

## CENTRAL BEDFORDSHIRE COUNCIL

At a meeting of the **DEVELOPMENT MANAGEMENT COMMITTEE** held in Council Chamber, Priory House, Monks Walk, Shefford on Wednesday, 27 March 2013

### PRESENT

Cllr K C Matthews (Vice-Chairman, in the Chair)

Cllrs	P N Aldis	Cllrs	Mrs R J Drinkwater
	A R Bastable		Mrs R B Gammons
	M C Blair		C C Gomm
	D Bowater		D Jones
	A D Brown		Ms C Maudlin
	Mrs C F Chapman MBE		T Nicols
	Mrs S Clark		I Shingler
	I Dalgarno		J N Young

Apologies for Absence: Cllrs R D Berry  
A Shadbolt

Substitutes: Cllrs L Birt (In place of R D Berry)  
B J Spurr (In place of A Shadbolt)

Members in Attendance: Cllrs A L Dodwell  
Ms A M W Graham  
B Saunders,

Officers in Attendance:	Mr D Ager	Highways Officer
	Miss H Bell	Committee Services Officer
	Mr A Davie	Head of Development Management
	Mr A Davies	Senior Planning Officer
	Mrs V Davies	Principal Planning Officer
	Mr J Ellis	Planning Manager West
	Mr A Emerton	Managing Solicitor Planning, Property, Highways & Transportation
	Miss A Gammell	Senior Planning Officer
	Mr D Hale	Planning Manager South
	Miss L Shephard	Conservation Officer
	Mrs D Walker	Planning Officer
	Miss D Wilcox	

### DM/12/344 **Chairman's Announcements**

The Chairman informed the Committee and the public that items 1 – 13 would be considered in the morning.

Item 12 would be considered last.

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

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

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 officer's 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 be exercised nor is there a requirement that the right be exercised at all.

DM/12/345 **Minutes**

**RESOLVED**

**that the Minutes of the meeting of the Development Management Committee held on 13 February 2013 be confirmed and signed by the Chairman as a correct record subject to the recording of**

- **Councillor Blair having declared a Personal and Prejudicial interest and withdrawing from the meeting in respect of Item 6, 7 and 8 Maulden Footpath No. 28.**
- **Councillors Aldis and Drinkwater declaring a Personal and Prejudicial interest in item 11 due to their membership on Aragon Housing Association and withdrawing from the meeting.**

DM/12/346 **Members' Interests**

(a) **Personal Interests:-**

<b>Member</b>	<b>Item</b>	<b>Nature of Interest</b>	<b>Present or Absent during discussion</b>
All Committee Members	8	Received written representations from the Agent	Present
Cllr Mrs Clark	9 &10	Know Agent and visited site	Present

Cllr Aldis	15	Know Objector to application	Present
Cllr Chapman	6	Know Objector to application	Present
Cllr Chapman	7	Know relation of land owner	Present
Cllr Chapman	7 & 8	Trustee of Marston Vale Trust	Present
Cllr Maudlin	19	Member of Anglian Drainage Board	Present
Cllr Bowater	19	Contacted by neighbour – did not express opinion	Present
Cllr Spurr	19	Contacted by neighbour – did not express opinion	Present
Cllr Blair	6	Know and have visited other sites	Present
Cllr Matthews	7, 8 & 9	Have received presentations from developers	Present

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

<b>Member</b>	<b>Item</b>	<b>Nature of Interest</b>	<b>Present or Absent during discussion</b>
Cllr Clark	7	Know relation to land owner	Absent
Cllr Bastable	9 & 10	Trustee of land	Absent

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

<b>Member</b>	<b>Item</b>	<b>Parish/Town Council</b>	<b>Vote Cast</b>
Cllr Clark	8	Marston Moretaine Parish Council	Did not vote
Cllr Bastable	7, 8 & 11	Marston Moretaine Parish Council	Did not vote
Cllr Gomm	6	Flitwick Town Council	Did not vote
Cllr Matthews	8,9,10 & 11	Marston Moreatine Parish Council and Cranfield Parish Council	Did not vote

**DM/12/347 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/12/348 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.

**DM/12/349 Planning Application No.CB/13/00470/FULL**

**RESOLVED**

**That Planning Application No CB/13/00470/FULL relating to 15 The Avenue, Flitwick be approved as set out in the schedule appended to these minutes.**

**DM/12/350 Planning Application No.CB/11/04445/OUT**

**RESOLVED**

**That Planning Application No CB/11/04445/OUT relating to Land at Moreteyne Farm, Wood End, Marston Moretaine be approved as set out in the schedule appended to these minutes.**

**DM/12/351 Planning Application No. CB/12/04484/OUT**

**RESOLVED**

**That Planning Application No CB/12/04484/OUT relating to Land to East of Marston Gate Distribution Park, Badgers Rise, Brogborough be approved as set out in the schedule appended to these minutes.**

**DM/12/352 Planning Application No.CB/12/04207/FULL**

**RESOLVED**

**That Planning Application CB/12/04207/FULL relating to 35 to 39 High Street, Cranfield be refused as set out in the schedule appended to these minutes.**

**DM/12/353 Planning Application No.CB/12/04208/LB**

**RESOLVED**

**That Planning Application No CB/12/04208/LB relating to 35 to 39 High Street, Cranfield be refused as set out in the scheduled appended to these minutes.**

**DM/12/354 Planning Application No.CB/12/03121/OUT**

**RESOLVED**

**That Planning Application No CB/12/03121/OUT relating to Shelton Farm, Lower Shelton Road, Marston Moretaine be approved, subject to the completion of an Agreement under S106 of the Town and Country Planning Act 1990 to secure – contributions towards Education, Affordable Housing and open space with distinct wildlife habitat areas, as set out in the schedule appended to these minutes.**

**DM/12/355 Planning Application No.CB/13/00359/FULL**

**RESOLVED**

**That Planning Application No CB/13/00359/FULL relating to 27 High Street, Blunham be approved as set out in the schedule appended to these minutes.**

**DM/12/356 Planning Application No. CB/12/04464/RM**

**RESOLVED**

**That Planning Application No CB/12/04464/RM relating to Stables rear of 50 High Road, Shillington be refused as set out in the schedule appended to these minutes.**

**DM/12/357 Planning Application No.CB/12/1722/RM**

**RESOLVED**

**That Planning Application No CB/12/01722/RM relating to 59 & 69 The Green, Stotfold be deferred for one cycle to enable issues concerning Public Protection to be addressed.**

**DM/12/358 Planning Application No.CB/12/04272/FULL**

**RESOLVED**

**That Planning Application No 32 Astwick Road, Stotfold be approved as set out in the schedule appended to these minutes.**

**DM/12/359 Planning Application No. CB/12/04305/FULL**

**RESOLVED**

**That Planning Application CB/12/04305/FULL relating to Hadrian Lower School, Hadrian Avenue, Dunstable be approved as set out in the schedule appended to these minutes.**

**DM/12/360 Planning Application No. CB/13/00089/FULL**

**RESOLVED**

**That Planning Application No CB/13/00089/FULL relating to 11 Medley Close, Eaton Bray be refused as set out in the schedule appended to these minutes.**

**DM/12/361 Planning Application No. CB/13/00242/FULL**

**RESOLVED**

**That Planning Application No CB/13/00242/FULL relating to The White Horse, High Street, Eggington, Leighton Buzzard be approved as set out in the schedule appended to these minutes.**

**DM/12/362 Planning Application No. CB/12/04446/FULL**

**RESOLVED**

**That Planning Application No CB/12/04446/FULL relating to Touchwood, Plantation Road, Leighton Buzzard be approved as set out in the schedule appended to these minutes.**

DM/12/363 **Planning Application No. CB/13/00664/FULL**

**RESOLVED**

**That Planning Application No CB/13/00664/FULL relating to 20 The Maltings, Leighton Buzzard be approved as set out in the schedule appended to these minutes.**

DM/12/364 **Planning Application No. CB/12/03622/FULL**

**RESOLVED**

**That Planning Application No CB/12/03622/FULL relating to Home Farm, Dunstable Road, Tilsworth, Leighton Buzzard be approved as set out in the schedule appended to these minutes.**

DM/12/365 **Site Inspection Appointment(s)**

**RESOLVED**

**That as a result of the next Committee meeting being scheduled after the Annual General meeting of the Council and in accordance with Appendix A of the Code of Practice for the Conduct of Site Inspections required prior to the Committee meeting on 24 April 2013, the Assistant Director of Planning Services and Monitoring Officer in consultation with the Chairman of the Committee determine arrangements to include appointing Members.**

(Note: The meeting commenced at 10.00 a.m. and concluded at 4.58 p.m.)

Chairman .....

Dated .....

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**LATE SHEET****DEVELOPMENT MANAGEMENT COMMITTEE – 27 March 2013*****Item 6 –(page 11 -24) CB/13/00470/FULL – 15 The Avenue Flitwick*****Additional Consultation/Publicity Responses**

2 neighbour comments received in relation to the 2<sup>nd</sup> consultation, both had made representations on the original scheme.

13 The Avenue – To reiterate that this neighbour does not want his fence replaced, but an additional fence placed on the outside of it.

17 The Avenue - Noted the change of access arrangement however feels that 15 The Avenue should remain a residential property.

**Additional Comments**

None

**Additional/Amended Conditions**

None

***Item 7 (Page 27 - 54) – CB/11/04445/OUT- Land at Moreteyne Farm, Marston Moretaine*****Additional Consultation/Publicity Responses**

Further comments have been received from CBC Highways Officer:

From funding secured from the Land at Moreteyne Farm and Marston Gate developments, the highway authority proposes to seek the following Traffic Regulation Orders:

1. A 7.5tonne weight restriction on the length from the Beancroft Road roundabout at Marston Moretaine extending in a southerly direction to the A507 junction south of Brogborough; and
2. A change in the speed limit through Brogborough village to 30mph which may be preceded by a length of 40mph limit as a buffer between the current 50mph limit to the south of Brogborough and the national speed limit to the north.

In addition as part of the land at Moreteyne Farm scheme significant changes to the former A421 trunk road are proposed, which will include the provision of traffic calming, street lighting and cycle/footway provision to be provided as part of the development.

With regards to the pedestrian crossing point associated with the land at Moreteyne Farm scheme, it is confirmed that on the basis of the development being sought as part of the current planning application, the number of pedestrian movements do not justify the provision of a formal controlled crossing on the C94 (old A421). The

development will provide a footway along the western side of the road leading to the existing splitter islands at the Beancroft Road roundabout and along Beancroft Road to join with the existing facility at Nicholls Close. In addition there is a purpose built link over the existing footbridge that would provide a segregated from vehicle traffic route into the village. This issue will however be reviewed and reassessed if and when any further development is promoted on the contingency site.

### **Additional Comments**

The above matters have been covered within the officer's report and relevant insertions will be made to the S106 legal agreement for the delivery of the above.

The Illustrative Masterplan shows an indicative layout for the contingency site. However, this does not form part of this application and the Council would require a comprehensive masterplan for the site. Therefore a condition is recommended for a revised masterplan to be submitted omitting the detail of the contingency site.

Please find attached Dwg No. CBC/001 which appends condition 24 regarding the location of B1 units only.

### **Additional/Amended Conditions**

Notwithstanding the details on Illustrative Masterplan (Dwg No. 3701-L-0 C), this permission shall only extend to the details relevant to this site included within the red line area (the subject of the planning application) and shall exclude the contingency site outlined in blue. A revised Illustrative Masterplan omitting the details shown within the contingency site shall be submitted within one month of the date of the decision notice and approved in writing by the Local Planning Authority. The development shall be carried out in accordance therewith.

Reason: To ensure there is a comprehensive development of the sites in accordance with Policy MA4 of the Central Bedfordshire Council's Site Allocations (North) DPD 2011.

## ***Item 8 (page 56 – 79) – CB/12/04484/FULL – Land East of Marston Gate Distribution Park, Badgers Rise, Brogborough***

### **Additional Consultation/Publicity Responses**

**None**

### **Additional Comments**

**None**

### **Additional/Amended Conditions**

#### **Condition 7 –**

*The detailed plans to be submitted for approval of reserved matters shall indicate the following:*

- *appropriate space for staff and visitor car parking,*
- *operational space for parking, loading/unloading and manoeuvring of heavy goods vehicles*
- *the safe and secure provision of cycle parking*

*Development shall not begin until the detailed plans have been approved by the Local Planning Authority and no building shall be occupied until approved works have been constructed in accordance with the approved details.*

*Reason: To ensure adequate provision of on-site vehicle and cycle areas in the interests of highway safety.*

This removes the bullet point:

- an informally surfaced cycle route through the grassland north of the building to provide an alternative cycle link to the premises from the C94 to supplement the improvements to FP4.

This is amended at the request of the applicant, as it raises concerns over cyclist safety, as the route would be likely to come out in the service yard of the development. It is considered that there is a route along the top of the site that would be sufficient for cyclist.

Additional Informative:

Could the applicant consider using unobtrusive, non reflective surfacing/roofing materials when the details are submitted at Reserved Matters stage.

