- 8 Before the development commences, details of the floor level of the building and adjacent existing and finished land levels shall be submitted to the Local Planning Authority for its agreement in writing. The development shall be carried out in accordance with those agreed levels.

Reason: To ensure a satisfactory relationship with the adjacent properties and to safeguard residential amenity.

Reasons for granting planning permission

The removal of the temporary classroom units and the erection of a single storey two phase building would not significantly impact upon the character or appearance of the area, it would not seriously harm the residential amenity of neighbouring properties, and would be acceptable in terms of highway safety, it is therefore considered that the proposal is in conformity with the National Planning Policy Framework (2012), Policy DM3 of the Core Strategy and Development Management Policies (2009), saved Policy DPS15 of the Mid Bedfordshire Local Plan (2004) and the Central Bedfordshire Design Guide (2010).

Notes to the Applicant

1. advising that construction works should be carried out during normal working hours and not at the weekend.
2. that consideration be given for providing air conditioning in the school hall.

[Note:

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

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Item No. 8

APPLICATION NUMBER	CB/12/01938/LB
LOCATION	The Swiss Garden, Old Warden Park, Old Warden, Biggleswade, SG18 9EL
PROPOSAL	Dismantling of wrought iron gates + screen, repair and restoration of ironwork, painting and re-erection on new footings with stone base blocks. Reduction of ground levels and reinstatement of natural stone rockwork abutment.
PARISH	Old Warden
WARD	Northill
WARD COUNCILLORS	Cllr Mrs Turner
CASE OFFICER	Samantha Boyd
DATE REGISTERED	25 May 2012
EXPIRY DATE	20 July 2012
APPLICANT	The Shuttleworth Trust
AGENT	Christopher Garrard Consultancy
REASON FOR COMMITTEE TO DETERMINE	Call in by Head of Development Management due to the significant conflict in advice between Council Officers and English Heritage regarding the loss of an important mature Oak tree.
RECOMMENDED DECISION	Listed Building - Granted

Recommendation

That Listed Building Consent be granted subject to the following:

- 1 The works hereby consented shall be begun within three years of the date of this consent.

Reason: To comply with Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990, to ensure that this consent does not continue in existence indefinitely if the development to which it relates is not carried out.

- 2 Following the carrying out or completion of the building operations or alterations for which consent is hereby granted, all *making good* of the existing structure shall be carried out in materials & finishes which closely match, like-for-like, those historic materials & finishing details used in the existing structure- to accord with usual conservation good practice & to the satisfaction of the Local Planning Authority. If there is any doubt regarding the approach to any proposed making good, or any alternative materials are proposed, a precise specification of the materials & finishes should be submitted to & agreed in writing by the Local Planning Authority.

Reason: To ensure that the special architectural & historic interest, character & appearance of the building is properly maintained, in accordance with standard conservation good practice.

- 3 The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers 1104/M01B, 1104/M02B, 1104/110-08, 1104-S10-08.

Reason: For the avoidance of doubt.

Reasons for Granting

The proposal would result in the felling of a mature Oak tree, but given that English Heritage supports the application and as the tree is not protected in its own right, greater weight is afforded to the repair and restoration of the Woodland Gate and Screen than the retention of the tree. The works would not have a negative impact on the listed building or its setting therefore the proposal is in conformity with Policies CS15 and DM13 of the Core Strategy and Management Policies, November 2009; and The National Planning Policy Framework 2012.

Notes to Applicant

1. Please note you must give the council 6 weeks notice, in writing, of your intention to do any work to trees in a Conservation Area. You must not carry out any work during the six week period, which starts from the date of receipt of your notification by the council, unless you receive written permission to do so.

Your proposal will be entered in the 'Register of Proposed Work to Trees in a Conservation Areas', and we may write to local amenity groups or parish councils to inform them of the proposal. We will acknowledge receipt of your notification and may carry out a site visit to consider the proposed work. The council has six weeks from the date of your Notice to consider your proposal, and decide whether it wishes to serve a Tree Preservation Order to control the proposed work.

