

CENTRAL BEDFORDSHIRE COUNCIL

At a meeting of the **DEVELOPMENT MANAGEMENT COMMITTEE** held in Council Chamber, Priory House, Monks Walk, Shefford on Wednesday, 24 April 2013

PRESENT

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

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

Apologies for Absence: Cllrs Mrs S Clark
I Dalgarno
K Janes
T Nicols

Substitutes: Cllrs L Birt (In place of K Janes)
Mrs R J Drinkwater (In place of I Dalgarno)
Mrs R B Gammons (In place of Mrs S Clark)
Mrs D B Gurney (In place of T Nicols)

Members in Attendance: Cllrs D McVicar
Mrs P E Turner MBE
A M Turner,

Officers in Attendance:	Mr D Ager	Highways Officer
	Miss H Bell	Committee Services Officer
	Mr A Bunu	Senior Planning Officer
	Mr M Cornell	Principal Highway Engineer
	Mr A Davie	Head of Development Management
	Mr J Ellis	Planning Manager West
	Mr A Emerton	Managing Solicitor Planning, Property, Highways & Transportation
	Mr D Hale	Planning Manager South
	Mr D Lamb	Planning Manager East
	Ms J Self	Planning Officer
	Mr J Spurgeon	Principal Planning Officer
	Miss D Wilcox	Planning Officer

DM/13/1 **Chairman's Announcements**

The Chairman of the Committee advised that the Order of Business would be varied. Item 7 would be considered prior to the consideration of Item 6.

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

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

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

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

DM/13/2 **Minutes**

RESOLVED

that the Minutes of the meeting of the Development Management Committee held on the 27 March 2013 be confirmed and signed by the Chairman as a correct record.

DM/13/3 **Members' Interests**

(a) **Personal Interests:-**

Member	Item	Nature of Interest	Present or Absent during discussion
Cllr N Young	6	Involved with the preparation of plans as Executive Member	Present
All Members of Committee	of 11	Received representations from developers	Present
Cllr A Turner	10	Met with developer	Present

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

Member	Item	Nature of Interest	Present or Absent during discussion
Cllr Spurr	12	Application under remit of Portfolio	Absent

DM/13/4 **Planning Enforcement Cases Where Formal Action Has Been Taken**

RESOLVED

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

DM/13/5 **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/13/6 **Planning Application No. CB/13/00710/FULL**

RESOLVED

That Planning Application No. CB/13/00710/FULL relating to Dukeminster Estate (South East Corner), Church Street, Dunstable be approved as set out in the schedule appended to these Minutes.

DM/13/7 **Planning Application No. CB/13/01069/FULL**

RESOLVED

That Planning Application No CB/13/01069/FULL relating to St Christopher Lower School, Dunstable be approved as set out in the Schedule appended to these Minutes.

DM/13/8 **Planning Application No. CB/13/00867/FULL**

RESOLVED

That Planning Application No. CB/13/00867/FULL relating to 30 Beecroft Way, Dunstable be approved as set out in the Schedule appended to these Minutes.

DM/13/9 **Planning Application No. CB/13/00920/FULL**

RESOLVED

That Planning Application No. CB/13/00920/FULL relating to 2 Milebush, Leighton Buzzard be approved as set out in the Schedule appended to these Minutes.

DM/13/10 **Planning Application No. CB/12/04284/FULL**

RESOLVED

That Planning Application No. CB/12/04284/FULL relating to White Gables Farm, Moggerhanger be approved as set out in the Schedule appended to these Minutes.

DM/13/11 **Planning Application No. CB/13/00492/FULL**

RESOLVED

That Planning Application No. CB/13/00492/FULL relating to The Boot, 110 High Street, Langford be approved as set out in the Schedule appended to these Minutes.

DM/13/12 **Planning Application No. CB/13/00333/REG3**

RESOLVED

That Planning Application No. CB/13/00333/REG relating to Land adjacent to 94 Ampthill Road, Flitwick be approved as set out in the Schedule appended to these Minutes.

DM/13/13 **Site Inspection Appointment(s)**

RESOLVED

That the following Members be appointed to conduct Site Inspections to be undertaken in advance of the next meeting of this Committee to be held on Monday 20 May 2013:

Chairman (or his nominee)

Vice Chairman (or his nominee)

Cllrs: Aldis

Bowater

Berry

(Note: The meeting commenced at 10.00 a.m. and concluded at 12.36 p.m.)

Chairman

Dated

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Item No. 6

APPLICATION NUMBER	CB/13/00710/FULL
LOCATION	Dukeminster Estate (South East Corner) Church Street, Dunstable, LU5 4HU
PROPOSAL	Proposed new build C2 use care home facility and upgrade of existing access road.
PARISH	Dunstable
WARD	Dunstable Icknield
WARD COUNCILLORS	Cllrs McVicar & Young
CASE OFFICER	Mr J Spurgeon
DATE REGISTERED	27 February 2013
EXPIRY DATE	29 May 2013
APPLICANT	Quantum Care Developments Ltd
AGENT	RDT Design
REASON FOR COMMITTEE TO DETERMINE	Being an application for major development it is considered to be a departure from the Development Plan

RECOMMENDED DECISION	Full Application - Approval
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Recommended Reasons for Granting

Although this site is located within a Main Employment Area on the South Bedfordshire Local Plan Review (Policy E1) the emerging Development Strategy for Central Bedfordshire recognises that this status has been considerably influenced by a previous appeal decision whereby there was no justification to reserve the land for employment purposes. Nevertheless, this proposal provides a form of employment use while also providing necessary accommodation for elderly people in accordance with the Policy 31 of the Development Strategy. Access and parking would be provided while encouraging modal choice by staff and visitors, especially through the location being highly accessible to public transport, a future cycleway and the town centre. Design takes into account proposed and existing neighbouring developments and would integrate well with the local diverse character (Policies BE8 of the Local Plan and 43 of the Development Strategy).

