

CENTRAL BEDFORDSHIRE COUNCIL

At a meeting of the **DEVELOPMENT MANAGEMENT COMMITTEE** held in Council Chamber, Priory House, Monks Walk, Shefford on Wednesday, 17 October 2012

PRESENT

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

Cllrs A R Bastable
R D Berry
M C Blair
D Bowater
A D Brown
Mrs S Clark
I Dalgarno

Cllrs Mrs R J Drinkwater
Mrs R B Gammons
D Jones
Ms C Maudlin
T Nicols
I Shingler
J N Young

Apologies for Absence: Cllrs P N Aldis
Mrs C F Chapman MBE

Substitutes: Cllrs L Birt (In place of Cllr Mrs C F Chapman MBE)
P Williams (In place of Cllr P N Aldis)

Members in Attendance: Cllr R W Johnstone

Officers in Attendance: Miss H Bell
Mr A Davie
Mr A Davies
Mr D Lamb
Committee Services Officer
Head of Development Management
Senior Planning Officer
Planning Manager East

DM/12/268 **Chairman's Announcements**

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

The Chairman advised that it was his intention to vary the order of business so that Item 9 would be considered immediately after Item 6.

Subject to declarable interests all Members of the Committee have the right to vote on all matters of business considered by the Committee.

Rule No 13.5.5 of the Constitution states that Members do not vote or take part in the meeting's discussions on a proposal unless they have been present to hear the entire debate, including the officers' introduction to the matter.

The Chairman, under Part E3 paragraph 9.2 has a second or casting vote should there be equal numbers of votes for and against an item. This provision makes it quite clear that the Chairman is entitled to vote on any item of business. There is no restriction or limitation on how the second or casting vote should be exercised nor is there a requirement that the right be exercised at all.

DM/12/269 **Minutes**

RESOLVED

that the Minutes of the meeting of the Development Management Committee held on the 19 September 2012 be confirmed and signed by the Chairman as a correct record.

DM/12/270 **Members' Interests**

(a) **Personal Interests:-**

Member	Item	Nature of Interest	Present or Absent during discussion
Cllr N Young	8	Discussed in detail application with Applicant	Present
Cllr I Dalgarno	6	Had meeting with developer	Present
Cllr Brown	6	Know of applicant as lives in same town.	Present
All Members of the Committee present	6	Received documentation	Present

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

There were none.

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

Member	Item	Parish/Town Council	Vote Cast
Cllr Bowater	7	Leighton Buzzard	Did not vote
Cllr Shadbolt	7	Leighton Buzzard	Did not vote

DM/12/271 Planning Enforcement Cases Where Formal Action Has Been Taken

RESOLVED

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

DM/12/272 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 conditions. A copy of the Late Sheet is attached as an Appendix to these Minutes.

DM/12/273 Planning Application No. CB/12/01412/VOC

RESOLVED

That Planning Application No. CB/12/01412/VOC relating to Portland Industrial Estate, Hitchin Road, Arlesey be refused as set out in the schedule appended to these minutes.

DM/12/274 Planning Application No. CB/12/02740/FULL

RESOLVED

That Planning Application No. CB/12/02740/FULL relating to Leighton Linslade (Greenleas) Lower School, Kestrel Way, Leighton Buzzard be approved as set out in the schedule appended to these Minutes.

DM/12/275 Planning Application No. CB/12/02693/FULL

RESOLVED

That Planning Application No. CB/12/02693/FULL relating to 1 Ashton Square, Dunstable be approved as set out in the schedule appended to these Minutes.

DM/12/276 **Planning Application No. CB/12/02561/FULL**

RESOLVED

That Planning Application No. CB/12/02561/FULL relating to Land at 28 The Avenue, Sandy be approved as set out in the schedule appended to these Minutes.

DM/12/277 **Exclusion of the Press and Public**

RESOLVED

that in accordance with Section 100A (4) of the Local Government Act 1972 the Committee resolved that the public be excluded from the meeting for the following item of business on the grounds that it involves the likely disclosure of exempt information as defined in paragraph 7 and 12 of Part I of Schedule 12A of the Act.

