

CENTRAL BEDFORDSHIRE COUNCIL

At a meeting of the **DEVELOPMENT MANAGEMENT COMMITTEE** held in Council Chamber, Priory House, Monks Walk, Shefford on Wednesday, 14 March 2012

PRESENT

Cllr A Shadbolt (Chairman)
Cllr P F Vickers (Vice-Chairman)

Cllrs	P N Aldis	Cllrs	Mrs R B Gammons
	A R Bastable		C C Gomm
	R D Berry		K Janes
	D Bowater		R W Johnstone
	A D Brown		(a.m only)
	Mrs C F Chapman MBE		D Jones
	Mrs S Clark		K C Matthews
	I Dalgarno		I Shingler
			J N Young (a.m only)

Apologies for Absence: Cllrs Mrs R J Drinkwater
Ms C Maudlin
T Nicols

Members in Attendance: Cllrs M C Blair
(a.m only)
Mrs S A Goodchild (a.m only)

Officers in Attendance:	Miss H Bell	Committee Services Officer
	Ms G Claxton	Principal Planning Officer
	Mr A Emerton	Managing Solicitor Planning, Property, Highways & Transportation
	Miss N McPhee	Planning Officer
	Mr R Murdock	Principal Planning Officer
	Mr A Davie	Head of Development Management

DM/11/137 **Chairman's Announcements**

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

The Chairman advised that Central Bedfordshire Council had lost the appeal in respect of Dunstable Priory retirement homes.

A decision relating to the enquiry at the Causeway Clophill was awaited.

DM/11/138 **Minutes**

RESOLVED

It was agreed that the Minutes of the meeting held on 29 February 2012 be approved and signed as a correct record at the meeting to be held on 28 March 2012.

DM/11/139 **Members' Interests**

(a) **Personal Interests:-**

Member	Item	Nature of Interest	Present or Absent during discussion
Cllr D Jones	8	Discussed application with Applicant.	Present
Cllr P Vickers	10	Site is adjacent to Mount Pleasant Golf Course and know respective proprietor	Present

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

There were none.

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

Member	Item	Parish/Town Council	Vote Cast
Cllr N Aldis	11 & 12	Sandy Town Council	Did not vote

DM/11/140 **Petitions**

The Chairman advised that no petitions had been received.

DM/11/141 Late Sheet

In advance of the consideration of the following Planning Applications the Committee received a Late Sheet advising of additional consultation/publicity responses, comments and proposed additional /amended conditions. A copy of the Late Sheet is attached as an Appendix to these Minutes.

During consideration of some of the Applications the Committee received representations from Members of the Public in accordance with the Public Participation procedure as set out in Annex 3 of Part A4 of the Constitution.

DM/11/142 Planning Application No. CB/11/04262/FULL

RESOLVED

that Planning Application No. CB/11/04262/FULL, relating to Dunstable Baptist Church, St Marys Gate, Dunstable be deferred for two cycles to enable Officers to enter into discussions with the Applicant as set out in the schedule appended to these Minutes.

DM/11/143 Planning Application No. CB/11/04263/LB

RESOLVED

that Planning Application No. CB/11/04263/LB, relating to Dunstable Baptist Church, St Marys Gate, Dunstable be deferred for two cycles to enable Officers to enter into discussions with the Applicant as set out in the schedule appended to these Minutes.

DM/11/144 Planning Application No. CB/11/04291/FULL

RESOLVED

that Planning Application No. CB/11/04291/FULL, relating to 177 Cemetery Road, Houghton Regis, Dunstable be deferred for one cycle to enable Officers to enter into discussions with the Applicant as set out in the schedule appended to these Minutes.

DM/11/145 Planning Application No. CB/11/03834/FULL

RESOLVED

that Planning Application No. CB/11/03834/FULL, relating to 23 Leedon Furlong, Leighton Buzzard be approved as set out in the schedule appended to these Minutes.

DM/11/146 **Planning Application No. CB/11/04362/FULL**

RESOLVED

that Planning Application No. CB/11/04362/FULL, relating to Land to the rear of 3 Shannon Close, Lower Stondon be approved as set out in the schedule appended to these Minutes.

DM/11/147 **Planning Application No. CB/11/04140/FULL**

RESOLVED

that Planning Application No. CB/11/04140/FULL, relating to Land adjacent to 30 Ivel Road, Sandy be approved subject to additional conditions as set out in the schedule appended to these Minutes.