***Item 11 (Page 111-130) – CB/12/03121/OUT – Shelton Farm, Lower Shelton Road, Marston Moretaine, Bedford, MK43 0LP***

**Additional Conditions:**

**Notwithstanding the details shown on drawing no. 11949/300/Rev A, precise details of siting and layout for each plot shall be submitted to and agreed in writing by the Local Planning Authority.**

**Reason: To ensure the Local Authority has control over the layout of the development.**

**No development shall commence until a scheme for the relocation, repair and conversion to wildlife habitat of the timber barn has been submitted to and agreed in writing by the Local Planning Authority.**

**Reason: To ensure the Local Authority has control over the appearance of the development.**

**The relocated timber-framed barn indicated on the area of open space on drawing no. 11949/300/Rev A shall only be used as a wildlife habitat ancillary to the use of the open space for wildlife/ecological purposes.**

**Reason:** To ensure that the Local Authority has control over the use of the building.

The area of open space indicated on drawing no. 11949/300/Rev A shall only be used for wildlife/ecological purposes and no other.

**Reason:** To ensure that the Local Authority has control over the use of the land.

***Item 12 – (page 133 -137) CB/13/00259/FULL – 27 High Street, Blunham***

**Additional Comments:**

*Neighbour Responses -*

Two objections have been received from the same neighbour, who lives adjacent to the site. The principle concern is in relation to loss of light and the proximity of the extension to the boundary wall.

In response to this, the proposal is single storey and between 5-6m from the side wall of the adjacent property and will not extend past the rear wall of the dwelling. As such it is not considered to have a detrimental impact on the light of the adjacent property. The extension will be 1.2m from the boundary wall, which is considered adequate distance to ensure that it is not damaged.

*Highway Response -*

There are no changes proposed to the means of access to the highway although it is proposed to reconstruct/resurface the driveway in block paving.

As the proposal does not include an increase in the number of bedrooms, the development is unlikely to result in an increase in traffic movements and once completed is unlikely to have any impact on the local road network.

In a highway context, there should not be a restriction to the granting of permission to the above application.

There are no further updates.

***Item 13 (Page 139 - 154) – CB/12/04464/RM Stables rear of 50 High Road Shillington***

**Additional Comments**

Comments received from Bedfordshire Police - No objections

Two photographs received from Cllr Alison Graham to be made available to Members - these photographs have been included on the powerpoint presentation.

Comments received from Bloor Homes dated 20/03/13 in response to the representations detailed within the Committee Report.

I have reviewed the Report to Committee for the 27<sup>th</sup> and are pleased to note the Highway Safety paragraph under Section 4 Other matters, clarifying Access was Approved at Outline stage and does not form part of the RM submission that Members will be considering. Can I ask that this is made clear to key Members before they meet if at all possible please.

A few further observations on specific points if I may please as follows ;

1. Condition 3, covered cycle parking. Surprised to see this added as it was not raised at Outline stage and as such, has not been included on our submitted designs and does not form part of our viability appraisal for the site. Could it be reviewed please, as we would have thought the provision of garaging for the vast majority of the plots could address this.

2. Notes to Applicant, the eastern boundary adjoins existing development where 1.8 m high rear garden fencing prevails. We also have a requirement to agree a noise fence along part of this boundary by way of outline condition. Did your landscape officer mean the western boundary ? If so we have no objection to providing a hedgerow and post/rail fencing along this boundary.

3. Neighbour notification requested 2 trees to be planted in the rear garden of plot 2, we have no objection to this. We also confirm, subject to a favourable determination at Committee, we intend to start the development April 2013, with a 12 month build programme to completion.

4. Ecology, proposed Enhancement Report, ( required under Outline Condition ) attached was forwarded for informal comment to Elizabeth Anderson in January.

5. Waste Officer, as noted revised plans have been forwarded specifying bin locations and collection points. It is our intention at this stage for the roadway to be offered for adoption.

6. Conservation and Design, as previously confirmed, we will surface the roadway, full extent to be agreed with your colleagues in Highways, with a rolled gravel finish.

7. Shillington Village Design, there is a £10,000 payment detailed 'Sustainable Transport Contribution' in the S106 Agreement, towards the provision of a pedestrian crossing in the vicinity of the junction of Church Street / High Street, Shillington.

*Officer's response to these comments by email on 20/3/13*

Cycle Parking - we would wish to retain this condition. Whilst some plots have garaging the garages appear to be based on the smaller footprint as in the Design Guide and not the recent Parking Strategy, so they may not be able to accommodate

cycles and a vehicle. Also some form of cycle parking needs to be provided to those plots that have no garaging at all.

Notes to applicant - agree this should be WEST boundary. This will be reported to Committee and amended accordingly.

### **Item 14 (Page 157 - 172) – CB/12/1722/RM – 59 and 69 The Green, Stotfold**

#### **Additional Consultation Responses**

##### 1. Public Protection

Further comments have been received from Public Protection, who have received a desk-top acoustics report commissioned by them, completed by *Alan Saunders Associates*.

The ASA assessment concludes that the *Cole Jarman* report submitted by the applicant underestimates the impacts of the proposed skate park upon future occupants, concluding that complaints would be likely. ASA also argue that the methodology adopted by *Cole Jarman* is flawed, and should have taken into account other methods of assessment, including BS4142: *Rating Industrial Noise Affecting Mixed Residential and Industrial Areas*, and the World Health Organisation document *Guidelines on Community Noise 1999*. The ASA report concludes that even with acoustic fencing and vents, 'the skate park is likely to cause substantial annoyance to people living in the closest of the new dwellings'.

Public protection endorse the ASA report and wish to maintain their objection to the proposed reserved matters application, advising that if complaints received amount to a statutory noise nuisance, the Council will be obliged to serve a noise abatement notice, which in all likelihood will require the skate park to be relocated by Stotfold Town Council, the body responsible for the park.

##### 2. Response from Applicant

The applicant has reviewed the ASA report and provided a rebuttal. In this *Cole Jarman* state that their own assessment is based upon actual readings taken at the site, which should therefore prove to be more reliable. In addition, they comment that the predicted assessment used by ASA is based on data from a larger, concrete skating bowl, used by up to 20 skaters over a continuous 7 hours period. *Cole Jarman* make the point that such a park would be of substantially greater scale than the small local facility at Stotfold. Ultimately, *Cole Jarman* maintain that their assessment is accurate and with the mitigation proposed (2.5m acoustic fence and acoustic trickle vents), would be unlikely to lead to complaints from new residents.

#### **Additional/Amended Conditions/Reasons**

None

***Item 16 (Page 189-196) – CB/12/04305/FULL – Hadrian Lower School, Hadrian Avenue, Dunstable.***

**Additional Comments**

For clarification, the 8 parking spaces are to remain unallocated and are intended for use by staff and visitors and will not be available for the collection and drop-off of children by parents.

***Item 20 (Page 227 - 234) – CB/13/00664/FULL – 20 The Maltings, Leighton Buzzard***

**Additional Consultation/Publicity Responses**

Leighton-Linslade Town Council – No objections

**Additional Comments**

None

***Item 21 (Pages 235-250) CB/12/03622/FULL – Permission is sort for change of use of land to a residential caravan site for one Romani Gypsy family. The pitch to contain one static caravan, one touring caravan and parking for two vehicles with associated hardstanding, one portaloo and one septic tank. (Retrospective).***

**Change of description**

The description of the development has been amended to remove reference to a portaloo.

Permission is sort for change of use of land to a residential caravan site for one Romani Gypsy family. The pitch to contain one static caravan, one touring caravan and parking for two vehicles with associated hardstanding, and one septic tank. (Retrospective).

The description has been amended as the portaloo would not meet site licensing requirements and therefore planning permission should not be granted for such a facility. There is an existing building on the site which could be used to provide sanitary facilities.

8. The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers BP-001DE & L-0101A.

**Additional Informatives**

6. All mobile home sites are required to obtain a Site Licence under the provisions of the Caravan Sites and Control of Development Act 1960. Further information may be obtained from the Private Sector Housing Team, Central Bedfordshire 0300 300 8000.



<b>Item No. 6</b>
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<b>APPLICATION NUMBER</b>	<b>CB/13/00470/FULL</b>
<b>LOCATION</b>	<b>15 The Avenue, Flitwick, Bedford, MK45 1BP</b>
<b>PROPOSAL</b>	<b>Change of Use of current dwelling to form Childrens Nursery including associated alterations to property and site</b>
<b>PARISH</b>	<b>Flitwick</b>
<b>WARD</b>	<b>Flitwick</b>
<b>WARD COUNCILLORS</b>	<b>Cllrs Mrs Chapman, Gomm &amp; Turner</b>
<b>CASE OFFICER</b>	<b>Annabel Gammell</b>
<b>DATE REGISTERED</b>	<b>11 February 2013</b>
<b>EXPIRY DATE</b>	<b>08 April 2013</b>
<b>APPLICANT</b>	
<b>AGENT</b>	<b>Coates Dixon &amp; Mitchell Surveying &amp; Design</b>
<b>REASON FOR COMMITTEE TO DETERMINE</b>	<b>Councillor Turner called in on grounds of adverse affect on local residents, traffic issues, noise, parking. One of the neighbours who raised concerns works for CBC.</b>
<b>RECOMMENDED DECISION</b>	<b>Full Application - Granted</b>

**Recommendation**

That Planning Permission be granted subject to the following:

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

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

- 2 The development shall not be brought into use until the junction of the proposed vehicular access with the highway has been constructed in accordance with the approved details.

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

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

Reason: To provide adequate visibility between the existing highway and the

proposed accesses, and to make the accesses safe and convenient for the traffic which is likely to use them.

- 4 Before the premises are occupied the on site vehicular areas shall be constructed and surfaced in a stable and durable material in accordance with details to be approved in writing by the Local Planning Authority for a distance of 5.0m into the site, measured from the highway boundary. Arrangements shall be made for surface water drainage from the site to be intercepted and disposed of separately so that it does not discharge into the highway.

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

- 5 **No works to commence on site until, a scheme for the secure and covered parking of cycles on the site (including the internal dimensions of the cycle parking area, stands/brackets to be used and access thereto) is 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.**

- 6 Details of a refuse collection point located outside of the public highway shall be submitted to and approved by the Local Planning Authority prior to the development being brought into use. The scheme shall be fully implemented prior to the development being brought into use and shall be retained thereafter.

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

- 7 Before the development is brought into use, a School Travel Plan shall be prepared and 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 Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 1995, or any amendments thereto, the vehicular parking provision on the site shall not be used for any purpose, other than as vehicular parking provision, unless permission has been granted by the Local Planning Authority on an application made for that purpose.

Reason: To retain off-street parking provision.

9 The use hereby approved shall not commence until a Management Plan for the use of outside garden areas has been submitted to and approved in writing by the Local Planning Authority. The approved Management Plan shall be implemented and adhered to in perpetuity. The Management Plan shall detail;

- The times that the garden areas are to be used for outdoor play.
- Mitigation and/or control measures to protect neighbouring properties from noise from the use of the outside garden areas.

Reason: To safeguard the amenities which the occupiers of neighbouring properties might reasonably expect to enjoy.

10 The use hereby approved shall not commence until the full details of the acoustic fence to be installed has been submitted and approved in writing by the Local Planning Authority. The details will include the height and its construction. The acoustic fence shall be installed prior to the use commencing and therefore maintained in perpetuity accordance with the approved details.

Reason: To safeguard the amenities which the occupiers of neighbouring properties might reasonably expect to enjoy

11 **No works to commence on site until, a landscaping scheme to include any boundary treatment, levels, 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).**

**Reason: To ensure a satisfactory standard of landscaping and boundary treatment.**

12 The use of the land and building shall only be used as a D1 Childrens Nursery and for no other use within that class, it shall not be used outside the hours of 7.30am and 6.30pm on Mondays to Fridays, nor at any time on Saturdays, Sundays, Bank or Public Holidays. Unless otherwise agreed in writing by the Local Planning Authority.

Reason: To protect the residential amenities of the area.

12 The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers 02, 3B.

Reason: For the avoidance of doubt.

Planning permission has been granted for this proposal. The Council acted pro-actively through positive engagement with the applicant during the determination process which led to improvements to the scheme. The Council has therefore acted pro-actively to secure a sustainable form of development in line with the requirements of the Framework (paragraphs 186 and 187) and in accordance with the Town and Country Planning (Development Management Procedure) (England) (Amendment No. 2) Order 2012.

### **Reasons for Granting**

The change of use of the dwelling (C3 use) into a children's nursery (D1 use) has a minimal impact on the residential amenities of nearby occupiers, does not detract from the visual amenity of the surrounding area, and would have acceptable parking and access arrangements. The proposal is therefore in conformity with policies CS1, CS3, CS10, CS14, DM3 of the Core Strategy and Development Management Policies for Central Bedfordshire (North), Policies 1, 21 and 43 of the Development Strategy (2013), and sections 1, 2, 4, and 8 of the National Planning Policy Framework. The proposal is also in accordance with the Council's Adopted Design Guide - Design in Central Bedfordshire, 2010.

### **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.

### **NOTES**

- (1) In advance of the consideration of the application the Committee were advised of further consultation received from neighbours.
- (2) In advance of the consideration of the application the Committee received representations made under the Public Participation Scheme.