DM/12/278 **Woodview Nurseries Meppershall - Non compliance with Enforcement Notice**

The Committee received and considered a report of the Director of Sustainable Communities regarding an enforcement case relating to Woodview Nurseries, Shefford Road, Meppershall.

RESOLVED

- 1. that the Head of Assets be advised to pursue the acquisition of the land by way of transfer to the Council on the basis outlined in the report;**
- 2. that enforcement action in respect of the land be cessated pending the acquisition process in 1 above;**
- 3. that on the transfer of the land to the Council the enforcement notices issued in respect of the land be withdrawn.**

DM/12/279 **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 Monday 19 November 2012:

Chairman (or his nominee)

Vice-Chairman (or his nominee)

Cllrs: Aldis

Berry

Bastable

(Note: The meeting commenced at 10.00 a.m. and concluded at 12.09 p.m.)

Chairman

Dated

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Item No. 6

APPLICATION NUMBER	CB/12/01412/VOC
LOCATION	Portland Industrial Estate, Hitchin Road, Arlesey
PROPOSAL	Removal of condition 15 for the provision of a new footway attached to planning approval
	CB/10/02584/REN dated 13/06/11
PARISH	Arlesey
WARD	Arlesey
WARD COUNCILLORS	Cllrs Dalgarno, Drinkwater & Wenham
CASE OFFICER	Mark Spragg
DATE REGISTERED	16 April 2012
EXPIRY DATE	16 July 2012
APPLICANT	
AGENT	Pegasus Planning Group
REASON FOR	Referred by the Head of Planning Services due to
COMMITTEE TO	the issues raised by the application.
DETERMINE	
 RECOMMENDED	
DECISION	Full Application - Refused

Recommendation

That Planning Permission be refused for the following reasons:

- 1 Without the provision of a new footpath along the industrial access road, which would for future occupiers of the approved residential development represent the "desire line" to Arlesey town centre and to all its local facilities, the route would be a hostile and unsafe pedestrian environment. The only other alternative route is not considered appropriate on its own due to its limitations in width and the potential conflict with vehicles, and also because it would not discourage people from wishing to take the "desire line" to the town centre and local facilities. The residential development approved by planning permission CB/10/02584/REN would not be acceptable without the provision of a new footway and as such the proposed removal of condition 15 of that permission is not acceptable, being contrary to policies DM3 and CS14 of the Central Bedfordshire Core Strategy and Development Management Policies. In addition, the residential development would also be contrary to the design and layout objectives set out in the Council's supplementary advice "Design in Central Bedfordshire 2010- A Guide for Development, and The National Planning Policy Framework (para 69).
- 2 The application contains insufficient information in the form of an acceptable legal agreement to provide financial contributions towards local infrastructure. As such the proposal is contrary to policies CS2 of the Central Bedfordshire Core Strategy and Development Management Policies (2009) and the Central Bedfordshire Council's Adopted Supplementary

NOTES

(1) In advance of the consideration of the application the Committee were advised of consultation received from the Applicant's Agent

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

Item No. 7

APPLICATION NUMBER	CB/12/02740/FULL
LOCATION	Leighton Linslade (Greenleas) Lower School Kestrel Way, Leighton Buzzard
PROPOSAL	A proposed New single storey Lower School for 330 pupils providing a Nursery, Classrooms, Hall, Kitchen, Office etc. and incorporating associated external works. The school is part of a comprehensive urban extension to the south of the town known as Pratts Quarry.
PARISH	Leighton-Linslade
WARD	Leighton Buzzard South
WARD COUNCILLORS	Cllrs Berry, Bowater & Dodwell
CASE OFFICER	Adam Davies
DATE REGISTERED	01 August 2012
EXPIRY DATE	31 October 2012
APPLICANT	Central Bedfordshire Council
AGENT	QMP
REASON FOR COMMITTEE TO DETERMINE	Call in by Ward Councillor Bowater on behalf of the Town Council in absence of "kiss and drop" lane to prevent parking issues.
RECOMMENDED DECISION	Full Application - Granted

Recommendation

That subject to the completion of a prior Section 106 Agreement to provide for appropriate travel management matters, that the Head of Development Management be authorised to GRANT Planning Permission 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 Prior to the commencement of works relating to the construction of the school building, details of the materials to be used for the external walls and roofs of the school building hereby approved 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 protect, as far as possible the character of the locality.
(Policy BE8 S.B.L.P.R).