DM/11/148 **Planning Application No. CB/11/04141/CA**

RESOLVED

that Planning Application No. CB/11/04141/CA, relating to Land adjacent 30 Ivel Road, Sandy be approved as set out in the schedule appended to these Minutes.

DM/11/149 **Site Inspection Appointment(s)**

RESOLVED

that the following Members be appointed to conduct any site inspections to be undertaken in advance of the next meeting of this Committee to be held on Monday 26 March 2012:

**Chairman (or his nominee)
Vice-Chairman (or his nominee)**

**Cllrs D Bowater
N Aldis
S Clark**

(Note: The meeting commenced at 11.00 a.m. and concluded at 3.20 p.m.)

N.B. At the conclusion of the meeting, the Committee discussed the procedures to be followed for the conduct of meetings which required a start time of 10.00am due to the number of applications to be considered at the meeting. It was noted that currently there were two sessions (one at 10.00am and a second at 2.00pm). It was agreed that when commencing at 10.00am the meeting would break at a convenient time between 12.00noon and 2.00pm (time to be determined by the Chairman) and then reconvene to consider the remainder of applications.

It was further noted that the running order of the items on the agenda should be structured to the anticipated level of public participation and interest. The Constitution provides the Chairman with discretion to alter the running order should a need arise.

Chairman

Dated

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LATE SHEET**DEVELOPMENT MANAGEMENT COMMITTEE 14 March 2012****SCHEDULE A*****Item 6 (Page 5-20) – CB/11/04262/FULL – Dunstable Baptist Church, St Marys Gate, Dunstable LU6 3SW*****Additional Consultation/Publicity Responses**

Letter from occupier of 8 Friary Field Dunstable in support of the scheme:

- Live close to the Church;
- The new plan is intended to update toilets, including facilities for disabled people;
- The provision for private counselling rooms would be desirable in such a small premises;
- The availability of a catering facility would greatly enhance this well-known Church;
- The improvements offer additional support to the many Church activities for instance to groups and clubs with members of all ages;
- Support the application, conscious of the fact that the Church is surrounded by parking and market areas;
- It is a small site, fulfilling an old and respected place in this community and it is hoped that the Committee will give full approval for the application.

Additional Comments

No additional comments.

Additional/Amended Reasons

No additional/amended reasons.

Item 7 (Page 21-32) – CB/11/04263/LB – Dunstable Baptist Church, St Marys Gate, Dunstable LU6 3SW**Additional Consultation/Publicity Responses**

No additional responses received.

Additional Comments

No additional comments.

Additional/Amended Reasons

No additional or amended reasons.

SCHEDULE B***Item 8 (Page 33-40) – CB/11/04291/FULL – 177 Cemetery Road, Houghton Regis, Dunstable LU5 5DF*****Additional Consultation/Publicity Responses**

No additional responses received

Additional Comments

No additional comments

Additional/Amended Conditions

No additional or amended reasons

Item 9 (Page 41-52) – CB/11/03834/FULL – 23 Leedon Furlong, Leighton Buzzard**Additional Consultation/Publicity Responses**

No additional responses received

Additional Comments

No additional comments

Additional/Amended Conditions

No additional or amended reasons

Item 10 (Page 53-64) – CB/11/04362/FULL – Land to the rear of 3 Shannon Close, Lower Stondon**Additional Consultation/Publicity Responses**

Stondon Parish Council: Resolved to express concern at continued expansion and also lack of clarity of revisions.

Additional Comments**Additional/Amended Conditions/Reasons*****Item 11 (Page 53-64) – CB/11/04140/FULL – Land adjacent to 30 Ivel Road, Sandy, SG19 1BA***

Additional Consultation

Ecology: A Biodiversity report has been submitted following the request of the Council's Ecologist. The information in the survey is considered to be satisfactory subject to the imposition of conditions requesting an emergence bat survey, and details of measures for ecological enhancement at the site.

Additional Conditions

- Prior to the commencement of the development hereby approved, an emergence survey shall be undertaken to determine the presence of bats in the ash tree proposed to be removed on the site, and the results of this survey shall be submitted to and approved by the Local Planning Authority. The survey shall only be undertaken between May and September inclusively, and will require two visits at dusk to search for bats leaving a roost or from the tree. Should bats be found to be using this tree, a license will be required from Natural England for its removal. The development shall only be implemented in accordance with the approved details.

Reason: To ensure that the development does not have an adverse impact on the ecology and biodiversity on the site, in accordance with Policies CS18 and DM15 of the Adopted Core Strategy and PPS9.