Recommendation

That this Planning Application be APPROVED subject to the following:

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

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

- 2 **No development hereby approved shall commence until a detailed landscaping scheme to include any hard surfaces and earth mounding**

has been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented by the end of the full planting season immediately following the completion and/or first use of 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.
(Policies: BE8, South Bedfordshire Local Plan Review (SBLPR); 43, Development Strategy for Central Bedfordshire (DS)).

- 3 No development hereby approved shall begin until the following have been submitted to and approved in writing by the Local Planning Authority:

- (a) a Phase 3 Remediation Method Statement containing a detailed scheme, including site plans, for remedial works and measures to be taken to mitigate any risks to human health, groundwater and the wider environment, as recommended by the previously submitted *Curtins Consulting Site Investigation Report* of January 2013.
- (b) A Phase 4 Validation Report demonstrating the effectiveness of the Phase 3 scheme (to incorporate photographs, material transport tickets and excavation-wall chemical validation sampling), unless an alternative period is approved in writing by that Authority. Any such validation should include responses to any unexpected contamination discovered during works.

Any works which form part of the Phase 3 scheme approved by the Local Planning Authority shall be completed in full before any part of the proposed building is occupied. The British Standard for Topsoil, BS 3882:2007, specifies requirements for topsoils that are moved or traded and shall be adhered to.

REASON: To protect human health.
(Policies: 43, 44, DS).

- 4 Prior to occupation of any part of the development hereby permitted, a verification report demonstrating completion of the works set out in the approved remediation strategy and the effectiveness of the remediation shall be submitted to and approved in writing by the Local Planning Authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met. It shall also include any plan (a long term monitoring and maintenance plan) for longer term monitoring of pollutant linkages, maintenance and arrangements for contingency action, as identified in the verification plan, and for the reporting of this to that Authority.

REASON: To confirm that remediation is completed to an acceptable

standard. This is to ensure that the groundwater below the site (which is used to provide drinking water to the public) is not polluted (Environment Agency condition).

(Policy: 44, DS).

- 5 No infiltration of surface water drainage into the ground at the site is permitted other than with the express written consent of the Local Planning Authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to controlled waters. The development shall be carried out in accordance with the approved details.

REASON: To protect and prevent the pollution of controlled waters (particularly the underlying Principal aquifers and protected waterbodies under the EU Water Framework Directive) from potential pollutants associated with current and previous land uses in line with National Planning Policy Framework pars. 109, 120, 121, EU Water Framework Directive, River Basin Management Plan and Environment Agency Groundwater Protection (GP3:2012) position statements A4 to A6, D1 to D4 and D7. To ensure that the groundwater (which is used to provide drinking water to the public) below the site is not polluted. (Environment Agency condition).

(Policy: 44, DS).

- 6 The development hereby approved shall be implemented in accordance with the submitted foul and surface water scheme (as indicated on drawings 410012/SK150D and 151C).

REASON: (as 5).

(Policy: 44, DS).

- 7 **No development shall commence until samples of proposed facing materials have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.**

REASON: To ensure a quality development in the context of its situation.

(Policies: BE8, SBLPR; 43, DS).

- 8 **No development shall commence until a detailed waste audit addressing issues in respect of waste generated by the site clearance, construction and subsequent occupation phase of the development has been submitted to and approved in writing by the Local Planning Authority. The waste audit shall include details of:**

- (a) the anticipated nature and volumes of waste that the development will generate,**
- (b) measures to maximise the re-use of on-site waste arising from demolition, engineering and landscaping,**
- (c) steps to be taken to ensure effective segregation of wastes at source during demolition and subsequent construction of the development including, as appropriate, the provision of waste sorting and recovery and recycling facilities,**
- (d) any other steps to be taken to minimise the generation of**

- waste throughout any required demolition and during the construction of the development,
- (e) provision within the proposed development to encourage the occupier to manage waste effectively and sustainably,
 - (f) provision for monitoring the implementation of steps (a) to (e) above, and
 - (g) a timetable for implementing the above steps.

REASON: To ensure that waste is managed sustainably during the lifetime of the development in accordance with the objectives of saved policies W5 and W6 of the Bedfordshire and Luton Waste Local Plan 2005.

- 9 To protect against intrusive externally generated noise, sound insulation and absorbent materials shall be applied to all dwellings as is necessary to achieve as a minimum standard an internal noise level of 30dB_{LAeq}, 23:00-07:00 and 45dB_{LAm}, 23:00-0700 for bedrooms and 35dB_{LAeq}, 07:00-23:00 for habitable rooms. External noise levels from road traffic noise sources shall not exceed 55dB_{LAeq}, 1hr in outdoor amenity areas. The effectiveness of the scheme shall be demonstrated through validation noise monitoring, with the results submitted to and approved in writing by that Authority before any permitted dwelling is occupied. Furthermore, the applicant/developer shall identify any windows that need to remain closed in order for the internal noise environment to meet the required standards (other than for road traffic noise). Such windows shall be fixed closed and be non-openable with alternative means of ventilation provided for the rooms affected.

REASON: To protect occupants from externally generated noise.
(Policies: BE8, SBLPR; 44, DS).

- 10 Fixed plant associated with the proposed development must be designed to a level which is at least 5dB(A) below the existing L_{A90} background noise level as measured during the relevant time period. Any tonal, impulsive and/or irregular noise would be addressed by imposing a further 5dB penalty as per the methodology set out in BS 4142:1997. Noise limits for new plant are to apply at a position 1 metre from the closest affected window of the relevant noise sensitive property.

REASON: To prevent nuisance from noise and to safeguard the amenities of the area.
(Policies: BE8, SBLPR; 44, DS).

- 11 Before an access onto the estate road 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 proposed accesses, and to make the accesses safe and convenient for the traffic which is likely to use them.