- 3 Prior to the initial public opening and use of the school site, details of the

boundary fencing to enclose the school site shall be submitted to and approved in writing by the Local Planning Authority. The fencing shall then be installed in accordance with the approved details prior to the initial public opening and use of the school site.

Reason: To protect, as far as possible the character of the locality.
(Policy BE8 S.B.L.P.R).

- 4 Prior to the initial public opening and use of the school site, a landscaping scheme shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented by the end of the full planting season immediately following the initial public opening and use of the school site (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).

- 5 All external plant, machinery and equipment installed or operated in connection with this permission shall be so enclosed, operated and/or attenuated that noise arising from such plant shall not exceed a level of 5dBA below the existing background level (or 10dBA below if there is a tonal quality) when measured or calculated according to BS4142:1997, at the boundary of any neighbouring residential dwelling.

Reason: To protect the amenities of neighbouring residents.
(Policy BE8, S.B.L.P.R).

- 6 Prior to the initial public opening and use of the school site, a scheme for the installation of external lighting of the site shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall ensure that the new lighting does not give rise to light spill into neighbouring dwellings and gardens. The scheme shall thereafter be carried out, completed and retained in accordance with the approved details prior to the initial public opening and use of the school site. No alterations to the external lighting scheme for the site shall take place without the prior written approval of the Local Planning Authority.

Reason: To protect the amenities of neighbouring residents.
(Policy BE8, S.B.L.P.R).

- 7 **Development shall not begin until details of the improvements to the junction of the proposed vehicular access with Kestrel Way have been approved by the Local Planning Authority and no building shall be occupied until the junction has been constructed in accordance with the approved details.**

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

- 8 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.

- 9 Any gates provided shall open away from the highway and be set back a distance of at least 8.0 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.

- 10 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.

- 11 Prior to the initial public opening and use of the school site, details of secure cycle storage for residents and cycle parking for visitors shall be submitted to and approved in writing by the Local Planning Authority and the school building shall not be occupied until the approved storage and parking has been constructed in accordance with the approved details.

Reason: In order to promote sustainable modes of transport.

- 12 **No development shall commence until a wheel cleaning facility has been provided at all site exits in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority. The wheel cleaner(s) shall be removed from the site once construction works have been completed to the satisfaction of the Local Planning Authority.**

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

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

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

- 14 Prior to the initial public opening and use of the school site, a School Travel Plan shall be prepared, submitted to and approved in writing by the Local Planning Authority. The plan shall contain details of:

- a. plans for the establishment of a working group involving the

- School, parents and representatives of the local community
- b. pupil travel patterns and barriers to sustainable travel
 - c. measures to encourage and promote sustainable travel and transport for journeys to and from school
 - d. an action plan detailing targets and a timetable for implementing appropriate measures and plans for annual monitoring and review

All measures agreed therein shall be undertaken in accordance with the approved plan. Approval of the Travel Plan is also conditional upon Steps 1 to 5 being completed on our online management tool 'iOnTravel' prior to the initial public opening and use of the school site, with the results reviewed on an annual basis and further recommendations for improvements 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 transport

- 15 The development shall only be carried out in accordance with the approved Flood Risk Assessment (FRA) dated September 2012, reference SSFRA-P5854/WW-01 revision 0, compiled by JPP Consulting Ltd, and the following mitigation measures detailed within the FRA:

1. Limiting the surface water run-off generated by the 1:100 year critical storm plus allowance for climate change, so that it will not exceed the rate of 95.8 litres per second, and shall therefore not increase the risk of flooding off-site.
2. Demonstration within the FRA that the impermeable area of the finished development shall not exceed 0.544 hectares in total;

- 16 The mitigation measures shall be fully implemented prior to occupation and subsequently in accordance with the timing / phasing arrangements embodied within the scheme, or within any other period as may subsequently be agreed, in writing, by the Local Planning Authority. Should the designs be altered in such a way that proposes an increase in impermeable surfacing or such that leads to an increase in surface water discharge rates, appropriate measures to mitigate the impacts of this to ensure flood risk does not increase must be agreed in writing by the Local Planning Authority.