- Prior to the commencement of the development hereby approved, a scheme outlining measures for ecological enhancements on the site through the development, shall be submitted to and approved by the Local Planning Authority. The scheme shall include the provision of bird and bat boxes and works to the river bank to improve the vegetation and riparian habitat for the benefit of otters and water vole known to be in the area.

Reason: To ensure that the development does not have an adverse impact and supports the ecology and biodiversity on the site, in accordance with Policies CS18 and DM15 of the Adopted Core Strategy and PPS9.

Item 12 (Page 77-82) – CB/11/04141/CA – Land adjacent to 30 Ivel Road, Sandy, SG19 1BA**Additional Consultation/Publicity Responses**

No additional responses received

Additional Comments

No additional comments

Additional/Amended Conditions/Reasons

No additional or amended reasons

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Item No. 6

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

Recommendation

That the application be deferred for two cycles to enable further discussions between the Officers and Applicant.

NOTE

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

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Item No. 7

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

Recommendation

That the application be deferred for up to two cycles to enable further discussions between Officers and the Applicant.

Note

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

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Item No. 8**SCHEDULE B**

APPLICATION NUMBER	CB/11/04291/FULL
LOCATION	177 Cemetery Road, Houghton Regis, Dunstable, LU5 5DF
PROPOSAL	Resubmission of CB/11/03337/FULL - Proposed boundary fencing repositioning
PARISH	Houghton Regis
WARD	Houghton Hall
WARD COUNCILLORS	Cllrs Mrs Goodchild & Jones
CASE OFFICER	Donna Lavender
DATE REGISTERED	02 December 2011
EXPIRY DATE	27 January 2012
APPLICANT	Mr & Mrs Alexander
AGENT	J M Bygate Designs Ltd
REASON FOR COMMITTEE TO DETERMINE	Called in by Councillor D Jones on grounds of the in principle unacceptable enclosure of amenity land
RECOMMENDED DECISION	Full Application - Granted

Recommendation

That the application be deferred until the scheduled meeting to take place on 25 April 2012 to enable Officers to undertake discussions with the Applicant.

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Item No. 9

APPLICATION NUMBER	CB/11/03834/FULL
LOCATION	23 Leedon Furlong, Leighton Buzzard, LU7 3PP
PROPOSAL	Two semi detached residential dwellings in the garden to the side of an existing dwelling.
PARISH	Leighton-Linslade
WARD	Leighton Buzzard South
WARD COUNCILLORS	Cllrs Berry, Bowater & Dodwell
CASE OFFICER	Nicola McPhee
DATE REGISTERED	02 December 2011
EXPIRY DATE	27 January 2012
APPLICANT	Mr Wren
AGENT	Gotzheim Associates
REASON FOR COMMITTEE TO DETERMINE RECOMMENDED DECISION	Called in by Cllr Amanda Dodwell on grounds of neighbour concerns regarding parking and access to the site.
	Full Application - Granted

Recommendation

That Planning Permission be GRANTED subject to the following:

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

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

- 2 The 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 BE8, S.B.L.P.R).

- 3 **Development shall not begin until details parking arrangement for 5 cars within the confines of the site has been approved by the Local Planning Authority and no building shall be occupied until those parking spaces have been constructed in accordance with the approved details.**

Reason: In order to minimise danger, obstruction and inconvenience to users of the highway Page 18

- 4 **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 adjoining residents.
(Policy BE8, S.B.L.P.R).**

- 5 **Before development begins, the position of the dwelling hereby permitted shall be pegged out on site and its position approved in writing by the Local Planning Authority.**

**Reason: To enable consideration to be given to the precise layout of the development.
(Policy BE8, S.B.L.P.R).**

- 6 **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 windows shall be inserted into the south-west facing flank elevation of the dwelling hereby permitted.**

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

- 7 **Before development begins and notwithstanding any details submitted with the application, details of the materials to be used for the external walls and roofs of the proposed building 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.
(Policy BE8, S.B.L.P.R).**

- 8 **Development shall not begin until details of the improvements to the junction of the proposed vehicular access with the highway 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

- 9 **Before the dwelling hereby permitted is first 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.

- 10 **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 access(es), and to make the access(es) safe and convenient for the traffic which is likely to use it (them).

- 11 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.

- 12 Before the premises are first occupied, the bin storage/collection point shown on drawing number 3055-PL-1.02 Rev B shall be constructed and thereafter retained for purpose.

Reason: In the interest of amenity.