<b>Item No. 7</b>
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<b>APPLICATION NUMBER</b>	<b>CB/11/04445/OUT</b>
<b>LOCATION</b>	<b>Land At Moreteyne Farm, Wood End, Marston Moretaine</b>
<b>PROPOSAL</b>	<b>Outline Application: mixed use development on 14.5ha comprising up to 125 new dwellings including affordable housing on 4.15ha, employment uses (class B1 and B8) on 7.01ha, allotments, landscaping, balancing ponds and amenity space on 3.34ha.</b>
<b>PARISH</b>	<b>Marston Moretaine</b>
<b>WARD</b>	<b>Cranfield &amp; Marston Moretaine</b>
<b>WARD COUNCILLORS</b>	<b>Cllrs Bastable, Matthews &amp; Mrs Clark</b>
<b>CASE OFFICER</b>	<b>Dee Walker</b>
<b>DATE REGISTERED</b>	<b>28 December 2011</b>
<b>EXPIRY DATE</b>	<b>28 March 2012</b>
<b>APPLICANT</b>	<b>Hallam Land Management Ltd C/o agent</b>
<b>AGENT</b>	<b>DLP Planning Ltd</b>
<b>REASON FOR COMMITTEE TO DETERMINE</b>	<b>Due to scale of development, policy requirements and issues raised by Parish Council</b>
<b>RECOMMENDED DECISION</b>	<b>Outline Application - Granted</b>

**Recommendation**

It is recommended that subject to the satisfactory completion of a Section 106 Legal Agreement requiring contributions towards those matters set out in the report and provided no new issues are raised then **APPROVE** planning permission subject to the conditions detailed below. However, if there are any minor changes or adjustments to the conditions considered necessary by the Head of Development Management then it is requested that these changes be delegated to the Head of Development Management or a Planning Manager.

- 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 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.

- 3 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.

- 4 **Prior to the submission of the first reserved matters application, a detailed design code for the development shall be submitted and approved in writing by the Local Planning Authority. The detailed design code shall demonstrate how the objectives of the Design and Access Statement will be met, and shall be in accordance with the drawings and documents referred to in Condition 1 above. The design code shall:**

- **outline the street network/hierarchy and include cross sections for each street type that outline the various applicable elements within the cross section, including overall range of building line distance(s), set backs/privacy strip(s), cycle lane(s) (if applicable), verge width(s), pavement width(s) , any on street parking, bus stops (if applicable) and carriageway width(s). Details of surface material type(s) will also be provided.**
- **identify any character areas within which the following design principles shall be identified:**
  - **public realm including details of landscaping, public art opportunities, public realm material types (landscape, street furniture etc) and refuse collection.**
  - **block principles including ranges for plot widths and depths, building lines, frontages and set backs, any on plot or other parking, cycle parking, servicing and storage and collection of waste.**
  - **boundary treatments including types to front, side and rear boundaries.**
  - **building types & uses.**
  - **building densities and heights.**

- key gateways, landmark buildings, vistas and frontages.
- architectural detailing and materials including key roofscape principles, building material types & design details: including signage and lighting (where applicable).
- environmental and sustainability standards including details of any sustainable urban drainage system (“SUDS”) serving that area. The development of each area shall be carried out in accordance with the approved design code for that area.

**Reason:** To ensure that the details and appearance of the development are acceptable to the Local Planning Authority in accordance with Policy DM3 of the Central Bedfordshire (North Area) Core Strategy and Development Management Policies (2009).

- 5 **No development shall take place until a Scheme of Archaeological Resource Management has been submitted to and approved in writing by the Local Planning Authority. The said development shall only be implemented in full accordance with the approved archaeological scheme.**

**Reason:** To record and advance understanding of the archaeological resource which will be unavoidably impacted upon as a consequence of the development.

- 6 **Development shall not begin within the portion of the site termed the 'Southern Catchment' until a surface water drainage scheme for the site, based on sustainable drainage principles and an assessment of the hydrological and hydro geological context of the development has been submitted to and approved in writing by the local planning authority. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed.**

**The scheme shall be based upon the principles contained within the Flood Risk Assessment (FRA) dated 1 November 2011 reference 1369/FRA/revision 01, compiled by Brookbanks Consulting Ltd and shall contain details of the following:**

1. **Detailed surface water calculations for post-development proposals, using the impermeability factor of 0.85 as given in section 5.16 of the agreed FRA;**
2. **Detailed post-development storm event simulation results, demonstrating the performance of the proposed surface water system;**
3. **Detailed calculations of the required attenuation in order to limit the surface water runoff from the site to rates no greater than those contained in figure 5b in section 5.16 within the agreed FRA;**
4. **Detailed drawings showing the position, location, gradient, dimensions and levels of the proposed surface water drainage**

- system. Pipe reference numbers that concur with the storm simulation results should be clearly labelled;
5. Details of any above-surface overland flows in the case of system exceedance or failure and demonstration of the proposed management of such flows;
  6. Details of the proposed method of flow control. If this is to be a vortex flow control, the manufacturers discharge curve demonstrating suitability of design should be included; and
  7. Full details of the proposed maintenance of every element of the proposed drainage system.

**Reason:** To prevent the increased risk of flooding and ensure future maintenance of surface water drainage system.

- 7 **No development shall commence until a surface water strategy has been submitted to and approved in writing by the local planning authority. No dwellings shall be occupied until the works have been carried out in accordance with the surface water strategy so approved unless otherwise agreed in writing by the local planning authority.**

**Reason:** To prevent environmental and amenity problems arising from flooding.

- 8 **Prior to the commencement of development, a site waste management plan shall be submitted to and approved in writing by the local planning authority.**

**Reason:** To ensure the provision of an adequate waste management plan for the proposed development

- 9 **Prior to the commencement of development, full details of the acoustic fencing to be provided between the residential development and the realigned A421 shall be submitted and approved in writing by the Local Planning Authority. The approved fence shall be retained hereafter.**

**Reason:** To safeguard the amenities which the future occupiers of the residential development might reasonably expect to enjoy.

- 10 **Prior to commencement of development full engineering details of the access arrangements and other highway works shown for indicative purposes on plan 1369/HL/01 shall be submitted to and approved by the Local Planning Authority and no building approved under any subsequent reserved matters application shall be brought into use until such time as the agreed works have been implemented. The Highway works shall include a new pedestrian crossing over Bedford Road (C94).**

**Reason:** To ensure the provision of appropriate access arrangements and associated off-site highway works in the interests of highway safety.

- 11 **Development shall not commence until a scheme detailing access**



provision to and from the site for construction traffic has been submitted to and approved in writing by the Local Planning Authority. Details shall show what arrangements will be made for restricting such vehicles to approved points of access and egress. 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.

- 12 **Development shall not commence until a scheme detailing provision for on site parking for construction workers and deliveries 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.

- 13 **No development shall commence until a wheel cleaning facility has been provided at all site exits in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority. The wheel cleaner(s) shall be removed from the site once the roadworks necessary to provide adequate access from the public highway have been completed (apart from final surfacing) to the satisfaction of the Local Planning Authority.**

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

- 14 Before the new accesses are first brought into use, any existing access within the frontage of the land to be developed, not incorporated in the highway works hereby approved shall be closed in a manner to the Local Planning Authority's written approval.

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

- 15 Any reserved matters development shall not begin until the detailed plans and sections of the proposed internal estate roads, including gradients and method of surface water disposal have been approved by the Local Planning Authority and no building shall be occupied until the section of road which provides 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.

- 16 Reserved matters development shall not be commenced until a site wide travel plan has been submitted to and approved in writing by the Council, such a travel plan to include details of:

- Predicted travel to and from the site and targets to reduce car use.

- Details of existing and proposed transport links, to include links to both pedestrian, cycle and public transport networks.
- Proposals and measures to minimise private car use and facilitate walking, cycling and use of public transport.
- Detailed 'Action Plan' to include specific timetabled measures designed to promote travel choice and who will be responsible
- Plans for monitoring and review upon first occupation and annually thereafter for a period of 5 years at which time the resulting revised action plan shall be submitted to and approved in writing by the planning authority.
- Details of provision of cycle parking in accordance with Central Bedfordshire Council guidelines.
- Details of marketing and publicity for sustainable modes of transport to include site specific welcome packs. Welcome pack to include:
  - Site specific travel and transport information,
  - Details of sustainable incentives (e.g. travel vouchers)
  - Maps showing the location of shops, recreational facilities, employment and educational facilities
  - Details of relevant pedestrian, cycle and public transport routes to/ from and within the site.
  - Copies of relevant bus and rail timetables together with discount vouchers for public transport and cycle purchase.
- Details of the appointment of a travel plan co-ordinator where appropriate.

No part of the development shall be occupied prior to implementation of those parts identified in the Travel Plan (or implementation of those parts identified in the Travel Plan as capable of being implemented prior to occupation). Those parts of the approved travel plan that are identified therein as being capable of implementation after occupation shall be implemented in accordance with the timetable contained therein and shall continue to be implemented as long as any part of the development is occupied.

Reason: To promote sustainable modes of travel and to reduce the potential traffic impact of the development on the local highway network

- 17 Prior to occupation of the first dwelling a scheme shall be submitted to and approved in writing by the Local Planning Authority to provide a safe emergency, cycle and pedestrian access from the application site to the contingency site. The scheme shall be wholly implemented in accordance with the approved drawings prior to the occupation of the final dwelling.

Reason: In the interest of road safety and pedestrian movement.

- 18 The reserved matters submission for the employment site shall include a tree planting buffer zone along the north east boundary with the contingency site and south west boundary fronting Wood End.

Reason: To ensure an appropriate standard of visual amenity in the local area.

- 19 A scheme for the flood berm maintenance which shall cover a period of at

least 5 years from the date of its implementation shall be submitted to and approved in writing by the Local Planning Authority prior to the occupation of the first dwelling. The schedule shall include details of the arrangements for its implementation. Maintenance shall be carried out in accordance with the approved schedule.

Reason: To ensure an appropriate standard of visual amenity in the local area.

20 A habitat management plan shall be submitted to and approved in writing by the Local Planning Authority prior to the first occupation of the development hereby approved. The plan shall include:

- description and evaluation of the features to be managed;
- ecological trends and constraints on site that may affect management;
- aims and objectives of management;
- appropriate management options for achieving the aims and objectives;
- prescriptions for managements options;
- preparation of a work schedule (including a 5 year project register, an annual work plan and the means by which the plan will be rolled forward annually);
- personnel responsible for the implementation of the plan;
- monitoring and remedial/contingency measures triggered by monitoring

All works shall be carried out in accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority. The works shall be undertaken in accordance with a time scale previously agreed in writing by the Local Planning Authority.

Reason: To ensure existing or new habitats affected by development are managed effectively over an established period.

21 The applicant shall submit in writing as part of the application for reserved matters, a scheme of noise attenuation measures, which will ensure that the internal noise levels from external road traffic noise sources shall not exceed 35dB LAeq, 07.00-23.00 in any habitable room, or 30dB LAeq 23.00-07.00 and 45dB LAmax 23.00-07.00 inside any bedroom and that external noise levels from external rail and road traffic noise sources shall not exceed 55dB LAeq (1hr) in outdoor amenity areas. Any works which form part of the scheme hereby approved by the local planning authority shall be completed and the effectiveness of the scheme shall be demonstrated through validation noise monitoring with the results reported to the local planning authority in writing before any permitted dwelling is occupied, unless an alternative period is approved in writing by the authority.

Each dwelling shall be provided with a garden area which has a predicted noise level of less than or equal to LAeq 55dB (measures over any 1 period)

Reason: To provide an acceptable noise environment and level of amenity for future occupants of the development.

22 All 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 neighbouring residential dwelling.

Reason: To ensure that the amenities of neighbouring occupiers are not prejudiced by excessive noise.

- 23 Notwithstanding the changes of use permitted within Part 3 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking or re-enacting that Order with or without modification), the area shown on the attached plan no. CBC/001 of the development hereby approved shall be used for purposes within Class B1 only of the Town and Country Planning (Use Classes) Order 2006 only, and for no other purpose.

Reason: To safeguard the amenities which the occupiers of existing and future neighbouring properties might reasonably expect to enjoy.

- 24 The employment buildings hereby permitted shall not exceed 12.5m in height unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure the site is not overdevelopment and that the character and visual appearance of the area is not adversely affected.

- 25 The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers 3701-L-04 C, 1, 04C, 1369/HL/01, 1369/DR/01G, BC/MSE/2994-4, 21430-01.

Reason: For the avoidance of doubt.

- 26 Notwithstanding the details on Illustrative Masterplan (Dwg No. 3701-L-0 C), this permission shall only extend to the details relevant to this site included within the red line area (the subject of the planning application) and shall exclude the contingency site outlined in blue. A revised Illustrative Masterplan omitting the details shown within the contingency site shall be submitted within one month of the date of the decision notice and approved in writing by the Local Planning Authority. The development shall be carried out in accordance therewith.

Reason: To ensure there is a comprehensive development of the sites in accordance with Policy MA4 of the Central Bedfordshire Council's Site Allocations (North) DPD 2011

**Procedure) (England) (Amendment No. 2) Order 2012 - Article 31**

Planning permission has been granted for this proposal. The Council acted pro-actively through positive engagement with the applicant during the determination process which led to improvements to the scheme. The Council has therefore acted pro-actively to secure a sustainable form of development in line with the requirements of the Framework (paragraphs 186 and 187) and in accordance with the Town and Country Planning (Development Management Procedure) (England) (Amendment No. 2) Order 2012.

**Reasons for Granting**

The site is allocated for mixed-use development to provide 125 dwellings and 7.0ha of employment land under Policy MA4 of the Central Bedfordshire (North) Site Allocations DPD. Whilst the application proposes up to 125 dwellings the lower number of dwellings is considered to be acceptable in view of there no longer being minimum density requirements set by Central Government and a general acceptance of lower density developments.