Reason: To prevent flooding by ensuring the satisfactory storage of/disposal of surface water from the site and to reduce the risk of flooding to the proposed development and future occupants.

- 17 Prior to the creation of any pedestrian / cycle route into the rear of the school site, full details of the rear access arrangements including any associated enclosures to the school site shall be submitted to and approved in writing by the Local Planning Authority. The pedestrian / cycle access arrangements shall then be installed in accordance with the approved details and retained as such thereafter.

Reason: To protect, as far as possible the character of the locality.
(Policy BE8 S.B.L.P.R.).

- 18 The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers M5288/A/001.P0; M52888/A/010.B; M5288/A/101.B; M5288/A/107.B; M5288/A/120.C; and M5288/A/130.A.

Reason: For the avoidance of doubt.

Reasons for Granting

The principle of the development has previously been established as acceptable with the grant of the outline planning permission in 2007 for the development on Sites 15B, 15C and 15D. Subject to the completion of a prior Section 106 Agreement to provide for appropriate travel management matters, the development is considered acceptable in terms of the proposed parking and access arrangements. The proposal would not be detrimental to the character or appearance of the locality or the amenities of neighbouring residents and is in conformity with the development plan policies comprising the East of England Plan (May 2008), the Milton Keynes & South Midlands Sub-Regional Strategy, the Bedfordshire Structure Plan 2011, the South Bedfordshire Local Plan Review, the Bedfordshire & Luton Waste Local Plan 2005, and national advice contained in the National Planning Policy Framework.

Notes to Applicant

1. 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.
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. The applicant is advised that further information regarding the updating of the School Travel Plan is available from the Sustainable Transport Team, Central Bedfordshire Council, Technology House, Bedford, MK42 9BD.

NOTES

- (1) In advance of the consideration of the application the Committee were advised of consultation received from Highways, Sustainable Transport, Environment Agency and Bedfordshire Police-Architectural Liaison Officer. The Case Officer made additional comments and suggested additional conditions.

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Item No. 8

APPLICATION NUMBER	CB/12/02693/FULL
LOCATION	1 Ashton Square, Dunstable, LU6 3SN
PROPOSAL	Change of use to A2 to accommodate a CBC-funded Active Travel Office
PARISH	Dunstable
WARD	Dunstable Central
WARD COUNCILLORS	Cllr Mrs Hegley
CASE OFFICER	Adam Davies
DATE REGISTERED	30 July 2012
EXPIRY DATE	24 September 2012
APPLICANT	Central Bedfordshire Council
AGENT	
REASON FOR COMMITTEE TO DETERMINE	Outside scheme of delegation
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 The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers CBC/001.

Reason: For the avoidance of doubt.

Reasons for Granting

The proposed use would be beneficial to the vitality and viability of the Main Shopping Area in which it would be located and would not compromise the long term objectives for the town centre, having regard to saved Policy TCS2 of the South Bedfordshire Local Plan Review and the Dunstable Town Centre Masterplan. The proposed use would also promote sustainable transport in line with the core planning principles embodied within the National Planning Policy Framework, the East of England Plan and the endorsed Luton and Central Bedfordshire Core Strategy. The proposal would not be detrimental to the character or appearance of the Dunstable Conservation Area or the amenities of any neighbouring

residents and is therefore also in conformity with Policies SS1, SS4, SS6 and ENV6 of the East of England Plan (May 2008) and Policy BE8 of the South Bedfordshire Local Plan Review 2004.