2. The applicant is asked to plant an oak tree to replace the mature oak tree, which must be felled to implement the listed building convert.

[Notes:

1. In advance of the consideration of the application the Committee received representations made under the Public Participation Scheme.
2. Members debated the significance of the loss of the tree and determined that the tree had not been intentionally planted but had in fact been self planted next to the existing fence provided the fence with greater importance.]

Item No. 9

APPLICATION NUMBER	CB/12/01861/FULL
LOCATION	Fairfield Park Lower School, Dickens Boulevard, Stotfold, Hitchin, SG5 4FD
PROPOSAL	Extensions and alterations to the existing accommodation to cater for fluctuations and future increases in pupil intake.
PARISH	Stotfold
WARD	Stotfold & Langford
WARD COUNCILLORS	Cllrs Saunders & Saunders
CASE OFFICER	Amy Lack
DATE REGISTERED	30 May 2012
EXPIRY DATE	25 July 2012
APPLICANT	Central Bedfordshire Council
AGENT	QMP
REASON FOR COMMITTEE TO DETERMINE RECOMMENDED DECISION	Central Bedfordshire Council application with a third party representation received in objection to the proposal.
	Full Application - Granted

Recommendation

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

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

- 3 **No development shall commence until such time as the scheme of archaeological investigation, as outlined in the 'Written Scheme of Investigation and Heritage Asset Assessment' (Albion Archaeology, project FPS1938, document 2012/74, version 1.1) submitted to the Local Planning Authority with planning application reference CB/12/01861/FULL has been fully implemented on site to the satisfaction of the Local Planning Authority.**

Reason: To record and advance understanding of the significance of the heritage assets with archaeological interest before they are lost and to conserve, enhance, protect and enhance the enjoyment of the historic environment.

- 4 Before the building is first brought into use, the Fairfield Lower School Travel Plan shall be reviewed and updated and then submitted, and approved in writing by the Local Planning Authority. The plan shall contain details of:
- measures to encourage sustainable travel choices for journeys to the school;
 - pupil travel patterns and barriers to sustainable travel;
 - measures to reduce car use; and
 - 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 in writing by the Local Planning Authority.

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

- 5 **No development shall commence until such time as a landscaping scheme to include any hard surfaces and earth mounding has been 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.

- 6 **Notwithstanding the plans hereby approved, prior to the commencement of development a scheme for the parking of cycles on the site shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall be fully implemented before the development is first occupied or brought into use and thereafter retained for this purpose.**

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

- 7 **Prior to the first occupation or use of the extension hereby permitted to the north west of the existing school, windows of the extension facing the common boundary with the footpath adjacent to No.35 Nickleby Way shall be glazed with obscure glass to a height of at least 1.7 above finished floor level, the details of which shall be submitted to and agreed in writing by the Local Planning Authority prior to development commencing. Thereafter the development shall be carried out in accordance with the agreed details.**

Reason: To ensure the protection of privacy for neighbouring occupiers in the interests of residential amenity.

- 8 **Before the development hereby approved is brought into use, all on site vehicular areas shall be surfaced in a stable and durable manner and arrangements made for surface water drainage from the site to soak away within the cartilage of the site in accordance with details to be submitted to and approved in writing, by the Local Planning Authority. Thereafter the development shall be carried out in accordance with the approved details.**

Reason: To avoid the carriage of mud or other extraneous material or surface water from the site so as to safeguard the interest of highway safety and reduce the risk of flooding and to minimise inconvenience to users of the premises and ensure satisfactory parking of vehicles outside highway limits.

- 9 **Notwithstanding the plans hereby approved no development shall commence until such time as a parking/turning space for a service / delivery vehicle has agreed in writing by the Local Planning Authority. Thereafter the development shall be constructed in accordance with the approved details.**

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

- 10 **Before the development hereby permitted is commenced details of the following matters shall be submitted to and approved in writing by the Local Planning Authority:**

- (i) contractors access arrangements for vehicles, plant, personnel, and deliveries; and**
- (ii) the arrangements for parking of contractors vehicles and contractors personnel vehicles.**

Thereafter the development shall be undertaken in accordance with the approved details.