The provision will deliver a sustainable form of development which will include provision for affordable housing, on site open space facilities, off-site highway improvements and financial contributions towards infrastructure to mitigate the local impacts of the development. The proposal is considered to be in accordance with relevant sections and policies of the National Planning Policy Framework, Central Bedfordshire (North Area) Core Strategy and Development Management Policies 2009, Affordable Housing (July 2004) and Planning Obligations (North) 2009 SPD's, and Design in Central Bedfordshire: A Guide to Development (2010).

**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. The applicant is advised that in order to comply with 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 Control Group, Development Management Division, Central Bedfordshire Council, Priory House, Monks Walk, Chicksands, Shefford SG17 5TQ.
3. The applicant is advised that the requirements of the New Roads and Street Works Act 1991 will apply to any works undertaken within the limits of the existing public highway. Further details can be obtained from the Traffic Management Group Highways and Transport Division, Central Bedfordshire Council, Technology House, 239 Amphill Road, Bedford MK42 9BD.
4. The applicant is advised that as a result of the development, new highway

street lighting will be required and the applicant must contact the Development Control Group, Development Management Division, Central Bedfordshire Council, Priory House, Monks Walk, Chicksands, Shefford SG17 5TQ for details of the works involved, the cost of which shall be borne by the developer. No development shall commence until the works have been approved in writing and the applicant has entered into a separate legal agreement covering this point with the Highway Authority.

5. The applicant is advised that if it is the intention to request Central Bedfordshire Council as Local Highway Authority, to adopt the reserved matters estate roads as highways 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 Control Group, Development Management Division, Central Bedfordshire Council, Priory House, Monks Walk, Chicksands, Shefford SG17 5TQ . 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.
6. The applicant is advised that no highway surface water drainage system designed as part of a new development, will be allowed to enter any existing highway surface water drainage system without the applicant providing evidence that the existing system has sufficient capacity to account for any highway run off generated by that development. Existing highway surface water drainage systems may be improved at the developer's expense to account for extra surface water generated. Any improvements must be approved by the Development Control Group, Development Management Division, Central Bedfordshire Council, Priory House, Monks Walk, Chicksands, Shefford SG17 5TQ.

#### NOTES

- (1) In advance of the consideration of the application the Committee were advised of comments received from the Highways Officer as detailed in the late Sheet. The Committee noted a suggested additional comment.
- (2) In advance of the consideration of the application the Committee received representations made under the Public Participation Scheme.

<b>Item No. 8</b>
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<b>APPLICATION NUMBER</b>	<b>CB/12/04484/OUT</b>
<b>LOCATION</b>	<b>Land to East of Marston Gate Distribution Park, Badgers Rise, Brogborough, Bedford, MK43 0ZA</b>
<b>PROPOSAL</b>	<b>Outline: Erection of a storage and distribution warehouse (Use Class B8) with ancillary office space, car parking, landscaping, access and associated works.</b>
<b>PARISH</b>	<b>Brogborough</b>
<b>WARD</b>	<b>Cranfield &amp; Marston Moretaine</b>
<b>WARD COUNCILLORS</b>	<b>Cllrs Bastable, Matthews &amp; Mrs Clark</b>
<b>CASE OFFICER</b>	<b>Annabel Gammell</b>
<b>DATE REGISTERED</b>	<b>24 December 2012</b>
<b>EXPIRY DATE</b>	<b>25 March 2013</b>
<b>APPLICANT</b>	<b>Prologis UK Ltd</b>
<b>AGENT</b>	<b>Turley Associates</b>
<b>REASON FOR COMMITTEE TO DETERMINE</b>	<b>Scale of the development and issues raised by the Parish Council.</b>
<b>RECOMMENDED DECISION</b>	<b>Outline Application - Granted</b>

**Recommendation**

That subject to the satisfactory completion of a Section 106 Agreement addressing the matters set out within this report to grant Outline Planning Permission 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 appearance of the building(s);
- (c) 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 The building on the site shall be restricted to a maximum of 20 metres in height, with a maximum floor area of 42,000 sqm, a maximum length of 295 metres, and a maximum width of 151 metres. The area where the building shall be located shall be within the parameters as shown on plan 30224-FE-028B.

Reason: To ensure an acceptable development and respect the character and appearance of the surrounding area and to safeguard the residential amenities of adjacent properties.

- 5 **Development shall not commence until samples of the external materials to be used for the walls and roofs of all new buildings has been 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 proposed building.**

- 6 **Development shall not commence until details of the levels of the proposed buildings have been submitted to and approved in writing by the Local Planning Authority. Thereafter, the development shall be implemented in accordance with the approved details.**

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

- 7 The detailed plans to be submitted for approval of reserved matters shall indicate the following:

- appropriate space for staff and visitor car parking,
- operational space for parking, loading/unloading and manoeuvring of heavy goods vehicles
- the safe and secure provision of cycle parking

Development shall not begin until the detailed plans have been approved by the Local Planning Authority and no building shall be occupied until approved works have been constructed in accordance with the approved details.

Reason: To ensure adequate provision of on-site vehicle and cycle areas in the interests of highway safety.



- 8 Reserved matters development shall not commence until a scheme detailing access provision to and from the site for construction traffic, has been submitted to and approved in writing by the Local Planning Authority. The details shall show what arrangements will be made for restricting such vehicles to approved points of access and egress. 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.

- 9 There shall be no occupation of any part of the development hereby permitted until details of a scheme for all external lighting has been submitted to and approved in writing by the Local Planning Authority, the lighting scheme thereby approved shall be installed, operational and maintained in perpetuity. There shall be no departure from or variation to the approved lighting scheme without the prior approval in writing of the Local Planning Authority.

Reason: To protect the amenity of the surrounding area in terms of light spill and highway safety.

- 10 Reserved matters development shall not commence until a scheme detailing provision for on site parking for construction workers and deliveries 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.

- 11 **Prior to the commencement of any phase of development approved by this Outline Planning Permission, the following shall be submitted to the Local Planning Authority:**

- (a) **A Phase 2 site investigation report further documenting the ground conditions of the site with regard to potential contamination, incorporating soils and gas sampling.**
- (b) **Where shown to be necessary by the Phase 2 site investigation, a Phase 3 detailed scheme for the remedial works and measures to be taken to mitigate any risks to human health, groundwater and the wider environment.**
- (c) **On completion of the development, the developer shall provide written confirmation that any and all works have been completed in accordance with the agreed remediation scheme in the form of a Phase 4 validation report.**

Reason: To protect human health and the environment.

- 12 **No works shall commence on site until the Local Planning Authority has agreed in writing the content of a Construction Environmental Management Plan for the proposed development which shall cover noise, vibration and air quality management. Construction and installation of**

plant and machinery shall proceed in accordance with the approved Plan.

**Reason:** To minimise disturbance to the occupants of neighbouring properties during the construction phase of the development.

- 13 **No works to commence on site and notwithstanding the details submitted with the application, further particulars of the proposed site boundary treatments, to include details of security fencing, are submitted to and approved in writing by the Local Planning Authority. Thereafter, the proposed site boundary treatments shall be carried out in accordance with the approved particulars.**

**Reason:** To control the appearance of the proposed development in the interests of the amenities of the surrounding area.

- 14 **No works to commence on site until a scheme for surface water disposal is submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented as approved. Infiltration systems should only be used where it can be demonstrated that they will not pose a risk to groundwater quality.**

**Reason :**To protect and prevent the pollution of controlled waters (particularly the secondary A aquifer to the south of the site, the unnamed tributary of Broughton Brook River and the unnamed drainage ditches on the perimeter of the site) in line with National Planning Policy Framework (NPPF; paragraphs 109, 121), EU Water Framework Directive, Anglian River Basin Management Plan and Environment Agency Groundwater Protection (GP3:2012) position statements G1 to G13, N7 and N10. The water environment is potentially vulnerable and there is an increased potential for pollution from inappropriately located and/or designed infiltration Sustainable Drainage Systems (SuDS) such as soakaways, unsealed porous pavement systems or infiltration basins.

- 15 **The development hereby permitted shall not be commenced until such time as a scheme to dispose of foul drainage has been submitted to, and approved in writing by, the Local Planning Authority. The scheme shall be implemented as approved.**

**Reason:** To protect and prevent the pollution of controlled waters (particularly the secondary A aquifer to the south of the site, the unnamed tributary of Broughton Brook River and the unnamed drainage ditches on the perimeter of the site) in line with National Planning Policy Framework (NPPF; paragraphs 109, 121), EU Water Framework Directive, Anglian River Basin Management Plan and Environment Agency Groundwater Protection (GP3:2012) position statements G1 to G13, N7 and N10. The water environment is potentially vulnerable and there is an increased potential for pollution from inappropriately located and/or designed infiltration Sustainable Drainage Systems (SuDS) such as soakaways, unsealed porous pavement systems or infiltration basins.

- 16 Prior to the approval of the first of the reserved matters a Noise and Vibration Assessment shall be carried out in accordance with a methodology submitted to and agreed in writing by the Local Planning Authority.

A scheme for protecting neighbouring land uses from noise shall be submitted to and approved in writing by the local Planning Authority prior to the commencement of the development. Any works which form part of the scheme approved by the local Planning Authority shall be completed, before any permitted use is brought into use unless otherwise approved in writing by the Local Planning Authority.

Reason: To protect the amenity of neighbouring land users in terms of noise and vibration.

- 17 Noise resulting from the use of the fixed plant, machinery or equipment shall not exceed a level of 5dBA below the existing background level (or 10dBA below if there is a tonal quality or distinguishable characteristics) when measured or calculated according to BS4142:1997, at a point one metre external to the nearest noise sensitive building.

Reason: To protect the amenity of neighbouring land users in terms of noise and vibration

- 18 **No development shall commence until a wheel cleaning facility has been provided at all site exits in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority. The wheel cleaner(s) shall be removed from the site once the roadworks necessary to provide adequate access from the public highway have been completed (apart from final surfacing) to the satisfaction of the Local Planning Authority.**

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

- 19 The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers TA01, 09C, 30224-FE-022B, 30224-FE-028B, 30224-FE-026B, 12, 13,10B.

Reason: For the avoidance of doubt.

**Statement required by the Town and Country Planning (Development Management Procedure) (England) (Amendment No. 2) Order 2012 - Article 31**

Outline Planning permission has been granted for this proposal. The Council acted pro-actively through positive engagement with the applicant during the determination process which led to improvements to the scheme. The Council has therefore acted pro-actively to secure a sustainable form of development in line with the requirements of the Framework (paragraphs 186 and 187) and in accordance with the Town and Country Planning (Development Management Procedure) (England) (Amendment No. 2) Order 2012.

**Reasons for Granting**

The principle of a maximum of 42,000 sqm of floor space comprising Class B8 warehouse use with ancillary office and associated development would be acceptable and the access to the site would be safe. As a result, the development would be in accordance with the objectives on the NPPF (2012) and Policies DM3 (High Quality Development) and DM4 (Development Within and Beyond Settlement Envelopes) of the Central Bedfordshire Core Strategy and Development Management Policies (2009), as well as EA6 of the Central Bedfordshire Site Allocations Document (2010). It is considered in further accordance with the Draft Central Bedfordshire Development Strategy (2013) Policies 1, 2, 6, 7, 19, 43, 44, 46, 47, 48, 49.

**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. The applicant is asked to consider using unobtrusive, non reflective surfacing / roofing materials when the details are submitted at Reserved Matters stage.

**NOTES**

- (1) In advance of the consideration of the application the Committee were advised of a revision to Condition 7 at the request of the applicant.
- (2) In advance of the consideration of the application the Committee received representations made under the Public Participation Scheme.

<b>Item No. 9</b>
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<b>APPLICATION NUMBER</b>	<b>CB/12/04207/FULL</b>
<b>LOCATION</b>	<b>35 to 39 High Street, Cranfield, Bedford, MK43 0DP</b>
<b>PROPOSAL</b>	<b>Conversion of 35 to 39 High Street Cranfield to one dwelling with single storey side and rear extensions and conversion of roof space to create a first floor.</b>
<b>PARISH</b>	<b>Cranfield</b>
<b>WARD</b>	<b>Cranfield &amp; Marston Moretaine</b>
<b>WARD COUNCILLORS</b>	<b>Cllrs Bastable, Matthews &amp; Mrs Clark</b>
<b>CASE OFFICER</b>	<b>Annabel Gammell</b>
<b>DATE REGISTERED</b>	<b>09 January 2013</b>
<b>EXPIRY DATE</b>	<b>06 March 2013</b>
<b>APPLICANT</b>	<b>Hartwell Trust</b>
<b>AGENT</b>	<b>Graham Wright Architect</b>
<b>REASON FOR COMMITTEE TO DETERMINE</b>	<b>Councillor Matthews called the application to committee on grounds “to bring uninhabited premises back into use and prevent the loss of a listed building.”</b>
<b>RECOMMENDED DECISION</b>	<b>Full Application - Refused</b>

### Recommendation

That Planning Permission be Refused for the following reasons:

- 1 The proposed single storey extensions and dormer windows, by virtue of their excessive size, bulk and inappropriate and incongruous design, will cause harm to the character and significance of the listed building and will dominate its setting. The proposed development is contrary to Policies 43 and 45 of the Development Strategy for Central Bedfordshire (2013), Policies CS15 and DM13 of the Council's Core Strategy, Chapter 12 of the National Planning Policy Framework and the English Heritage 'Planning for the Historic Environment Practice Guide'.