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.
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.

Item No. 9

APPLICATION NUMBER	CB/12/02561/FULL
LOCATION	Land at 28 The Avenue, Sandy, SG19 1ER
PROPOSAL	Erection of bungalow following demolition of existing outbuilding
PARISH	Sandy
WARD	Sandy
WARD COUNCILLORS	Cllrs Aldis, Maudlin & Sheppard
CASE OFFICER	Samantha Boyd
DATE REGISTERED	17 August 2012
EXPIRY DATE	12 October 2012
APPLICANT	Mr Taheri
AGENT	Mr Beaty
REASON FOR COMMITTEE TO DETERMINE	Cllr Call in. Cllr Aldis - reason - Neighbours on two sides are concerned about the impact on the proposed dwelling on their garden amenity.
RECOMMENDED DECISION	Full Application - Granted

Recommendation

That Planning Permission be granted subject to the following:

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

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

- 2 **NO development shall commence until a scheme has been submitted and approved in writing 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 **No development shall commence until details of the final ground and slab levels of the dwellings hereby approved have been submitted to and approved in writing by the Local Planning Authority. Such details shall include sections through both the site and the adjoining properties, the location of which shall first be agreed in writing with the Local Planning Authority. Thereafter the site shall be developed in full accordance with the approved details.**

Reason: To ensure that a satisfactory relationship results between the new development and adjacent buildings and public areas.

4 No development shall commence until full details of both hard and soft landscaping shall be submitted to and approved in writing by the Local Planning Authority. These details shall include:-

- **materials to be used for any hard surfacing, including the parking area surfacing;**
- **proposed and existing functional services above and below ground level;**
- **planting plans, including schedule of size, species, positions, density and times of planting;**
- **cultivation details including operations required to establish new planting;**
- **details of existing trees and hedgerows on the site, indicating those to be retained and the method of their protection during development works.**

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

Reason: In order to ensure that the landscaping is carried out within a reasonable period in the interest of the visual amenities of the area.

5 All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development whichever is the sooner; and any trees or plants which within a period of 5 years of completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species unless the Local Planning Authority give written consent to any variation.

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

6 No development shall commence until details of the junction of the proposed vehicular access with the highway have been approved in writing by the Local Planning Authority and the dwelling shall not be occupied until the junction has been constructed in accordance with the approved details.

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

7 No development shall commence until details including location, height and materials of temporary protective fencing or hoardings and areas prohibited from use by contractors and such other measures to be taken in the interests of existing tree protection in accordance with BS 5837 2012 have been submitted to and approved in writing by the Local Planning Authority and implemented as approved throughout

the construction period.

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

- 8 The dwelling hereby permitted shall not exceed one storey in height and there shall be no accommodation within the roof space.

Reason: To ensure that the site is not overdeveloped and that the amenities of the adjacent occupiers are not adversely affected.

- 9 Notwithstanding any provision of the Town and Country Planning (General Permitted Development Order) 1995 (or any Order revoking or re-enacting that Order with or without modification) no development falling within classes A, B, C and E of Part 1 of Schedule 2 of the said order shall be carried out without the written permission of the Local Planning Authority.

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

- 10 The ground floor window in the west elevation of the development hereby permitted shall be of fixed type and fitted with obscured glass of a type to substantially restrict vision through it at all times, details of which shall be submitted to and approved in writing by the Local Planning Authority prior to the first occupation of the development. No further windows or other openings shall be formed in the elevation.

Reason: To safeguard the amenities of occupiers of adjoining properties

- 11 The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers 11.21.10, 11.21.10smap.

Reason: For the avoidance of doubt.

Reasons for Granting

The proposed single storey dwelling would not have a negative 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 size, design and location, the proposal is in conformity with Policies CS14, DM4 and DM3 of the Core Strategy and Management Policies, November 2009; and The National Planning Policy Framework. It is further in conformity with the Supplementary Planning Guidance: Design in Central Bedfordshire: A Guide for Development, 2010.

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.

NOTE

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