- 13 **Development shall not begin until details of secure cycle storage for residents and cycle parking for visitors have been approved by the Local Planning Authority and no building shall be occupied until the said storage and parking have been constructed in accordance with the approved details.**

Reason: In order to promote sustainable modes of transport.

- 14 **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.

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

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

- 16 The access shall have a minimum width of 4.5m

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

- 17 The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers 3055-PL-1.01, 3055-PL-2.01 & 3055-PL-1.02 Rev B.

Reason: For the avoidance of doubt.

Reasons for Granting

The proposal would not have a detrimental impact on the character of the area or an adverse impact on the residential amenity of neighbouring properties and is acceptable in terms of highway safety therefore by reason of its site, design and location, is in conformity with Policies BE8, T10 and H2 of the South Bedfordshire Local Plan Review 2004; Planning Policy Statement 1 (2005), Planning Policy Statement 3 (2006), Regional policies in the East of England Plan (May 2008). It is further in conformity with the technical guidance Design in Central Bedfordshire, a Guide for Development, 2010.

Notes to Applicant

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

East of England Plan (May 2008)

ENV7 Quality in the Built Environment

Bedfordshire Structure Plan 2011

None

South Bedfordshire Local Plan Review

BE8 Design Considerations

H2 Fall-In Sites

T10 Parking New Developments

2. In accordance with Article 31 of the Town and Country Planning (Development Management Procedure) (England) Order 2010, the reason for any condition above relates to the Policies as referred to in the Regional Spatial Strategy (RSS), Bedfordshire Structure Plan 2011 (BSP) and the South Bedfordshire Local Plan Review (SBLPR).
3. This permission relates only to that required under the Town & Country Planning Acts and does not include any consent or approval under any other enactment or under the Building Regulations. Any other consent or approval which is necessary must be obtained from the appropriate authority.
4. The applicant/developer is advised that this permission is subject to a legal obligation under the provisions of Section 106 of the Town and Country

Planning Act 1990.

5. 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 Amphill 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.
6. 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 Council in its capacity as Agent Highway Authority.
7. 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, P.O. Box 1395, Bedford, MK42 5AN.
8. 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. (HN xi)

NOTE

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

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Item No. 10

APPLICATION NUMBER	CB/11/04362/FULL
LOCATION	Land To The Rear Of 3, Shannon Close, Lower Stondon
PROPOSAL	Erection of dwelling (amended scheme pursuant to planning permission CB/10/02827/FULL)
PARISH	Stondon
WARD	Arleseey
WARD COUNCILLORS	Cllrs Dalgarno, Drinkwater & Wenham
CASE OFFICER	Richard Murdock
DATE REGISTERED	12 December 2011
EXPIRY DATE	06 February 2012
APPLICANT	Mr & Mrs March
AGENT	Partners In Planning Ltd
REASON FOR COMMITTEE TO DETERMINE RECOMMENDED DECISION	Request by Councillor Drinkwater on the grounds that the development extends beyond the settlement envelope and may be overdevelopment of the site
	Full Application - Granted

Recommendation

That Planning Permission be approved subject to the following conditions:

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

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

- 2 **Prior to the commencement of development a scheme shall be submitted for written approval by the Local Planning Authority setting out the details of the materials to be used for the external walls and roof. The development shall be carried out in accordance with the approved scheme.**

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

- 3 **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. Such details shall include sections through both the site and the adjoining properties, the location of which shall first be agreed in writing with the Local Planning Authority. Thereafter the site shall be developed in full accordance with the approved details.**

Reason: To ensure that a satisfactory relationship results between the new development and adjacent buildings and public areas. Page 24

- 4 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

- 5 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 occupation of the dwelling. The approved scheme shall be implemented prior to occupation of the dwelling and retained at all times 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 The access shall have a minimum width of 4.7m.

Reason: In the interest of road safety and for the avoidance of doubt and to allow a two way flow of traffic to/from the access.

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

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

- 9 The development shall not be brought into use until the turning space for vehicles illustrated on drawing no. 11/124/01 has been constructed within the curtilage of the site in a manner to be approved in writing by the Local Planning Authority. The turning space shall be retained and remain unobstructed thereafter.

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

- 10 Full details of both hard and soft landscaping shall be submitted to and approved in writing by the Local Planning Authority. These details shall include:-

- (i) materials to be used for any hard surfacing;
- (ii) planting plans, including schedule of size, species, positions, density and times of planting;

(iii) 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.

- 11 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.