### **Statement required by the Town and Country Planning (Development Management Procedure) (England) (Amendment No. 2) Order 2012 - Article 31**

Planning permission has been refused for this proposal for the clear reasons set out in this decision notice. The Council acted pro-actively through early engagement with the applicant at the pre-application stage. This positive advice has however not been adequately followed and therefore the Council remains of the view that the proposal is unacceptable. The applicant was invited to withdraw the application to seek pre-application advice prior to any re-submission but did not agree to this. The requirements of the Framework (paragraphs 186 and 187) have therefore been met in accordance with the Town and Country Planning

NOTE

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

**Item No. 10**

<b>APPLICATION NUMBER</b>	<b>CB/12/04208/LB</b>
<b>LOCATION</b>	<b>35 to 39 High Street, Cranfield, Bedford, MK43 0DP</b>
<b>PROPOSAL</b>	<b>Conversion of 35 to 39 High Street Cranfield to one dwelling with single storey side and rear extensions and conversion of roof space to create a first floor.</b>
<b>PARISH</b>	<b>Cranfield</b>
<b>WARD</b>	<b>Cranfield &amp; Marston Moretaine</b>
<b>WARD COUNCILLORS</b>	<b>Cllrs Bastable, Matthews &amp; Mrs Clark</b>
<b>CASE OFFICER</b>	<b>Annabel Gammell</b>
<b>DATE REGISTERED</b>	<b>09 January 2013</b>
<b>EXPIRY DATE</b>	<b>06 March 2013</b>
<b>APPLICANT</b>	<b>Hartwell Trust</b>
<b>AGENT</b>	<b>Graham Wright Architect</b>
<b>REASON FOR COMMITTEE TO DETERMINE</b>	<b>Councillor Matthews called the application to committee on the grounds “to bring uninhabited premises back into use and prevent the loss of a Listed Building”.</b>
<b>RECOMMENDED DECISION</b>	<b>Listed Building - Refused</b>

**Recommendation**

That Listed Building Consent be Refused for the following reasons:

- 1 The proposed single storey extensions and dormer windows, by virtue of their excessive size, bulk and inappropriate and incongruous design, will cause harm to the character and significance of the listed building and will dominate its setting. There is significant lack of sufficient information to assess the potential impact of the proposed conversion of the roof space of the listed building, or whether conversion would be possible in the space. The proposed conversion is likely to involve negative loss of historic fabric, notably removal of rafters, a clear and convincing justification for which has not been provided, contrary to paragraph 132 of the National Planning Policy Framework. The proposed development contrary to Policies 43 and 45 of the Development Strategy for Central Bedfordshire (2013), Policies CS15 and DM13 of the Council’s Core Strategy, Chapter 12 of the National Planning Policy Framework and the English Heritage ‘Planning for the Historic Environment Practice Guide’. The level of harm caused by the works can not be outweighed by the public benefits of the proposals.

**Statement required by the Town and Country Planning (Development Management Procedure) (England) (Amendment No. 2) Order 2012 - Article 31**

Planning permission has been refused for this proposal for the clear reasons set out in this decision notice. The Council acted pro-actively through early engagement with the applicant at the pre-application stage. This positive advice has however not been adequately followed and therefore the Council remains of the view that the proposal is unacceptable. The applicant was invited to withdraw the application to seek pre-application advice prior to any re-submission but did not agree to this. The requirements of the Framework (paragraphs 186

and 187) have therefore been met in accordance with the Town and Country Planning (Development Management Procedure) (England) (Amendment No. 2) Order 2012.

NOTE

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



<b>Item No. 11</b>
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<b>APPLICATION NUMBER</b>	<b>CB/12/03121/OUT</b>
<b>LOCATION</b>	<b>Shelton Farm, Lower Shelton Road, Marston Moretaine, Bedford, MK43 0LP</b>
<b>PROPOSAL</b>	<b>Outline: Removal of existing buildings and erection of five detached dwellings and change of use from scrapyards to open use land.</b>
<b>PARISH</b>	<b>Marston Moretaine</b>
<b>WARD</b>	<b>Cranfield &amp; Marston Moretaine</b>
<b>WARD COUNCILLORS</b>	<b>Cllrs Bastable, Matthews &amp; Mrs Clark</b>
<b>CASE OFFICER</b>	<b>James Clements</b>
<b>DATE REGISTERED</b>	<b>28 August 2012</b>
<b>EXPIRY DATE</b>	<b>23 October 2012</b>
<b>APPLICANT</b>	<b>Westhaven Estates</b>
<b>AGENT</b>	<b>Haven Developments Ltd</b>
<b>REASON FOR COMMITTEE TO DETERMINE</b>	<b>Departure from the Development Plan</b>
<b>RECOMMENDED DECISION</b>	<b>Full Application - Granted</b>

That the application be approved, subject to the completion of an Agreement under S106 of the Town and Country Planning Act 1990 to secure – contributions towards Education, Affordable Housing and open space with distinct wildlife habitat areas.

- 1 **Before development begins, the approval of the Local Planning Authority shall be obtained in respect of all the reserved matters, namely the**

- **appearance**
- **landscaping, and**
- **scale**

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

- 2 Application for the approval of the reserved matters shall be made to the Local Planning Authority within three years from the date of this permission. The development shall begin not later than two years from the final approval of the reserved matters or, if approved on different dates, the final approval of the last such matter to be approved.

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

- 3 Details of the closure of the northern access between the site boundary and

Shelton Farmhouse shall be submitted to and approved in writing by the Local Planning Authority and the access shall be closed in accordance with the approved details before development commences. The access shall thereafter remain closed unless otherwise agreed in writing by the Local Planning Authority.

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

- 4 Notwithstanding the details shown development shall not begin until details of the junction of the proposed vehicular access with the highway and the internal layout of the accesses have been submitted to and approved in writing by the Local Planning Authority and no building shall be occupied until the junction and accesses has been constructed in accordance with the approved details.

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

- 5 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 90.0m measured from the centre line of the proposed access along the line of the channel of the public highway. The required vision splays shall for the duration of the development remain free of any obstruction to visibility.

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.

- 6 Before the premises are occupied the on site vehicular areas shall be constructed and surfaced in a stable and durable material in accordance with details to be approved in writing by the Local Planning Authority for a distance of 11.0m into the site, measured from the highway boundary. Arrangements shall be made for surface water drainage from the site to be intercepted and disposed of separately so that it does not discharge into the highway.

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

- 7 The detailed layout plans to be submitted for approval of reserved matters in connection with this development shall illustrate a vehicular turning area within the curtilage of all premises taking access directly from the public highway.

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

- 8 Before the premises are occupied all on site vehicular areas shall be surfaced in a stable and durable manner in accordance with details to be approved in writing by the Local Planning Authority. Arrangements shall be made for surface water drainage from the site to soak away within the site so that it does not discharge into the highway or into the main drainage system.

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

- 9 No development shall commence until a wheel cleaning facility has been provided at all site exits in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority. The wheel cleaner(s) shall be removed from the site once the roadworks necessary to provide adequate access from the public highway have been completed (apart from final surfacing) to the satisfaction of the Local Planning Authority. (HC 31)

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

- 10 Before development begins, a scheme for the secure and covered parking of cycles on the site (including the internal dimensions of the cycle parking area, stands/brackets to be used and access thereto), calculated at one cycle parking space per bedroom and 2 short stay spaces per unit, 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.

- 11 Development shall not commence until a scheme detailing provision for on site parking for construction workers and deliveries 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 development commences details of visitor parking spaces calculated at 0.25 of a space per unit shall be submitted to and approved by the local planning authority and the development shall not be brought into use until the visitor parking provision has been constructed in accordance with the approved details

Reason: To provide adequate and safe on site parking provision without obstruction to the free flow

- 13 Prior to the commencement of any phase of development approved by this planning permission developer shall submit to the Planning Authority, in both paper and electronic form where possible:

a) A Phase 1 Desk Study incorporating a site walkover, site history, maps and all further features of industry best practice relating to potential contamination.

b) Where shown to be necessary by the Phase 1 Desk Study, a Phase 2 Site Investigation report further documenting the ground conditions of the site with regard to potential contamination, incorporating appropriate soils, gas and groundwater sampling.

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

d) On completion of the development, the developer shall provide written confirmation that any and all works have been completed in accordance with the agreed remediation scheme in the form of a Phase 4 validation report.

Any remediation scheme shall be agreed in writing with the local planning authority prior to the commencement of works. Any remediation scheme, as agreed in writing shall be fully implemented before the development hereby permitted is first occupied.

All variations to any remediation scheme shall be agreed in writing with the Local Planning Authority.

Reason: To protect human health and the environment.

- 14 **No works shall commence on site until the Local Planning Authority has agreed in writing the content of a Construction Environmental Management Plan for the proposed development which shall cover noise, vibration and air quality management. Construction and installation of plant and machinery shall proceed in accordance with the approved Plan.**

**REASON: To minimise disturbance to the occupants of neighbouring properties during the construction phase of the development.**

- 15 **Before development begins, 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 DM3)**

- 16 The landscaping reserved matters application shall include the following details: all planting of trees and shrubs to include species, sizes, densities and soil preparation, all proposed planting on the wetland/pond area and a tree survey to detail protection distances and care for trees on adjoining land that may be influenced by the proposals.

Reason: To ensure a satisfactory standard of landscaping.  
(Policy DM3)

- 17 The existing trees and hedgerows shall be retained and protected in a manner to be approved in writing by the Local Planning Authority and shall not be destroyed, uprooted, felled, lopped or topped without the previous written consent of the Local Planning Authority. Any trees or hedgerows removed without such consent or dying or being severely damaged or becoming seriously diseased shall be replaced by trees or hedgerow specimens of such size and species as may be agreed with the Local Planning Authority. Such trees or hedgerow specimens 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 comply with Section 197 of the Town and Country Planning Act 1990 and to safeguard existing trees on site.  
(Policy DM3).

- 18 **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 DM3).**

- 19 **Before development begins, a scheme for screen fencing and/or screen 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 safeguard the amenity of the area.  
(Policy DM3)**

- 20 **No development approved by this permission shall be commenced until a scheme for foul and surface water drainage has been submitted to, and approved in writing by, the Local Planning Authority. The scheme shall be implemented as approved.**

**Reason: To ensure that suitable provision is made for both surface and foul drainage. It is important if mains drainage is being used, to**

**make correct connections and obtain permission from the water company. It is advisable that systems are in place to prevent pollutants arising from development into the wider surface water system, including groundwater below the site.**

- 21 **No development shall take place on a phase of the development until there have been submitted to and approved in writing by the Local Planning Authority details for the whole of that phase of the finished ground floor levels of all the buildings to be provided and the ground levels for all outdoor areas. The development of that phase shall be carried out in accordance with the agreed details.**

**Reason: To produce a satisfactory relationship between the various elements of the scheme and adjacent properties.  
(Policy DM3).**

- 22 No development shall commence until a management plan for the future maintenance of the open space has been submitted to and agreed in writing by the Local Planning Authority.

Reason: To ensure the open space is maintained to protect the visual and wildlife amenity of the area.

- 23 The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers CBC/001, CBC/002 & 11949/300/RevA. .

Reason: For the avoidance of doubt.

- 24 Notwithstanding the details shown on drawing no. 11949/300/Rev A, precise details of siting and layout for each plot shall be submitted to and agreed in writing by the Local Planning Authority.

Reason: To ensure the Local Planning Authority has control over the layout of the development.

- 25 No development shall commence until a scheme for the relocation, repair and conversion to wildlife habitat of the timber barn has been submitted to and agreed in writing by the Local Planning Authority.

Reason: To ensure the Local Authority has control over the appearance of the development.

- 26 The relocated timber-framed barn indicated on the area of open space on drawing no. 11949/300/Rev A shall only be used as a wildlife habitat ancillary to the use of the open space for wildlife/ecological purposes.

Reason: To ensure that the Local Authority has control over the use of the building.

- 27 The area of open space indicated on drawing no. 11949/300/Rev A shall only be used for wildlife/ecological purposes and no other.

Reason: To ensure that the Local Authority has control over the use of the

land.

**Statement required by the Town and Country Planning (Development Management Procedure) (England) (Amendment No. 2) Order 2012 - Article 31**

Planning permission has been granted for this proposal. The Council acted pro-actively through positive engagement with the applicant during the determination process which led to improvements to the scheme. The Council has therefore acted pro-actively to secure a sustainable form of development in line with the requirements of the Framework (paragraphs 186 and 187) and in accordance with the Town and Country Planning (Development Management Procedure) (England) (Amendment No. 2) Order 2012.

**Reasons for Granting**

The proposed development would not result in a detrimental impact upon either the character or appearance of the area or upon either existing or future residential amenity. The proposal is a departure from Policy DM4 of the Core Strategy and Development Management Policies 2009 but is considered acceptable because of the removal of an unrestricted agricultural scrap use and the associated amenity enhancements the proposal would provide. As such the proposal is considered to be in conformity with Policies DM3 of the Core Strategy and Development Management Policies 2009; The National Planning Policy Framework (2012); Design Guide in Central Bedfordshire (2010).

**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. The implementation of Sustainable Drainage Systems (SuDS) should be carefully considered, and this approach is encouraged in the National Planning Policy Framework (NPPF). These techniques can be used to minimise pollution impacts and provide a method for attenuating run-off that could otherwise lead to flooding. Such sustainable systems should be designed in accordance with the principles given in CIRIA C967 "The SuDS Manual". Further guidance may be found within CIRIA Report 156 "Infiltration Drainage - Manual of good practice" and the "Interim Code of Practice for Sustainable Drainage Systems". These documents are available on CIRIA's website at: [www.ciria.org](http://www.ciria.org) Only clean, uncontaminated surface water should be discharged to any soakaway, watercourse or surface water sewer.