(Policy: 43, DS).

- 12 Visibility splays shall be provided at all private means of access onto the estate road. The minimum dimensions to provide the required splay lines shall be 2.4m measured along the centre line of the private means of access from its junction with the channel to the through road and 25m measured from the centre line of the access along the channel of the through road. The vision splays required shall be provided and defined on the site by or on behalf of the developers and be entirely free of any obstruction.

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

(Policy: 43, DS).

- 13 **Development shall not begin until the detailed plans and sections of the proposed road(s), including gradients and method of surface water disposal have been approved by the Local Planning Authority and no building hereby permitted 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.

(Policy: NPPF, 32).

- 14 No part of the development hereby approved shall be brought into use until a Travel Plan has been approved in writing by the Local Planning Authority. The Travel Plan shall be in line with prevailing policy and best practice and shall include as a minimum:

- The identification of targets for trip reduction and modal shift
- The methods to be employed to meet these targets
- The mechanisms for monitoring and review
- The mechanisms for reporting
- The penalties to be applied in the event that targets are not met
- The mechanisms for mitigation
- Implementation of the Travel Plan to an agreed timescale or timetable and its operation thereafter
- Mechanisms to secure variations to the Travel Plan following monitoring and reviews.

REASON: To ensure the A5 trunk road will continue to be an effective part of the Strategic Road Network in accordance with Circular 02/07 "Planning and the Strategic Road Network".

(Policy: 26, DS)

- 15 The maximum gradient of all vehicular accesses onto the estate roads shall be 10% (1 in 10).

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

(Policy: NPPF 32).

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

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

(Policy: 43, DS).

- 17 If the proposed road is not constructed to the full length and layout illustrated on the approved plan, a temporary turning space for vehicles shall be constructed within the site in a position to be approved in writing by the Local Planning Authority before any building taking access from the road is occupied.

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

(Policy: 43, DS).

- 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.

(Policies: BE8, SBLPR; 43, DS).

- 19 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.

(Policy: 24, DS).

- 20 Within 3 months of the commencement of development detailed plans of the proposed highway lighting within the development using light emitting diodes (LED) or other approved lighting shall be submitted to and approved in writing by the Local Planning Authority and the building hereby approved shall not be occupied until that lighting has been installed in accordance with the approved details.

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

(Policy: 43, DS).

- 21 Within 3 months of the commencement of development a scheme to restrict the speed of traffic on the estate road shall be submitted to and approved in writing by the Local Planning Authority and the building hereby permitted shall not be occupied until that scheme has been implemented in accordance with the approved details.

REASON: In the interests of road safety.
(Policy: 32 NPPF).

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

REASON: To ensure adequate off street parking during construction in the interests of road safety.
(Policy: 32 NPPF).

- 23 This permission relates only to the details shown on drawings 847-PL-001, 010, 100, 200, 300, 400, 500, 600, 601, 602, 605, 606, 607, 620, M10026-A-100A, 410012/SK150D, 151C, 152A, 0446 1.1B received 27/2/13 and M10026-A received 18/4/13.

REASON: To identify the approved plans and to avoid doubt.

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 (DS).
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. With respect to the construction phase reference should be made to the Mayor of London's Best Practice Guidance (BPG) *The control of dust and emissions from construction and demolition*. The impacts upon air quality are likely to be in the "High Risk" category and mitigation measures will be required, which should also include solid barriers to the site boundary.
Normal working hours should be 08:00 – 18:00 Monday to Friday, 08:00 – 13:00 Saturday and no working on Sunday, Bank Holidays and Public Holidays. Normal working hours should be 08:00-18:00 Monday to Friday, 08:00-13:00 Saturday and no working on Sunday, Bank Holidays and Public Holidays.

The Council does not specify permitted noise levels, instead contractors

shall employ the “best practicable means” as defined in the Control of Pollution Act 1974 to minimise noise and vibration resulting from their operations and shall have regard to British Standard BS 5228:2009 Code of Practice for Noise Control on Construction and Open Sites.

Measures would include contractors taking all reasonable steps to minimise noise and be reasonable in the timing of any high noise level activities. These steps would include noise mitigation measures such as temporary screening or at source insulation may have to be utilised, all vehicles, plant and machinery used during the operations are fitted with effective exhaust silencers and that all parts of such vehicles, plant or machinery are maintained in good repair and in accordance with the manufacturer’s instructions and are so operated and orientated so as to minimise noise emissions. Where possible the use of generators should be avoided and mains electricity used. All compressors used shall be “noise reduced” models fitted with properly lined and sealed acoustic covers which shall be kept closed when the machines are in use. Where other alternatives are proposed these should be approved by the Local Authority. All ancillary pneumatic percussive tools should be fitted with approved mufflers or silencers of the type recommended by the manufacturers. All of these items must be kept in good repair and any machinery used intermittently should be shut down when not in use or, where this is impracticable, should be throttled back to a minimum.

4. The applicant is advised that if it is the intention to request Central Bedfordshire Council as Local Highway Authority, to adopt the proposed highways as maintainable at the public expense then details of the specification, layout and alignment, width and levels of the said highways together with all the necessary highway and drainage arrangements, including run off calculations shall be submitted to the Planning and Control Group, Central Bedfordshire Council's Highways Help Desk, PO Box 1395, Bedford MK42 5AN. No development shall commence until the details have been approved in writing and an Agreement made under Section 38 of the Highways Act 1980 is in place. (HN xii)

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 at the pre-application stage and 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.

NOTES

In advance of the consideration of the application the Committee were advised of a further consultation response from Anglian Water. As there are assets owned within

or close to the development, an additional informative be attached. Dunstable has available capacity for foul water flows. Therefore the Surface Water Strategy be conditioned.

The Committee noted additional comments made in relation to Access and Design and other considerations relating to Human Rights Issues and Equalities Act 2010.