- 12 **Prior to the commencement of development a scheme setting out measures for protecting all trees, shrubs and other natural features during construction work shall be submitted to and approved in writing by the Local Planning Authority. No work shall commence on site until all trees, shrubs and features to be protected are fenced with 2.3 high weldmesh fencing securely mounted on standard scaffolding poles driven firmly in the ground in accordance with BS 5837:2005;**
- for trees and shrubs the fencing shall follow a line 1.0m outside the furthest extent of the crown spread, unless otherwise agreed in writing by the Local Planning Authority;
 - for upright growing trees at a radius from the trunk not less than 6.0m, or two thirds of the height of the tree whichever is the greater;
 - for other natural features along a line to be approved in writing by the Local Planning Authority.

Such fencing shall be maintained during the course of the works on the site. No unauthorised access or placement of goods, fuels or chemicals, soil or other materials shall take place inside the fenced area.

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

- 13 The (parking area) shall be constructed using a “no-dig” method of construction as outlined in Arboricultural Practice Note no.1 (Driveways close to trees).

Reason: To ensure the protection of trees and hedgerows to be retained, and in particular to avoid unnecessary damage to their root systems.

- 14 **Prior to the commencement of development a scheme shall be**

submitted for written approval by the Local Planning Authority indicating the positions, design, materials and type of boundary treatment to be erected. The boundary treatment shall be completed in accordance with the approved scheme before the building(s) are occupied in accordance with a timescale agreed in writing with the Local Planning Authority.

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

- 15 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 extension(s) shall be formed without the written approval of the Local Planning Authority.

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

- 16 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 further window or other opening shall be formed on the first floor side-(south) elevation of the dwelling, adjacent to the boundary of Number 3 Shannon Close.

Reason: To protect the amenities of occupiers of adjoining properties at Numbers 3 Shannon Close, Lower Stondon.

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

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

- 18 The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers CBC 1, 11/124/101, P711-1 REV A, 11-124/1D, 11-124/3D, 11-124/E12D.

Reason: For the avoidance of doubt.

Reasons for Granting

The proposed development whilst not being wholly within the settlement envelope of Lower Stondon, would it have a detrimental impact on the character and appearance of the surrounding area nor would it have a detrimental impact on the residential amenities of any neighbouring properties; as such the proposal is in conformity with PPS3, and Policies CS1, CS2, CS14, DM3, and DM4 of the Core Strategy and Development Management Policies for Central Bedfordshire (North).

Notes to Applicant

1. The applicant should note that if discharge of surface water is to be to a

NOTES

(1) In advance of the consideration of the application the Committee were advised of additional consultation received from Stondon Parish Council who expressed concern at the continues expansion and lack of clarity of revisions.

(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. 11

APPLICATION NUMBER	CB/11/04140/FULL
LOCATION	Land adj. to 30 Ivel Road, Sandy, SG19 1BA
PROPOSAL	Demolition of existing garage and erection of detached house with associated works.
PARISH	Sandy
WARD	Sandy
WARD COUNCILLORS	Cllrs Aldis, Maudlin & Sheppard
CASE OFFICER	Clare Golden
DATE REGISTERED	07 December 2011
EXPIRY DATE	01 February 2012
APPLICANT	Mr & Mrs Gilpin
AGENT	Arnold Gilpin Associates Ltd.
REASON FOR COMMITTEE TO DETERMINE	Councillor Aldis has called this application to Committee on the grounds of over development and impact on the streetscene
RECOMMENDED DECISION	Full Application - Granted

Recommendation

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

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

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

- 2 **Prior to the commencement of development, details and samples 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 buildings and the character and appearance of the conservation area, in accordance with Policies DM3, CS15 and DM13 of the Adopted Core Strategy, Development Management Policies, 2009, and PPS5.

- 3 **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. Such details shall include sections through both the site and the adjoining properties, the location of which shall first be agreed in writing with the Local Planning Authority. Thereafter the site shall be developed in full accordance with the approved details.

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

- 4 **Development shall not begin until details of a scheme showing the reconstruction/resurfacing of the proposed vehicular access at its junction with the highway have been approved by the Local Planning Authority and the dwelling shall not be occupied until the access has been constructed in accordance with the approved details. 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: In order to minimise danger, obstruction and inconvenience to users of the highway and the premises.

- 5 Before the access is brought into use an area of land across the whole of the site frontage measuring at least 2.4m from and parallel to the nearside edge of the adjacent road carriageway shall be provided and thereafter be kept free of all 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 that is likely to use it.