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 Authority. The maximum acceptable depth for soakaways is 2 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.

The applicant's attention is drawn to DETR Circular 03/99 which requires an applicant to demonstrate that a connection to the public foul sewer is not available. In the eventuality of a connection to the public foul water sewer not being available, the suitability of any non-mains sewerage systems, particularly those incorporating septic tanks, must be effectively demonstrated by the applicant to the satisfaction of the Local Planning Authority. An acceptable method of foul water drainage/ trade effluent disposal would be a discharge to the public foul sewer with the prior written approval of the statutory undertaker. Any 'non mains' foul water drainage system will require the prior written Consent of the Environment Agency under the terms of the Water Resources Act 1991. Such consent may not be forthcoming.

Any facilities, above ground, for the storage of oils, fuels or chemicals must be provided with adequate, durable secondary containment to prevent the escape of pollutants. The volume of the secondary containment must be at least equivalent to the capacity of the tank plus 10%. If there is more than one oil storage tank in the facility, the secondary containment must be capable of storing 110% of the biggest tank's capacity or 25% of the total capacity of all the tanks, which ever is greater. All filling points, vents, gauges and sight glasses should be bunded. Any tank overflow pipe outlets must be directed into the bund. Associated pipework should be located above ground and protected from accidental damage. The drainage system of the bund must be sealed with no discharge to any watercourse, land or underground strata. The installation must, where relevant, comply with the Control of Pollution (Oil Storage) (England) Regulations 2001 and the Control of Pollution (Silage, Slurry and Agricultural Fuel Oil) Regulations 2010. Site occupiers intending to purchase or install pollutant secondary containment (bundling) should ensure that the materials are not vulnerable to premature structural failure in the event of a fire in the vicinity. Further guidance can be found on the Environment Agency's website at: [www.environment-agency.gov.uk/osr](http://www.environment-agency.gov.uk/osr)

#### NOTE

- (1) In advance of the consideration of the application the Committee were advised of additional consultation received.
- (2) In advance of the consideration of the application the Committee received representations made under the Public Participation Scheme.



<b>Item No. 12</b>
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<b>APPLICATION NUMBER</b>	<b>CB/13/00359/FULL</b>
<b>LOCATION</b>	<b>27 High Street, Blunham, Bedford, MK44 3NL</b>
<b>PROPOSAL</b>	<b>Single storey side and rear extensions, enlargement of front dormer, and new driveway</b>
<b>PARISH</b>	<b>Blunham</b>
<b>WARD</b>	<b>Sandy</b>
<b>WARD COUNCILLORS</b>	<b>Cllrs Aldis, Maudlin &amp; Sheppard</b>
<b>CASE OFFICER</b>	<b>Lauren Westley</b>
<b>DATE REGISTERED</b>	<b>20 February 2013</b>
<b>EXPIRY DATE</b>	<b>17 April 2013</b>
<b>APPLICANT</b>	<b>Mr Smith</b>
<b>AGENT</b>	<b>RGKC Design</b>
<b>REASON FOR COMMITTEE TO DETERMINE</b>	<b>Applicant is an employee of Central Bedfordshire Council</b>
<b>RECOMMENDED DECISION</b>	<b>Full Application - Granted</b>

**Recommendation**

That Planning Permission be GRANTED subject to the following:

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

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

- 2 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 and the visual amenities of the locality, in accordance with policies CS14 and DM3 of the Core Strategy and Development Management Policies.

- 3 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 additional windows shall be inserted into north facing elevation of the proposed extension.

Reason: To protect the amenity of neighbouring residents, in accordance with policy CS14 and DM3 of the Core Strategy and Development

Management Policies.

- 4 The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers CBC/001, CBC/002, CBC/003, 01/13/A, 02/13/B, 03/13/C.

Reason: For the avoidance of doubt.

**Statement required by the Town and Country Planning (Development Management Procedure) (England) (Amendment No. 2) Order 2012 - Article 31**

Planning permission has been granted for this proposal. The Council acted pro-actively through positive engagement with the applicant during the determination process which led to improvements to the scheme. The Council has therefore acted pro-actively to secure a sustainable form of development in line with the requirements of the Framework (paragraphs 186 and 187) and in accordance with the Town and Country Planning (Development Management Procedure) (England) (Amendment No. 2) Order 2012.

**Reasons for Granting**

The proposal, by way of its size, design and location, would not have a negative impact on the character of the area or an adverse impact on the residential amenity of neighbouring properties, as such it is in accordance with the objectives of the National Planning Policy Framework (2012), policies CS14, DM3 and DM4 of the Core Strategy and Development Management Policies (2009), and the technical guidance Design in Central Bedfordshire - A Guide for Development (2010).

**Notes to Applicant**

**NOTE**

In advance of the consideration of the application the Committee were advised of two neighbour objections and a response from the Highways Officer stating that there should not be a restriction to the granting of permission to the application.

<b>Item No. 13</b>
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<b>APPLICATION NUMBER</b>	<b>CB/12/04464/RM</b>
<b>LOCATION</b>	<b>Stables rear of 50 High Road, Shillington, Hitchin, SG5 3PJ</b>
<b>PROPOSAL</b>	<b>Reserved Matters: following Outline planning permission CB/12/00645 erection of 20 dwellings together with associated garaging infrastructure.</b>
<b>PARISH</b>	Shillington
<b>WARD</b>	<b>Silsoe &amp; Shillington</b>
<b>WARD COUNCILLORS</b>	<b>Cllr Ms Graham</b>
<b>CASE OFFICER</b>	<b>Samantha Boyd</b>
<b>DATE REGISTERED</b>	<b>18 January 2013</b>
<b>EXPIRY DATE</b>	<b>19 April 2013</b>
<b>APPLICANT</b>	<b>Bloor Homes (South Midlands)</b>
<b>AGENT</b>	
<b>REASON FOR COMMITTEE TO DETERMINE</b>	<p>Cllr Graham Call in - Reasons:</p> <p>The access to the High Road, which is a recognised heavy vehicle rat run, and also used by doubledecker buses every week day, is too narrow, with no splay possible to the left. The access is so situated that traffic from the left, which is entering the village , frequently at speed, and coming down a gradient and round a bend, is invisible to vehicles attempting to enter the High Road from the proposed estate, to turn right.</p> <p>Cars parked on the left on the High Road will exacerbate the problem of turning right, blindly onto the opposing carriageway. Another new estate (Aragon) is being finished, abutting Marshalls Avenue and exiting through it, to the left of this proposed site access. The probability of parking problems spilling out onto the High Road itself is thereby increased.</p> <p>(The Marshalls Avenue exit, being further to the left, has a clear view up the hill and drivers can see approaching traffic well before it reaches them.)</p> <p>Because of the complex nature of my request, I am asking for a site visit, to illustrate the problem more clearly.</p> <p>Although the highways issue is the one that the parish council and I feel is crucial, we also query the ratio of parking bays to houses, the visitors' parking allocation and the lack of a play area on the site.</p>
<b>RECOMMENDED DECISION</b>	<b>Reserved Matters - Granted</b>

Refused – That the application be refused for the following reason:

The development would, by virtue of an under provision of on-site parking and undersized garaging, result in harm to the safe and free flow of traffic. It would be contrary to Policy DM3 (High Quality Development) of the Central Bedfordshire Core Strategy and Development Policies (2009) and Appendix F (Parking Strategy) of the Central Bedfordshire Local Transport Plan (2012).

#### NOTE

- (1) The Committee were advised of additional consultation and information :
  - Bedfordshire Police, no objections
  - Two photographs received from Cllr Graham which were included in the PowerPoint Presentation
  - Comments received from Bloor Homes – Officers response to the comments received.
  
- (2) Councillor Nicols requested that a statement made by Councillor Spurr the Executive Member regarding the application and parking standards be recorded.

<b>Item No. 14</b>
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<b>APPLICATION NUMBER</b>	<b>CB/12/01722/RM</b>
<b>LOCATION</b>	<b>Land at 59 &amp; 69 The Green, Stotfold, Hitchin, SG5 4AN</b>
<b>PROPOSAL</b>	<b>Reserved Matters: Residential development of 33 dwellings (pursuant to outline planning permission CB/10/02061/REN dated 31 August 2010)</b>
<b>PARISH</b>	<b>Stotfold</b>
<b>WARD</b>	<b>Stotfold &amp; Langford</b>
<b>WARD COUNCILLORS</b>	<b>Cllrs Clarke, Saunders &amp; Saunders</b>
<b>CASE OFFICER</b>	<b>Paul Robinson</b>
<b>DATE REGISTERED</b>	<b>10 May 2012</b>
<b>EXPIRY DATE</b>	<b>09 August 2012</b>
<b>APPLICANT</b>	<b>Abbey New Homes</b>
<b>AGENT</b>	<b>AAP Architecture</b>
<b>REASON FOR COMMITTEE TO DETERMINE</b>	<b>Objection from Town Council</b>
<b>RECOMMENDED DECISION</b>	<b>Reserved Matters - Granted</b>

**Recommendation**

Deferred to enable concerns raised by Central Bedfordshire Public Protection Team to be explored and for attempts to be made to address an under provision of car parking against the Council's Parking Strategy (2012).

**NOTES**

- (1) In advance of the consideration of the application the Committee were advised of consultation received from the Public Protection Team and subsequent response from the Officer.
- (2) In advance of the consideration of the application the Committee received representations made under the Public Participation Scheme.



<b>Item No. 15</b>
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<b>APPLICATION NUMBER</b>	<b>CB/12/04272/FULL</b>
<b>LOCATION</b>	<b>32 Astwick Road, Stotfold, Hitchin, SG5 4AT</b>
<b>PROPOSAL</b>	<b>Erection of 3 dwellings</b>
<b>PARISH</b>	<b>Stotfold</b>
<b>WARD</b>	<b>Stotfold &amp; Langford</b>
<b>WARD COUNCILLORS</b>	<b>Cllrs Clarke, Saunders &amp; Saunders</b>
<b>CASE OFFICER</b>	<b>Mark Spragg</b>
<b>DATE REGISTERED</b>	<b>04 December 2012</b>
<b>EXPIRY DATE</b>	<b>29 January 2013</b>
<b>APPLICANT</b>	<b>Mr T Saunders</b>
<b>AGENT</b>	<b>Levitt Partnership</b>
<b>REASON FOR COMMITTEE TO DETERMINE</b>	<b>The applicant is the brother of Councillor John Saunders</b>

<b>RECOMMENDED DECISION</b>	<b>Full Application - Granted</b>
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**Recommendation**

That Planning Permission be granted subject to the following conditions:

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

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

- 2 **Prior to the development hereby approved commencing on site, 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.**

- 3 **Prior to the commencement of any phase of development approved by this planning permission the developer shall submit to the Planning Authority for written agreement:**

**a) A Phase 2 Site Investigation report further documenting the ground conditions of the site with regard to potential contamination, incorporating appropriate sampling, as shown to be necessary by the**

**Phase 1 Desk Study by Applied Geology of June 2012 already submitted.**

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

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

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

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

Reason: To protect human health and the environment

- 5 **Prior to the development hereby approved commencing on 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 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 **Prior to the development hereby approved commencing on site, including any ground clearance or excavation, substantial protective fencing, the details of which shall first be approved in writing by the Local Planning Authority, shall be erected and the fencing shall be retained at full height and extent until the development is substantially completed. No materials shall be stored or deposited and no mixing of materials shall take place within the area so protected.**

**Reason: To protect the trees so enclosed in accordance with Section 8 of BS 5837 of 2005 or as may be subsequently amended.**

- 7 **Prior to the development hereby approved commencing on site, details**



**of the final ground and slab levels of the dwellings hereby approved shall be submitted to and approved in writing by the Local Planning Authority.**

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

- 8 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 works shall be commenced for the extension of the buildings hereby approved nor any material alteration of their external appearance until detailed plans and elevations have been submitted to and approved in writing by the Local Planning Authority.

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

- 9 The first floor bathroom window in the rear elevation of plot 1 shall be –  
- obscure-glazed, and - non-opening unless the parts of the window which can be opened are more than 1.7 metres above the floor of the room in which the window is installed.

Reason: To safeguard the amenities of occupiers of no. 16 Ivel Way.

- 10 **Development shall not begin until details of the junction of the widened vehicular access with the highway have been approved by the Local Planning Authority and no dwelling 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.**

- 11 Before the modified access is first brought into use, a triangular vision splay shall be provided on each side of the new access drive and shall be 2.8m measured along the back edge of the highway from the centre line of the anticipated vehicle path to a point 2.0m measured from the back edge of the footway into the site along the centre line of the anticipated vehicle path. The vision splay 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 modified access and to make the access safe and convenient for the traffic that is likely to use it.

- 12 The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers [4A, 5].

Reason: For the avoidance of doubt.

**Statement required by the Town and Country Planning (Development Management Procedure) (England) (Amendment No. 2) Order 2012 - Article 31**

Planning permission has been granted for this proposal. The Council acted pro-actively through positive engagement with the applicant during the determination process which led to improvements to the scheme. The Council has therefore acted pro-actively to secure a sustainable form of development in line with the requirements of the Framework (paragraphs 186 and 187) and in accordance with the Town and Country Planning (Development Management Procedure) (England) (Amendment No. 2) Order 2012.