Amended conditions were proposed for Conditions 20, 21 and 23. An additional Informative was also proposed.

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Item No. 7

APPLICATION NUMBER	CB/13/01069/FULL
LOCATION	St Christophers Academy, Gorham Way, Dunstable, LU5 4NJ
PROPOSAL	Installation of a temporary modular double classroom unit & associated external landscaping and additional pedestrian access
PARISH	Dunstable
WARD	Dunstable Icknield
WARD COUNCILLORS	Cllrs McVicar & Young
CASE OFFICER	Abel Bunu
DATE REGISTERED	25 March 2013
EXPIRY DATE	20 May 2013
APPLICANT	St Christophers Academy
AGENT	Stenton OBHI Architects
REASON FOR COMMITTEE TO DETERMINE	The application site is owned by Central Bedfordshire Council
RECOMMENDED DECISION	Full Application - Approval

Recommended Reasons for Granting

The proposed development would, increase the capacity of the school to accommodate more pupils and staff members, promote sustainable means of transport, reduce traffic congestion along Gorham Way and would not be detrimental to residential amenity. Furthermore, through landscaping conditions, the development would not be detrimental to the character and appearance of the area thereby conforming to the development plan comprising Policies BE8, SD1, and T10 of the South Bedfordshire Local Plan Review, Policies 27 and 43, of the emerging Development Strategy for Central Bedfordshire and national advice contained in the National Planning Policy Framework and the supplementary planning guidance, 'Design in Central Bedfordshire, A Guide for Development', 2010.

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 **Prior to development, a Tree Protection Plan shall be submitted to the Local Planning Authority for approval, clearly showing the position and build specification of protective fencing within the site, and be based on the requirements of BS 5837 : 2012. The fencing shall create a Construction Exclusion Zone intended to exclude all plant, machinery, building access, storage materials, service pipes and spoil from around the Root Protection Area's of the trees marked for retention on the "Location and Site and Floor Plans" prepared by Stenton Architects (Drawing No. 300).**

Reason: To ensure the health and stability of trees marked as being retained on the application site plans, in the interests of maintaining visual amenity.

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

- 3 **Before development begins, a landscape planting plan and planting schedule shall be submitted to the Local Planning Authority for approval, clearly showing the new trees indicated for planting on the "Location and Site and Floor Plans" prepared by Stenton Architects (Drawing No. 300). The planting shall be maintained for a period of 5 years thereafter, and any losses during this period shall be replaced in the following planting season.**

Reason: To ensure a successful landscape planting scheme, and establishment, in order to successfully integrate the new development into the surrounding urban landscape, and to compensate for the removal of trees previously removed from within this site, in the interests of maintaining visual amenity.

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

- 4 **Development shall not begin until details of the Traffic Regulation Orders to be placed in Gorham Way have been approved by the Local Planning Authority and the said Traffic Regulation Orders shall be in place within 3 months of the proposed building being occupied in accordance with the approved details.**

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

(Policies 27 & 43 D.S.C.B)

- 5 **Notwithstanding the details shown on Drawing No. 06107-300 Rev.A showing the revised pedestrian access to St Christophers Close, no pedestrian access to the school shall be permitted from St Christophers Close without the approval of the Local Planning Authority, following a traffic survey carried out during the school year running from September to July 2014.**

Reason: In order to minimise danger, obstruction and inconvenience to users of St Christophers Close. (Policy 43 D.S.C.B)

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

Reason: In order to minimise danger, obstruction and inconvenience to users of the highway and the premises. (Policy 43 D.S.C.B)

- 7 Before the vehicular access is first brought into use a triangular vision splay shall be provided on each side of the access and shall measure 1.8m along the fence, wall, hedge or other means of definition of the front boundary of the site, and 1.8m measured into the site at right angles to the same line along the side of the 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 access, and to make the access safe and convenient for the traffic which is likely to use them.
(Policy 43 D.S.C.B)

- 8 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 5 m into the site, measured from the highway boundary, before the premises are occupied. Arrangement shall be made for surface water drainage from the site to be intercepted and disposed of separately so that it does not discharge into the highway.

Reason: To avoid the carriage of mud or other extraneous material or surface water from the site into the highway so as to safeguard the interest of the highway.
(Policy 43 D.S.C.B)

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

Reason: In the interests of the safety of persons using the access and users of the highway.
(Policy 43 D.S.C.B)

- 10 **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.

(Policy 43 D.S.C.B)

- 11 Before the building is first brought into use, St Christophers Lower School Travel Plan shall be revised and submitted to and approved in writing by the Local Planning Authority.

The revised plan shall contain details of:

- plans for the establishment of a working group involving the School, the Pre-School, parents and representatives of the local community;
- pupil travel patterns and barriers to sustainable travel;
- measures to reduce car use; and
- an action plan detailing targets and a timetable for implementing appropriate measures and plans for annual monitoring and review.

Thereafter, the Travel Plan shall be reviewed annually with a written report to be submitted to and agreed in writing by the Local Planning Authority which shall update the plan and monitor the progress in meeting the agreed targets for reducing car journeys.

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

(Policy 43 D.S.C.B)

- 12 The parking provision shown on Drawing number 06107-300 shall be provided prior to the first use of the building hereby approved and measures shall be put in place by the school to the satisfaction of the Council to ensure that the spaces are only available for use by staff members at all times.

Reason: To ensure that off street parking provision is maximised in the interests of highway safety.

(Policies 27 & 43 D.S.C.B)

- 13 **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.

(Policies 43 D.S.C.B)

- 14 The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers 06107 -300 & 06107-301.

Reason: For the avoidance of doubt.