- 6 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.

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

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

- 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 extensions or alterations, including new windows, and structures within the residential curtilage of the approved new dwelling until detailed plans and elevations which form a valid planning application 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 development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers: A003AD(0)05; A003AD(0)06; A003AD(0)04; A003AD(0)03; A003AD(0)9; A003AD(0)08; A003AD(0)07; A003AD(0)01; A003AD(0)02;.

Reason: For the avoidance of doubt.

- 10 Prior to the commencement of the development hereby approved, an emergence survey shall be undertaken to determine the presence of bats in the ash tree proposed to be removed on the site, and the results of this survey shall be submitted to and approved by the Local Planning Authority. The survey shall only be undertaken between May and September inclusively, and will require two visits at dusk to search for bats leaving a roost or from the tree. Should bats be found to be using this tree, a license will be required from Natural England for its removal. The development shall only been implemented in accordance with the approved details.

Reason: To ensure that the development does not have an adverse impact on the ecology and biodiversity on the site, in accordance with Policies CS18 and DM15 of the Adopted Core Strategy and PPS9.

- 11 Prior to the commencement of the development hereby approved, a scheme outlining measures for ecological enhancements on the site through the development, shall be submitted to and approved by the Local Planning Authority. The scheme shall include the provision of bird and bat boxes and works to the river bank to improve the vegetation and riparian habitat for the benefit of otters and water vole known to be in the area.

Reason: To ensure that the development does not have an adverse impact and supports the ecology and biodiversity on the site, in accordance with Policies CS18 and DM15 of the Adopted Core Strategy and PPS9.

Reasons for Granting

The proposed dwelling would not have a negative impact on the character or appearance of the conservation area or an adverse impact on the residential amenity of neighbouring properties. The proposal is acceptable in terms of highway safety, and biodiversity and therefore, by reason of its site, design and location, is in conformity with Policies CS1, CS2, CS4, CS5, DM3, CS15, DM13, CS18 and DM15 of the Core Strategy and Management Policies, November 2009; Planning Policy Statement 1, Planning Policy Statement 3, Planning Policy Statement 5, Planning Policy Statement 9, and Planning Policy Statement 25. It is further in conformity with the technical guidance Design in Central Bedfordshire, a Guide for Development, 2010.

Notes to Applicant

1. Please note the following advisory comments from the Environment Agency:
 - The proposal is situated over a Principal aquifer.
 - 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.

NOTES

(1) In advance of the consideration of the application the Committee were advised of additional consultation received in relation to a Biodiversity report which had been submitted at the request of the Council's Ecologist. The information in the survey was considered to be satisfactory subject to the imposition of conditions requesting and emergence bat survey, and details of measures for ecological enhancement at the site.

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

Item No. 12

APPLICATION NUMBER	CB/11/04141/CA
LOCATION	Land adj. to 30 Ivel Road, Sandy, SG19 1BA
PROPOSAL	Conservation Area Consent: Demolition of existing garage.
PARISH	Sandy
WARD	Sandy
WARD COUNCILLORS	Cllrs Aldis, Maudlin & Sheppard
CASE OFFICER	Clare Golden
DATE REGISTERED	07 December 2011
EXPIRY DATE	01 February 2012
APPLICANT	Mr & Mrs Gilpin
AGENT	Arnold Gilpin Associates Ltd.
REASON FOR COMMITTEE TO DETERMINE	Councillor Aldis has called the application to Committee on the grounds of overdevelopment and impact on the streetscene
RECOMMENDED DECISION	Conservation Area - Granted

Recommendation

That Conservation Area Consent 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 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990, to ensure that this consent does not continue in existence indefinitely if the development to which it relates is not carried out.

- 2 The demolition of the existing building will be carried out in one single building operation and all resulting debris shall be removed from the site within one month of the demolition.

Reason: To ensure that an unsightly cleared site is not created to the detriment of the character and appearance of the conservation area.

- 3 The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers: A003AD(0)03; A003AD(0)02; A003AD(0)01.

Reason: For the avoidance of doubt.

Reasons for Granting

The proposal to remove the existing building would preserve the Sandy Conservation Area. The scheme therefore, by reason of its site, design and location, is in conformity with Planning Policy Statement 5 (2010), and Policies DM3, CS15, and DM13 of the Core

Strategy and Development Management Policies, November 2009. It is further in conformity with the technical guidance Design in Central Bedfordshire, a Guide for Development, and Sandy Conservation Area Appraisal, 2003.

NOTE

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