**Reasons for Granting**

The proposed development would not result in any significant harm to the character and appearance of the area or the residential amenity of any neighbouring properties and is acceptable in terms of highway safety. The proposal therefore complies with the objectives of the National Planning Policy Framework (2012) and Policies CS1, CS2, CS14, DM3, DM4, and DM15 of Central Bedfordshire Core Strategy and Development Management Policies Document (2009). It also complies with the objectives of the Central Bedfordshire Council's Technical Guidance: Design in Central Bedfordshire (2010).

**Notes to Applicant**

1. The British Standard for Topsoil, BS 3882:2007, specifies requirements for topsoils that are moved or traded and should be adhered to.  
Applicants are reminded that, should groundwater or surface water courses be at risk of contamination during or after development, the Environment Agency at Brampton should be approached for approval of measures to protect water resources separately, unless an Agency condition already forms part of this permission.
2. The Buckingham & River Ouzel Internal Drainage Board advise that it is essential that ground conditions be investigated and if found satisfactory, the soakaways constructed in accordance with the latest Building Research Establishment Digest.  
In the event that ground conditions are found not to be suitable for soakaway drainage, any direct discharge to the nearby watercourse will require the Board's prior consent. Please contact the Internal Drainage Board at Cambridge House, Cambridge Road, Bedford, MK42 0LH - Telephone (01234 354396) - E-mail [contact@idbs.org.uk](mailto:contact@idbs.org.uk)
3. Should any roosting bats be found during the demolition of the buildings on site then all works should cease and advice be sought from Natural England.

**NOTE**

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

<b>Item No. 16</b>
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<b>APPLICATION NUMBER</b>	<b>CB/12/04305/FULL</b>
<b>LOCATION</b>	<b>Hadrian Lower School, Hadrian Avenue, Dunstable, LU5 4SR</b>
<b>PROPOSAL</b>	<b>Construction of a two classroom modular unit.</b>
<b>PARISH</b>	<b>Dunstable</b>
<b>WARD</b>	<b>Dunstable Icknield</b>
<b>WARD COUNCILLORS</b>	<b>Cllrs McVicar &amp; Young</b>
<b>CASE OFFICER</b>	<b>Nicola Darcy</b>
<b>DATE REGISTERED</b>	<b>11 December 2012</b>
<b>EXPIRY DATE</b>	<b>05 February 2013</b>
<b>APPLICANT</b>	<b>Hadrian Academy</b>
<b>AGENT</b>	<b>PCMS Ltd</b>
<b>REASON FOR COMMITTEE TO DETERMINE</b>	<b>CBC land plus objections from local residents regarding the potential increase of indiscriminate on-street parking</b>
<b>RECOMMENDED DECISION</b>	<b>Full Application - Granted</b>

**Recommendation**

That Planning Permission be GRANTED subject to the following:

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

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

- 2 Before the building is first brought into use, the Hadrian Academy Travel Plan shall be prepared and submitted to and approved by the Local Planning Authority. All measures agreed therein shall be undertaken in accordance with the approved plan.

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

- 3 Notwithstanding the details submitted with the application and before development begins, 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.

- 4 The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers 281-001 B, 281-003 D & 281-004 B.

Reason: For the avoidance of doubt.

**Statement required by the Town and Country Planning (Development Management Procedure) (England) (Amendment No. 2) Order 2012 - Article 31**

Planning permission has been granted for this proposal. The Council acted pro-actively through early engagement with the applicant at the pre-application stage which led to improvements to the scheme. The Council has therefore acted pro-actively to secure a sustainable form of development in line with the requirements of the Framework (paragraphs 186 and 187) and in accordance with the Town and Country Planning (Development Management Procedure) (England) (Amendment No. 2) Order 2012.

**Reasons for Granting**

The proposed classrooms would not have a detrimental impact upon the residential amenity of nearby occupiers and with the addition of eight additional staff parking spaces, would be in accordance with the Local Transport Plan Parking Standards. The proposal would further be in accordance with Policies BE8 & T10 of the South Bedfordshire Local Plan Review 2004, Policies 1, 27 & 43 of the emerging Development Strategy for Central Bedfordshire and having regard to the National Planning Policy Framework (2012).

**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. The applicants attention is drawn to their responsibility under The Equality Act 2010 and with particular regard to access arrangements for the disabled.

The Equality Act 2010 requires that service providers must think ahead and make reasonable adjustments to address barriers that impede disabled people.

These requirements are as follows:

- Where a provision, criterion or practice puts disabled people at a substantial disadvantage to take reasonable steps to avoid that disadvantage;
- Where a physical feature puts disabled people at a substantial disadvantage to avoid that disadvantage or adopt a reasonable alternative method of providing the service or exercising the function;
- Where not providing an auxiliary aid puts disabled people at a substantial

disadvantage to provide that auxiliary aid.

In doing this, it is a good idea to consider the range of disabilities that your actual or potential service users might have. You should not wait until a disabled person experiences difficulties using a service, as this may make it too late to make the necessary adjustment.

For further information on disability access contact:

The Centre for Accessible Environments ([www.cae.org.uk](http://www.cae.org.uk))

Central Bedfordshire Access Group ([www.centralbedsaccessgroup.co.uk](http://www.centralbedsaccessgroup.co.uk))

## NOTES

- (1) In advance of the consideration of the application the Committee were advised of clarification that 8 parking spaces were to remain unallocated and were intended for use by staff and visitors and not for the collection and drop off of children by parents.
- (2) In advance of the consideration of the application the Committee received representations made under the Public Participation Scheme.

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<b>Item No. 17</b>
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<b>APPLICATION NUMBER</b>	<b>CB/13/00089/FULL</b>
<b>LOCATION</b>	<b>11 Medley Close, Eaton Bray, Dunstable, LU6 2DX</b>
<b>PROPOSAL</b>	<b>Erection of side dormer bedroom extension and front porch.</b>
<b>PARISH</b>	<b>Eaton Bray</b>
<b>WARD</b>	<b>Eaton Bray</b>
<b>WARD COUNCILLORS</b>	<b>Cllr Mrs Mustoe</b>
<b>CASE OFFICER</b>	<b>Nicola Darcy</b>
<b>DATE REGISTERED</b>	<b>09 January 2013</b>
<b>EXPIRY DATE</b>	<b>06 March 2013</b>
<b>APPLICANT</b>	<b>Mr Michael Simkins</b>
<b>AGENT</b>	
<b>REASON FOR COMMITTEE TO DETERMINE</b>	<b>Called-in by Cllr Mrs Marion Mustoe for the following reasons:</b>
	<b>1. Appropriate development</b>
	<b>2. Modest extension</b>
	<b>3. Other properties extended in surrounding area</b>
	<b>4. Not overlooked</b>
	<b>5. Enhances look of house</b>
	<b>6. No opposition from neighbours or Parish Council</b>
<b>RECOMMENDED DECISION</b>	<b>Full Application - Refused</b>

**Recommendation**

That Planning Permission be REFUSED for the following reason:

- 1 The proposed roof extension would, because of its size, bulk, siting and unsympathetic design, be out of character with the existing dwelling and other similar properties in the locality harmful to the visual amenities of the street scene and of nearby residents. The proposal is therefore contrary to the principles of good design as set out in the National Planning Policy Framework, to Policies BE8 and H8 of the South Bedfordshire Local Plan Review, Policy 43 of the emerging Development Strategy for Central Bedfordshire and technical guidance Design in Central Bedfordshire, A Guide for Development (Supplement 4).

**Statement required by the Town and Country Planning (Development Management Procedure) (England) (Amendment No. 2) Order 2012 - Article 31**

Planning permission has been refused for this proposal for the clear reasons set out in this decision notice. The Council acted pro-actively through positive engagement with the applicant in an attempt to narrow down the reasons for refusal but fundamental objections could not be overcome. The applicant was invited to withdraw the application to seek pre-application advice prior to any re-submission but did not agree to this. The Council has

therefore acted pro-actively in line with the requirements of the Framework (paragraphs 186 and 187) and in accordance with the Town and Country Planning (Development Management Procedure) (England) (Amendment No. 2) Order 2012.

#### NOTE

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



<b>Item No. 18</b>
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<b>APPLICATION NUMBER</b>	<b>CB/13/00242/FULL</b>
<b>LOCATION</b>	<b>The White House, High Street, Eggington, Leighton Buzzard, LU7 9PQ</b>
<b>PROPOSAL</b>	<b>Biomass boiler system to be installed.</b>
<b>PARISH</b>	<b>Eggington</b>
<b>WARD</b>	<b>Heath &amp; Reach</b>
<b>WARD COUNCILLORS</b>	<b>Cllr Versallion</b>
<b>CASE OFFICER</b>	<b>Nicola Darcy</b>
<b>DATE REGISTERED</b>	<b>28 January 2013</b>
<b>EXPIRY DATE</b>	<b>25 March 2013</b>
<b>APPLICANT</b>	<b>Mr Janes</b>
<b>AGENT</b>	<b>Freetricity Commercial Ltd.</b>
<b>REASON FOR COMMITTEE TO DETERMINE</b>	<b>Applicant related to an Elected Member</b>
<b>RECOMMENDED DECISION</b>	<b>Full Application - Granted</b>

**Recommendation**

That Planning Permission be GRANTED subject to the following:

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

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

- 2 **Notwithstanding the details submitted with the application, all external pipework shall be painted black, prior to the first use of the biomass boiler system and shall be retained thereafter. The details of the paint shall be submitted to and agreed by the Local Planning Authority prior to commencement.**

**Reason: To safeguard the character of the existing building and wider views into the Conservation Area.  
(Policy BE8 S.B.L.P.R and Policies 43 & 45 D.S.C.B).**

- 3 The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers 01, 02, 03, 04 & 05.

Reason: For the avoidance of doubt.

**Statement required by the Town and Country Planning (Development Management Procedure) (England) (Amendment No. 2) Order 2012 - Article 31**

Planning permission has been granted for this proposal. The Council acted pro-actively through positive engagement with the applicant during the determination process which led to improvements to the scheme. The Council has therefore acted pro-actively to secure a sustainable form of development in line with the requirements of the Framework (paragraphs 186 and 187) and in accordance with the Town and Country Planning (Development Management Procedure) (England) (Amendment No. 2) Order 2012.

**Reasons for Granting**

The proposed biomass heating system and associated building and flue would not be detrimental to the openness or visual amenity of the Green Belt or the character and setting of the Conservation Area or be detrimental to the amenities of the occupiers of the adjoining properties and would thereby be in accordance with Policy BE8 of the South Bedfordshire Local Plan Review 2004, Policies 36, 43, 45 and 46 of the emerging Development Strategy for Central Bedfordshire and having regard to the National Planning Policy Framework (2012).

**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 South Bedfordshire Local Plan Review (SBLPR) and the emerging Development Strategy for Central Bedfordshire (DSCB).
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.

**NOTE**

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

<b>Item No. 19</b>
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<b>APPLICATION NUMBER</b>	<b>CB/12/04446/FULL</b>
<b>LOCATION</b>	<b>Touchwood, Plantation Road, Leighton Buzzard, LU7 3JE</b>
<b>PROPOSAL</b>	<b>Retention and use of detached timber outbuilding as beauty therapy business</b>
<b>PARISH</b>	<b>Leighton-Linslade</b>
<b>WARD</b>	<b>Leighton Buzzard North</b>
<b>WARD COUNCILLORS</b>	<b>Cllrs Johnstone, Shadbolt &amp; Spurr</b>
<b>CASE OFFICER</b>	<b>Adam Davies</b>
<b>DATE REGISTERED</b>	<b>19 December 2012</b>
<b>EXPIRY DATE</b>	<b>13 February 2013</b>
<b>APPLICANT</b>	<b>Mrs P Goodwin</b>
<b>AGENT</b>	<b>D J Harnett &amp; Associates</b>
<b>REASON FOR COMMITTEE TO DETERMINE</b>	<b>Councillor Spurr has requested that the application be referred to Committee if Officers are minded to approve due to concerns regarding the parking and access arrangements for the property.</b>
<b>RECOMMENDED DECISION</b>	<b>Full Application - Granted</b>

**Recommendation – ADAM PLEASE ADVISE OF WORDING FOR ADDITIONAL CONDITION.**

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 **Prior to the initial use of the outbuilding in connection with the beauty therapy use hereby permitted, details of a turning space for vehicles shall be submitted to and approved in writing by the Local Planning Authority and shall be laid out within the curtilage of the site in accordance with the approved drawing.**

**Reason: To enable vehicles to park and turn within the site and exit the site in forward gear.**

- 3 The beauty business shall only operate between the hours of 9am and 5pm Monday to Friday and between the hours of 9am and 12noon on Saturdays. The beauty business shall not operate on Sundays or public holidays.

Reason: To protect the character of the area and the amenities of the neighbouring properties.

(Policies BE6 and BE8 S.B.L.P.R and Policy 43 D.S.C.B).

- 4 Notwithstanding the provisions of Schedule 2, Part 2, Class A of to the Town and Country (General Permitted Development) Order 1995 as amended (or any order revoking and re-enacting that Order with or without modification), no gate, fence, wall or other means of enclosure shall be erected or constructed within the curtilage of the property without the grant of further specific permission from the Local Planning Authority.

Reason: In order to prevent the formal subdivision of the larger site into distinct areas associated with the business use and the residential occupation of the property and thereby protect the character of the area.

(Policies BE 6 and BE8 S.B.L.P.R and Policy 43 D.S.C.B).

- 5 The use of the outbuilding in connection with the beauty therapy use hereby permitted shall be limited to the applicant Ms Olivia Goodwin and her customers only. The outbuilding shall otherwise only be used for purposes incidental to the enjoyment of the main dwellinghouse as such.