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, P.O.Box 1395, Bedford, MK42 5AN 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 in order to comply with Condition 5 of this permission it will be necessary for the developer of the site to enter into an agreement with Central Bedfordshire Council as Highway Authority to implement the waiting restriction. Further details can be obtained from the Development Planning and Control Group, P.O. Box 1395, Bedford, MK42 5AN.
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)
Central Bedfordshire Access Group (www.centralbedsaccessgroup.co.uk)

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 after the withdrawal of the first application 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.

NOTES

- (1) In advance of the consideration of the application the Committee were advised of additional consultation and publicity responses as follows:
- Dunstable Town Council objecting to the new entrance from St Christophers Close on the grounds of vehicle congestion in the close, child safety and security. No objection to the classroom block was made.
 - Neighbours objection letters received
 - Email from the Local MP
 - Petition against the application containing 37 signatures from St Christophers Close residents
 - Petition in support of the application from Gorham Way residents.

The Committee noted a new Condition 5 and Additional Informative 4. In addition the Committee noted a correction to the report, page 30, third line replacing the word 'north' with 'south' so as to read....South west of the main school building.

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

Item No. 8

APPLICATION NUMBER	CB/13/00867/FULL
LOCATION	30 Beecroft Way, Dunstable, LU6 1EE
PROPOSAL	Single storey rear extension
PARISH	Dunstable
WARD	Dunstable Northfields
WARD COUNCILLORS	Cllrs Mrs Green & Murray
CASE OFFICER	Debbie Willcox
DATE REGISTERED	07 March 2013
EXPIRY DATE	02 May 2013
APPLICANT	Miss Sharon Cochrane
AGENT	Mr Ian Johnson
REASON FOR COMMITTEE TO DETERMINE	The agent is an officer of the Council

RECOMMENDED DECISION	Full Application - Approval
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Recommended Reasons for Granting

The proposed 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 a loss of light or overshadowing as considered by policies BE8 & H8 of the South Bedfordshire Local Plan Review 2004; policy 43 of the emerging Development Strategy for Central Bedfordshire and having regard to the National Planning Policy Framework (2012). It is further in conformity with the technical guidance Design in Central Bedfordshire, Residential Extensions 2010.

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 1, 2, 3, 4, 5, 6, 7, 8.

Reason: For the avoidance of doubt.

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.

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.

NOTE

In advance of the consideration of the application the Committee were advised that no objections were received from Dunstable Town Council and that no responses had been received from the public consultation.

Item No. 9

APPLICATION NUMBER	CB/13/00920/FULL
LOCATION	2 Milebush, Linslade, Leighton Buzzard, LU7 2UB
PROPOSAL	Two storey side extension and room over garage
PARISH	Leighton-Linslade
WARD	Linslade
WARD COUNCILLORS	Cllrs Hopkin, Janes & Warren
CASE OFFICER	Debbie Willcox
DATE REGISTERED	12 March 2013
EXPIRY DATE	07 May 2013
APPLICANT	Mrs Lynne Knott
AGENT	Mr Ian Johnson
REASON FOR COMMITTEE TO DETERMINE	The agent is an officer of the Council

RECOMMENDED DECISION	Full Application - Approval
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Recommended Reasons for Granting

The proposed two storey side extension and front dormer window, by reason of their siting, scale and design would complement and harmonise with the local surroundings and would not result in a loss of light or overshadowing 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). They are further in conformity with the technical guidance Design in Central Bedfordshire, Residential Extensions 2010 and Appendix F of the Local Transport Plan.

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 S.B.L.P.R & Policy 43 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 1, 2, 3, 4, 5, 6, 7, 8, 9.

Reason: For the avoidance of doubt.

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.

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.

NOTES

In advance of the consideration of the application the Committee were advised that Leighton Linlade Town Council had no objections. No additional responses had been received from the public consultation.

Item No. 10

APPLICATION NUMBER	CB/12/04284/FULL
LOCATION	Land At White Gables Farm, Blunham Road, Moggerhanger
PROPOSAL	Retention of office building and continued use of land and buildings to a mixed use of land and building for horticulture and general haulage purposes
PARISH	Moggerhanger
WARD	Northill
WARD COUNCILLORS	Cllr Mrs Turner
CASE OFFICER	Samantha Boyd
DATE REGISTERED	07 March 2013
EXPIRY DATE	02 May 2013
APPLICANT	R A Andersons & Sons
AGENT	G C Planning Partnership Ltd
REASON FOR COMMITTEE TO DETERMINE	Cllr Call in. Cllr Mrs Turner This site has aroused very considerable local concern and a number of people in this small hamlet will want to offer their opinion and hear how the LPA intends to balance enforcement activity, and allow this ever increasing centre of operations to co-exist alongside the resident community. I am also requesting a site visit prior to the committee mtg.
RECOMMENDED DECISION	Full Application - Approval

Recommended Reasons for Granting

The proposed office building and change of use of land and buildings for a mixed use of land and buildings for horticulture and general haulage purposes would not have a negative impact on the character of the area or an adverse impact on the residential amenity of neighbouring properties and is acceptable in terms of highway safety therefore by reason of its design and location, the proposal is in conformity with Policies CS11, DM3 and DM12 of the Core Strategy and Management Policies, November 2009; and The National Planning Policy Framework, 2012

Recommendation

That Planning Permission be granted with conditions.

- 1 Within six months of the date of this decision, the upgrading of the easternmost access shall be carried out in accordance with the details as set out on drawing number SA/001. The development shall accord**

with the approved details and shall be maintained as such thereafter.

Reason: To ensure the access is constructed to properly accommodate the turning of commercial vehicles and to avoid the carriage of mud or other extraneous material or surface water from the site into the highway so as to safeguard the interest of highway safety.

- 2 The area shown hatched blue on plan SC/ACCESS/01 shall be used for maintenance purposes only. In this area the parking of HGV's will be limited to those undergoing maintenance work. Vehicular movements in this area shall be restricted to between the hours of 08:00 - 17:30 weekdays and not at all on weekends or Bank Holidays.