Reason: In the interests of highway safety and to protect the amenity of neighbouring properties.

- 11 **The development hereby permitted shall not be carried out except in**

complete accordance with the details shown on the submitted plans, numbers [M5313/A/201.0; M5313/A/203.0; M5313/A/204.0; M5313/A/205.0; M5313/A/206.0; M5313/A/207.0; M5313/A/208.0; M5313/A/210.0].

Reason: For the avoidance of doubt.

Reasons for Granting

The proposed development at Fairfield Lower School is appropriate in its design, scale, siting and use of materials, in keeping with the existing school building and site and the character of the surrounding area, and will not have a significant adverse impact upon the amenities currently enjoyed by of adjoining residents. The proposal therefore accords with policies CS3, CS14, CS15, DM3, DM4 and DM13 of the Core Strategy and Development Management Policies (2009) and Central Government Guidance contained within the National Planning Policy Framework (2012).

[Notes:

1. The Officers were asked to check the calculations to ensure that sufficient hardstanding was available for the increased number of students.
2. The Officers were requested to amend the condition re cycle parking to include scooter pods.]

Item No. 10

APPLICATION NUMBER	CB/12/02192/FULL
LOCATION	1 Carlisle Close, Dunstable, LU6 3PH
PROPOSAL	Ground floor front wrap around roof & raise roof to form loft accommodation
PARISH	Dunstable
WARD	Dunstable Watling
WARD COUNCILLORS	Cllrs Hollick & Miss Sparrow
CASE OFFICER	Donna Lavender
DATE REGISTERED	21 June 2012
EXPIRY DATE	16 August 2012
APPLICANT	Mr Hollick
AGENT	SKETCH3D Design & Drafting
REASON FOR COMMITTEE TO DETERMINE	Applicant is a Ward Councillor
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 New external facing materials shall match those of the existing building as closely as possible.

Reason: To ensure that the development is in keeping with the existing building.
(Policies BE8 & H8 S.B.L.P.R).

- 3 The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers 12006, 12006-10 Rev A, 12006-20, 12006-30, 12006-40, 12006-41, 12006-50, 12006-60, 12006-70, 12006-80, 12006-90, 12006-91, 12006-92, 12006-93 & 12006-94..

Reason: For the avoidance of doubt.

Reasons for Granting

The proposed front canopies, increased ridge height and velux and dormer windows would not have a detrimental impact on the character of the area or an adverse impact on the residential amenity of neighbouring properties and would not be prejudicial to highway safety, therefore by reason of their siting, design and location, they are in conformity with Policy ENV7 of the East of England Plan (May 2008); Policies BE8 and H8 of the South Bedfordshire Local Plan Review 2004 and having regard to the National Planning Policy Framework (2012). They are further in conformity with the technical guidance Design in Central Bedfordshire, Residential Extensions 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).
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.

Reasons for Granting

The proposed single storey conservatory extension to the rear of 4 New Road, Clifton is appropriate in scale and design to the host dwelling it will extend and the character and context of the surrounding Conservation Area. It will not unduly impact upon the residential amenity currently enjoyed by neighbouring properties. By virtue of the siting, design, scale and mass of the proposal it is considered acceptable and in accordance with policies CS14, CS15, DM3 DM4 and DM13 of the Core Strategy and Development Management Policies (2009), Central Government Guidance contained within the National Planning Policy Framework (2012) in particular, with respect to Requiring good design and Conserving and enhancing the historic environment, and with supplementary planning guidance in the form of Central Bedfordshire Council's Technical Guidance - Design Supplement 4: Residential Alterations and Extensions and Design Supplement 5: The Historic Environment (2010).

Notes to Applicant