Reason: In order to prevent the establishment of an overly intensive business use unrelated to occupation of the main dwelling and thereby protect the character of the area and the amenities of the neighbouring properties.

(Policies BE6 and BE8 S.B.L.P.R and Policy 43 D.S.C.B).

- 6 The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers 18366, 18367 and 2012/1005/01.

Reason: For the avoidance of doubt.

**Statement required by the Town and Country Planning (Development Management Procedure) (England) (Amendment No. 2) Order 2012 - Article 31**

Planning permission has been granted for this proposal. Discussion with the applicant to seek an acceptable solution was not necessary in this instance. The Council has therefore acted pro-actively to secure a sustainable form of development in line with the requirements of the Framework (paragraphs 186 and 187) and in accordance with the Town and Country Planning (Development Management Procedure) (England) (Amendment No. 2) Order 2012.

## Reasons for Granting

Subject to appropriate conditions, the level of activity resulting from the proposed use would be sufficiently low key that it would not be harmful to the character of the Area of Special Character or the amenities of the neighbouring residents and is acceptable in terms of parking provision and highways considerations. Therefore an objection in relation to Policies BE6, BE8 and T10 of the South Bedfordshire Local Plan Review or Policies 1, 24, 25, 27 and 43 could not be sustained in this instance, having regard to the core planning principles set out within 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 South Bedfordshire Local Plan Review (SBLPR) and the emerging Development Strategy for Central Bedfordshire (DSCB).
3. The applicant is advised that some beauty treatments require registration with the Council; the applicant is advised to contact either Richard Johns on 0300 300 4422 or Ben Salvatierra on 0300 300 4492 to discuss these matters further.
4. Notwithstanding the grant of this planning permission, the applicant is advised that the Council has received third-party representations in response to the application which raise concerns that the applicant does not have suitable rights for non-residential traffic to access the site via the shared driveway serving the property. It is indicated that the shared driveway is subject to a legal covenant which states that it shall only be used for residential purposes. The applicant is advised that the grant of planning permission does not infer a right to access land outside the ownership of the applicant or to access the site in a manner which may conflict with a separate legal covenant. Separate to the grant of any planning permission, the applicant should ensure that they benefit from suitable rights to access the site as proposed.
5. The applicants attention is drawn to their responsibility under The Equality Act 2010 and with particular regard to access arrangements for the disabled.

The Equality Act 2010 requires that service providers must think ahead and make reasonable adjustments to address barriers that impede disabled people.

These requirements are as follows:

- Where a provision, criterion or practice puts disabled people at a

substantial disadvantage to take reasonable steps to avoid that disadvantage;

- Where a physical feature puts disabled people at a substantial disadvantage to avoid that disadvantage or adopt a reasonable alternative method of providing the service or exercising the function;
- Where not providing an auxiliary aid puts disabled people at a substantial disadvantage to provide that auxiliary aid.

In doing this, it is a good idea to consider the range of disabilities that your actual or potential service users might have. You should not wait until a disabled person experiences difficulties using a service, as this may make it too late to make the necessary adjustment.

For further information on disability access contact:

The Centre for Accessible Environments ([www.cae.org.uk](http://www.cae.org.uk))

Central Bedfordshire Access Group ([www.centralbedsaccessgroup.co.uk](http://www.centralbedsaccessgroup.co.uk))

#### NOTE

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

<b>Item No. 20</b>
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<b>APPLICATION NUMBER</b>	<b>CB/13/00664/FULL</b>
<b>LOCATION</b>	<b>20 The Maltings, Leighton Buzzard, LU7 4BS</b>
<b>PROPOSAL</b>	<b>Erection of two storey rear extension (resubmission of CB/13/00098/FULL)</b>
<b>PARISH</b>	<b>Leighton-Linslade</b>
<b>WARD</b>	<b>Leighton Buzzard South</b>
<b>WARD COUNCILLORS</b>	<b>Cllrs Berry, Bowater &amp; Dodwell</b>
<b>CASE OFFICER</b>	<b>Debbie Willcox</b>
<b>DATE REGISTERED</b>	<b>22 February 2013</b>
<b>EXPIRY DATE</b>	<b>19 April 2013</b>
<b>APPLICANT</b>	<b>Mrs C Lake</b>
<b>AGENT</b>	<b>Mr B Johnson</b>
<b>REASON FOR COMMITTEE TO DETERMINE</b>	<b>Call-in by Councillor Amanda Dodwell on the following grounds:</b> <ul style="list-style-type: none"> <li>• <b>that the current property is overbearing and the extension will make it even more so</b></li> <li>• <b>that the extension will also lead to loss of light / amenity for neighbouring properties</b></li> </ul>
<b>RECOMMENDED DECISION</b>	<b>Full Application - Granted</b>

**Recommendation**

That Planning Permission be GRANTED subject to the following:

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

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

- 2 The external finish of the walls and roofing materials to be used for the extension shall match that of the existing building as closely as possible.

Reason: To ensure that the development is in keeping with the existing building.  
(Policies BE8 & H8, SBLPR and Policy 43, DSCB).

- 3 The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers BJ/CL/1, BJ/CL/3, CBC/001, CBC/002.

Reason: For the avoidance of doubt.

**Statement required by the Town and Country Planning (Development Management Procedure) (England) (Amendment No. 2) Order 2012 - Article 31**

Planning permission has been granted for this proposal. The Council acted pro-actively through early engagement with the applicant at the pre-application stage which led to improvements to the scheme. The Council has therefore acted pro-actively to secure a sustainable form of development in line with the requirements of the Framework (paragraphs 186 and 187) and in accordance with the Town and Country Planning (Development Management Procedure) (England) (Amendment No. 2) Order 2012.

**Reasons for Granting**

The proposed part two storey, part single storey rear extension, by reason of its siting, scale and design would complement and harmonise with the local surroundings and would not result in an unacceptable loss of light or overshadowing or appear unacceptably overbearing, or be prejudicial to highway safety as considered by policies BE8, H8 & T10 of the South Bedfordshire Local Plan Review 2004; policies 27 and 43 of the emerging Development Strategy for Central Bedfordshire and having regard to the National Planning Policy Framework (2012). The extension is further in conformity with the technical guidance Design in Central Bedfordshire, Residential Extensions 2010.

**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 South Bedfordshire Local Plan Review (SBLPR) and the emerging Development Strategy for Central Bedfordshire (DSCB).
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](http://www.centralbedfordshire.gov.uk).
4. The Buckingham & River Ouzel Internal Drainage Board advise that it is essential that ground conditions be investigated and if found satisfactory, the soakaways constructed in accordance with the latest Building Research Establishment Digest 365.

NOTES



- (1) In advance of the consideration of the application the committee were advised that Leighton Linlade Town Council had no objections to the scheme.
- (2) In advance of the application the Committee received representations made under the Public Participation Scheme.

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<b>Item No. 21</b>
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<b>APPLICATION NUMBER</b>	<b>CB/12/03622/FULL</b>
<b>LOCATION</b>	<b>Home Farm, Dunstable Road, Tilsworth, Leighton Buzzard, LU7 9PU</b>
<b>PROPOSAL</b>	<b>Permission is sort for change of use of land to a residential caravan site for one Romani Gypsy family. The pitch to contain one static caravan, one touring caravan and parking for two vehicles with associated hardstanding and one septic tank. (Retrospective).</b>
<b>PARISH</b>	<b>Tilsworth</b>
<b>WARD</b>	<b>Heath &amp; Reach</b>
<b>WARD COUNCILLORS</b>	<b>Cllr Versallion</b>
<b>CASE OFFICER</b>	<b>Vicki Davies</b>
<b>DATE REGISTERED</b>	<b>03 October 2012</b>
<b>EXPIRY DATE</b>	<b>28 November 2012</b>
<b>APPLICANT</b>	<b>Mr &amp; Mrs John &amp; Debbie Price</b>
<b>AGENT</b>	<b>Bucks Floating Support</b>
<b>REASON FOR COMMITTEE TO DETERMINE</b>	<b>At the request of Cllr Versallion due to the Green Belt location, the planning history of the site and the current appeals on adjoining sites.</b>

<b>RECOMMENDED DECISION</b>	<b>Full Application - Granted</b>
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**Recommendation**

That Planning Permission be approved subject to the following:

- 1 The occupation of the caravans on the Site hereby permitted shall be limited to the following persons and their dependant relatives:

Mr John Price and Mrs Debbie Price.

Reason: In recognition of the location of the site in the Green Belt and the "very special circumstances" case accepted in accordance with the National Planning Policy Framework.

- 2 No caravan located on the Site shall be occupied for residential purposes by persons other than Gypsies and Travellers, as defined in annexe 1 of Planning Policy for Traveller Sites 2012.

Reason: To ensure that the occupation of the residential caravans on the site is restricted to Gypsies and Travellers.

- 3 No more than 2 caravans, of which no more than 1 of which shall be mobile homes, shall be located on the Site and occupied for residential purposes.

Reason: In recognition of the location of the site in the Green Belt and having regard to the provisions of the National Planning Policy Framework.

- 4 No commercial activity shall take place on the Site, including the storage of materials.

Reason: In order to ensure that the development has no unacceptable adverse effect upon general or residential amenity.  
(SBLPR Policy BE8 & DSCB policy 43).

- 5 The use hereby permitted shall cease and all caravans, structures, equipment and materials brought onto the land for the purposes of such use shall be removed within 28 days of the date of failure to meet any one of the requirements set out in (i) to (v) below:

- (i) within 3 months of the date of this decision a scheme for the means of foul and surface water drainage of the site shall be submitted to and approved by the Local Planning Authority, the approved scheme shall be implemented with 3 months of the date of approval;
- (ii) within 3 months of the date of this decision a scheme for landscaping of the site, to include details of all tree, hedge and shrub planting, details of species, plant sizes and proposed numbers and densities, shall be submitted to and approved by the Local Planning Authority, the approved scheme shall be implemented within 3 month of the date of approval;
- (iii) within 3 months of the date of this decision the proposed vehicular access 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, 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.
- (iv) within 3 months of the date of this decision a scheme for the storage and collection of waste from the site shall be submitted to and approved in writing by the Local Planning Authority, the approved scheme shall be implemented within 3 months of the date of approval;
- (v) within 3 months of the date of this decision a scheme for external lighting of the site shall be submitted to and approved in writing by the Local Planning Authority, the approved scheme shall be implemented within 3 months of the date of approval;
- (vi) within three months of the new access being brought into use, any existing access within the frontage of the land to be developed, not incorporated in the access hereby approved shall be closed in accordance with a scheme submitted to and approved by the Local Planning Authority, the scheme shall include the details of the closure of the access, boundary treatment and landscaping.

Reason: To ensure an appropriate standard of development.  
(SBLPR policy BE8 and DSCB policy 43).

- 6 Visibility splays shall be provided at the junction of the vehicular access with the public highway. The splays shall extend to the limits of the site's highway frontage on each side of the access from a point on the centre line of the access measured 2.4m back from the road channel. The vision splays so described shall be maintained free of any obstruction to visibility.

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.  
(DSCB policy 43).

- 7 Any gates provided shall open away from the highway and be set back a distance of at least 14.0 metres from the nearside edge of the carriageway of the adjoining highway.

Reason: To enable vehicles towing caravans or trailers to draw off the highway before the gates are opened.

- 8 The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers BP-001DE & L-0101A.

Reason: For the avoidance of doubt.

### **Statement required by the Town and Country Planning (Development Management Procedure) (England) (Amendment No. 2) Order 2012 - Article 31**

Planning permission has been granted for this proposal. The Council acted pro-actively through positive engagement with the applicant during the determination process which led to additional supporting information being submitted. The Council has therefore acted pro-actively to secure a sustainable form of development in line with the requirements of the Framework (paragraphs 186 and 187) and in accordance with the Town and Country Planning (Development Management Procedure) (England) (Amendment No. 2) Order 2012.

### **Reasons for Granting**

The proposal is contrary to Green Belt policy however on balance it is considered that the general unmet need and the personal circumstances of the site occupants by reason of health, education and cultural factors weigh in favour of the application. In addition the highway safety issues previously identified have been overcome. Overall it is considered that there are Very Special Circumstances which outweigh the harm to the Green Belt and that subject to conditions the proposal would be acceptable and is therefore in accordance with policy BE8 of the South Bedfordshire Local Plan Review, policies 36 and 43 of the emerging Development Strategy for Central Bedfordshire and national policy within the National Planning Policy Framework and Planning Policy for Traveller Sites.

### **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 South Bedfordshire Local Plan Review (SBLPR) and the emerging Development Strategy for Central Bedfordshire (DSCB).
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. 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.
4. 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.
5. The applicant is advised that the closure of existing access shall include the removal of the existing concrete apron and the reinstatement of the highway to include any verge, hedging and kerbing in a manner to be agreed in writing with Bedfordshire Highways, Central Bedfordshire Council's Highways Helpdesk, Technology House, 239 Ampthill Road, Bedford MK42 9BD. No work shall be carried out within the confines of the public highway without prior consent. The applicant will also be expected to bear all costs involved in closing the access.

#### NOTES

- (1) In advance of the consideration of the application the Committee were advised of a 'Change of Description' to the application to remove reference to a Portaloo. Therefore a change to Condition (8) was proposed and an additional informative which was sent via a letter.
- (2) In advance of the consideration of the application the Committee received representations made under the Public Participation Scheme.