Reason: To safeguard the amenities of neighbouring residential properties.

- 3 The access to the front yard, shown hatched on drawing numbers SC/ACCESS/01 shall be restricted to emergency use only. There shall be no access in to the site for HGVs or any other vehicle at this point except in the event of an emergency.

Reason: In the interest of highway safety and to protect the amenities of neighbouring residential properties.

- 4 In accordance with the Goods Vehicle Operators Licence, the maximum number of vehicles to be operated from White Gables Farm, Blunham Road is 6 haulage vehicles and 8 trailers.

Reason: In the interest of highway safety and to protect the amenities of neighbouring residential properties.

- 5 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, CBC/004, CBC/005, CBC/006, 500 PLAN, SA/001, SC/ACCESS/01, SC/ACCESS/02

REASON: For the avoidance of doubt.

Notes to Applicant

1. Please note that the unnumbered drawings submitted in connection with this application have been given unique numbers by the Local Planning Authority. The numbers can be sourced by examining the plans on the View a Planning Application pages of the Council's website www.centralbedfordshire.gov.uk.
2. The applicant is advised that in order to comply with the access construction condition of this permission it will be necessary for the developer of the site to enter into an agreement with Central Bedfordshire Council as Highway Authority under Section 278 of the Highways Act 1980 to ensure the satisfactory completion of the access and associated road improvements. Further details can be obtained from the Development Control Group,

Development Management Division, Central Bedfordshire Council, Priory House, Monks Walk, Chicksands, Shefford SG17 5TQ.

3. 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)
Central Bedfordshire Access Group (www.centralbedsaccessgroup.co.uk)

- 4 While the Council understands the need for the business to progress, if further expansion of the activities at the site are planned in the future, the Council suggest that the Applicant reconsiders suitability of the site for expansion of the operations and this particular use.
- 5 The Council recommends that the applicant provide a hard surface covering the yard area and the internal access road up to the hard surface area at the access junction that is required by Condition 1 of this approval.

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.

NOTES

(1) In advance of the consideration of the application the Committee were advised of additional consultation received from the Highways Development Management.

An additional Advice Note was proposed

Seven further letters received from residents objecting to the application

The Committee noted that a revised SC/ACCESS/02 showing staff parking area within the red line of the application site. Conditions therefore required amending to reflect the revised plan number where necessary.

An additional Note to Applicant was proposed.

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

Item No. 11

APPLICATION NUMBER	CB/13/00492/FULL
LOCATION	The Boot, 110 High Street, Langford, Biggleswade, SG18 9RY
PROPOSAL	New Gospel Hall (D1 use) and Change of Use of the Boot Public House to single Residential dwelling with new double garage
PARISH	Langford
WARD	Stotfold & Langford
WARD COUNCILLORS	Cllrs Clarke, Saunders & Saunders
CASE OFFICER	Samantha Boyd
DATE REGISTERED	12 February 2013
EXPIRY DATE	09 April 2013
APPLICANT	Norseman Construction Ltd
AGENT	Blueprint Architectural Design
REASON FOR COMMITTEE TO DETERMINE	Cllr call in - Cllr Clarke, concerns from residents and Langford Parish Council.
RECOMMENDED DECISION	Full Application - Approval

Recommended Reasons for Granting

The proposed change of use of the former public house to a residential dwelling would not have a negative impact on the character of the area or an adverse impact on the residential amenity of neighbouring properties and is acceptable in terms of highway safety. The proposed Gospel Hall would also not have a adverse impact upon the character and appearance of the area, the amenities of neighbouring properties and is acceptable in terms of parking, access and highway safety. Therefore by reason of its size, design and location, the proposal is in conformity with Policies CS1, CS3, DM3, DM4, DM8 and DM14 of the Core Strategy and Management Policies, November 2009; and The National Planning Policy Framework, March 2012. It is further in conformity with the Supplementary Planning Document: Design in Central Bedfordshire: A Guide for Development, 2010.

Recommendation

That Planning Permission be granted subject to the following:

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

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

- 2 **No development shall commence until a scheme has been submitted to the Local Planning Authority for written approval setting out the details of the materials to be used for the external walls and roof of the Gospel Hall building. The development shall be carried out in accordance with the approved scheme.**

Reason: To protect the visual amenities of the building and of the area generally in accordance with Policy DM3 of the Core Strategy and Development Management Policies Document 2009.

- 3 **No development shall commence until a scheme has been submitted to the Local Planning Authority for written approval setting out the details of the materials to be used for the external walls and roof of the garage. The development shall be carried out in accordance with the approved scheme. All materials used in the external alterations to the former public house building shall match those of the existing building as closely as possible.**

Reason: To protect the visual amenities of the building and of the area generally in accordance with Policy DM3 of the Core Strategy and Development Management Policies Document 2009.

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

- **proposed finished levels or contours;**
- **materials to be used for any hard surfacing;**
- **minor structures (e.g. furniture, play equipment, signs, etc);**
- **proposed and existing functional services above and below ground level;**
- **planting plans, including schedule of size, species, positions, density and times of planting;**
- **cultivation details including operations required to establish new planting;**
- **details of existing trees and hedgerows on the site, indicating those to be retained and the method of their protection during development works.**

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

Reason: In order to ensure that the landscaping is carried out within a reasonable period in the interest of the visual amenities of the area in accordance with Policy DM3 of the Core Strategy and Development Management Policies Document 2009.

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

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

- 6 The development shall be carried out in accordance with the approved Flood Risk Assessment (FRA) (Scott White and Hookins, January 2013 - JD/ljh/S00957) and the following mitigation measures:

1. The provision of a flood warning system and emergency evacuation plan;
2. The raising of finished floor levels of the new Gospel Hall to a level of at least 32.0m above Ordnance Datum (AOD);
3. The provision and implementation of flood resilient/resistant construction methods;
4. The provision of compensatory flood storage as outline within Appendix E of the submitted FRA.

The mitigation measures shall be fully implemented prior to occupation and subsequently in accordance with the timing/phasing arrangements embodied within the scheme or within any other period as may be subsequently agreed, in writing, by the Local Planning Authority.

Reasons:

1. To ensure adequate provision of flood warning mechanism/evacuation in order to protect life and property on and in the vicinity of the application site.
2. To reduce the risk of flooding to the proposed development and future occupants.
3. To prevent the increased risk of flooding from the proposed development to third parties.
4. To prevent flooding elsewhere by ensuring that compensatory storage of flood water is provided.

In accordance with Policy DM3 of the Core Strategy and Development Management Policies Document 2009 and the NPPF.

- 7 **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.

- 8 **Notwithstanding the details shown, development shall not begin until details of the footway for the main entrance of the hall and the kerbing along the Common Road frontage of the proposed dwelling shall be submitted to and approved in writing by the Local Planning Authority and the development shall not be brought into use until the footway and the kerbing have been constructed in accordance with the approved details.**

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

- 9 **Notwithstanding the parking arrangements shown on the submitted plan, no development shall commence until a plan indicating three parking spaces for disabled drivers has been submitted to and approved by the Local Planning Authority. Occupation of the premises hereby approved shall not take place until the approved scheme has been provided.**

Reason: In order to ensure on-site parking provision appropriate to the development.

- 10 **Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 1995, or any amendments thereto, the garage accommodation on the site shall not be used for any purpose, other than as garage accommodation, unless permission has been granted by the Local Planning Authority on an application made for that purpose.**

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

- 11 **Before the development is brought into use 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. Arrangements shall be made for surface water drainage from the site to be intercepted and disposed of separately so that it does not discharge into the highway.**

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

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

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

- 13 Before the new access is first brought into use, any surplus lengths of the existing access within the frontage of the land to be developed, not incorporated in the access 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.

- 14 Visibility splays shall be provided at the junction of the proposed 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 43.0m measured from the centre line of the proposed access along the line of the channel of the public highway in a southerly direction and 43.0m to the centre line at the junction of Common Road/Cambridge Road in a northerly direction. 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.

- 15 The Gospel Hall premises hereby approved shall only be used as a place of worship falling within Class D1 of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (or any order revoking and re-enacting that Order with or without modification). The Gospel Hall premises shall not be used for any other purpose falling within Class D1.

Reason: To control the development in the interests of amenity.

- 16 The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers 11-061-11H, 11-061-14, 11-061-01, 11-061-02, 11-061-03, 11-061-04, 11-061-12G, 11-061-13H, Lighting Design dated 10.12.12, Flood Risk Assessment (ScottWhiteandHookins, dated January 2013 - D/ljh/S00957).

Reason: For the avoidance of doubt.

- 17 Noise resulting from the use of air conditioning plant shall not exceed a noise rating level of -5 dBA, Leq when measured according to BS4142: 1997 at the boundary of any adjoining or nearby residential property.

Reason: To protect the amenity of adjacent residential occupiers.

- 18 The Hall hereby permitted shall not be used for the playing of amplified music at any time without the prior approval in writing of the Local Planning Authority.

Reason: To protect the amenity of adjacent residential occupiers.

Notes to Applicant

- 1.
- The applicant is advised that no works associated with the construction of the vehicular access should be carried out within the confines of the public highway without prior consent, in writing, of the Central Bedfordshire Council. Upon receipt of this Notice of Planning Approval, the applicant is advised to write to Central Bedfordshire Council's Highway Help Desk, Technology House, 239 Ampthill Road, Bedford MK42 9BA quoting the Planning Application number and supplying a copy of the Decision Notice and a copy of the approved plan. This will enable the necessary consent and procedures under Section 184 of the Highways Act to be implemented. The applicant is also advised that if any of the works associated with the construction of the vehicular access affects or requires the removal and/or the relocation of any equipment, apparatus or structures (e.g. street name plates, bus stop signs or shelters, statutory authority equipment etc.) then the applicant will be required to bear the cost of such removal or alteration.

- The applicant is advised that, under the provisions of the Highways Act 1980, no part of the structure, including foundations, surface water hardware and boundary treatments shall be erected or installed in, under or overhanging the public highway and no window, door or gate shall be fixed so as to open outwards into the highway.

The Highway Authority has the power under Section 143 of the Highways Act 1980, to remove any structure erected on a highway.

- The applicant is advised that in order to comply with Condition 14 of this permission it will be necessary for the developer of the site to enter into an agreement with Central Bedfordshire Council as Highway Authority under Section 278 of the Highways Act 1980 to ensure the satisfactory completion of the access and associated road improvements. Further details can be obtained from the Development Control Group, Development Management Division, Central Bedfordshire Council, Priory House, Monks Walk, Chicksands, Shefford SG17 5TQ.

- The applicant is advised that the requirements of the New Roads and Street Works Act 1991 will apply to any works undertaken within the limits of the existing public highway. Further details can be obtained from the Traffic Management Group Highways and Transport Division, Central Bedfordshire Council, Technology House, 239 Ampthill Road, Bedford MK42 9BD
- The applicant is advised that photographs of the existing highway that is to be used for access and delivery of materials will be required by the Local Highway Authority. Any subsequent damage to the public highway resulting from the works as shown by the photographs, including damage caused by delivery vehicles to the works, will be made good to the satisfaction of the Local Highway Authority and at the expense of the applicant. Attention is drawn to Section 59 of the Highways Act 1980 in this respect.

The applicant is advised that the closure of the surplus lengths the existing access shall include the reinstatement of the highway to include any footway, verge and kerbing in a manner to be agreed in writing with Central Bedfordshire Council's Customer Contact Centre on 0300 300 8308. 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.

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 at the pre-application stage and 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.

NOTES

In advance of the consideration of the application the Committee were advised of consultation received from Public Protection at Central Bedfordshire Council, suggesting 2 additional Conditions.

The Tree and Landscape Officer provided a response to the Tree Survey. No comments were received from the Ecology Officer relating to Protected Species Survey.

Two additional letters of objection.

Additional Conditions were suggested.

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

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Item No. 12

APPLICATION NUMBER	CB/13/00333/REG3
LOCATION PROPOSAL	Land Adjacent To 94, Ampthill Road, Flitwick Change of use of land from agricultural to D2 (outdoor sport and recreation) and associated landscaping. It is proposed to use the land for outdoor sports and recreation - playing fields with 1 full sized and 6 junior grass pitches.
PARISH	Flitwick
WARD	Flitwick
WARD COUNCILLORS	Cllrs Mrs Chapman, Gomm & Turner
CASE OFFICER	Judy Self
DATE REGISTERED	12 February 2013
EXPIRY DATE	09 April 2013
APPLICANT	Central Bedfordshire Council
AGENT	B3 Architects
REASON FOR COMMITTEE TO DETERMINE	Council owned Land
RECOMMENDED DECISION	Full Application - Approval

Recommended Reasons for Granting

The principle of the development has been established as acceptable. The change of use of the land from agricultural to a D2 usage for the playing fields is not considered to harm the character and appearance of the area and is considered to constitute appropriate development and be acceptable in Green Belt terms. In addition the application would not result in a detrimental impact upon neighbouring amenity. As such the development would be in accordance with objectives of the National Planning Policy Framework (2012), the Core Strategy and Development Management Policies (2009).

Recommendation

That Planning Permission be approved 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 **Notwithstanding the details shown on plan 91325/G2/95/A (received 9/4/13) no development shall take place until details of vehicle access, access gate and on site parking have been submitted to and approved by the Local Planning Authority. The development shall be carried out in accordance with the approved plans and the scheme shall be fully implemented before the pitches are brought into use**

Reason: In order to safeguard highway safety.

- 3 Notwithstanding the details shown on plan 91325/G2/95/A (received 9/4/13) a scheme for a soil bund, to include details of the source and type of material, height, length and width, to be constructed on the southern boundary of the site adjacent to the existing residential properties shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of appropriate defensive landscaping. The development shall be carried out in accordance with the approved plans and the scheme shall be fully implemented before the pitches are brought into use

Reason: In order to protect the amenities of nearby residents and to ensure the mound is not used for casual play.

- 4 **No development shall take place until calculations have been submitted to and approved in writing by the Local Planning Authority showing that the raising of the ground to form level football pitches will be compensated by level for level lowering of ground in other areas.**
- **any bunds formed from surplus materials or ground raising or lowering activities must not remove capacity from the flood plain.**
 - **any excess material which is not removed from site must be moved to a location which is not within the flood risk area.**

Reason: to ensure that flood risk is not increased by development within the flood plain.

- 5 **Details of a scheme of archaeological investigation of the site shall be submitted to and approved in writing by the Local Planning Authority before the development hereby approved is commenced. The said development shall only be implemented in accordance with the scheme thereby approved.**

Reason: To safeguard any material of archaeological interest which exists on the site.

- 6 Full details of soft landscaping shall be submitted to and approved in writing by the Local Planning Authority. These details shall include:-
- proposed finished levels or contours;
 - proposed and existing functional services above and below ground level;
 - planting plans, including schedule of size, species, positions, density and times of planting;
 - cultivation details including operations required to establish new planting;
 - details of existing trees and hedgerows on the site, indicating those to be retained and the method of their protection during development works.

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

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

- 7 Before the pitches are first brought into use, details of any lighting to be erected, including height; design and details of its level of intensity, shall be submitted to and approved in writing by the Local Planning. The lighting shall be erected in accordance with the approved details.

Reason: In the interests of residential amenity and the safety of traffic on the adjoining road network.

- 8 Before the pitches are first brought into use, details of any fencing to be erected, including height, design and materials together with details of any gates or openings, shall be submitted to and approved in writing by the Local Planning Authority. The fencing shall be erected in accordance with the approved details. Any perimeter fencing shall be provided prior to the use hereby permitting coming into effect.

Reason: In the interests of visual amenity and the safety of traffic on the adjoining road network.

- 9 No sound reproduction or amplification equipment (including public address systems, loudspeakers, tannoys etc) which is audible from the site boundary shall be installed without the prior written consent of the Local Planning Authority.

Reason: In order to protect the amenities of nearby residents.

- 10 The pitches hereby permitted shall not be used except between the hours of 0930 to 2100 Monday to Friday, 0800 to 2100 on Saturdays and 0900 to 1600 Sundays, Bank or Public Holidays, without the prior agreement in writing of the Local Planning Authority.

Reason: In order to protect the amenities of nearby residents.

- 11 If during the site investigation, excavation, engineering or construction works evidence of land contamination is identified, the applicant shall notify the Local Planning Authority without delay. Any land contamination identified shall be remediated to the satisfaction of the Local Planning Authority to ensure that the site is made suitable for its end use.

Reason: To protect human health and the environment.

- 12 The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers 91325/G2/95/A; 91236/G7/SI-90/REV A.

Reason: For the avoidance of doubt.

Notes to Applicant

1. The application area lies within an identified Biodiversity opportunity area seeking habitat enhancements in the form of wetland and woodland. It is recommended that future applications for the site take the opportunity area into account. It is clear that appropriate drainage will be needed for the site and an ideal solution would be a SUDS supporting wet woodland creation.

NOTE

In advance of the consideration of the application the Committee were advised of consultation in the form of two letters from adjacent occupiers objecting to the application

Revised wording to Conditions 2 and 3 and additional Conditions 7,8,9,10,11 and 12.