

CENTRAL BEDFORDSHIRE COUNCIL

At a meeting of the **DEVELOPMENT MANAGEMENT COMMITTEE** held in Council Chamber, Priory House, Monks Walk, Shefford on Wednesday, 14 August 2013

PRESENT

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

Cllrs	P N Aldis	Cllrs	K Janes
	R D Berry		D Jones
	M C Blair		T Nicols
	D Bowater		I Shingler
	Mrs C F Chapman MBE		J N Young
	I Dalgarno		

Apologies for Absence: Cllrs A R Bastable
A D Brown
Mrs S Clark
Ms C Maudlin
B J Spurr

Substitutes: Cllrs L Birt (In place of Cllr A D Brown)
Mrs R J Drinkwater (In place of Cllr Mrs S Clark)
Mrs R B Gammons (In place of Cllr Ms C Maudlin)
R W Johnstone (In place of Cllr B J Spurr)
B Saunders (In place of Cllr A R Bastable)

Members in Attendance: Cllrs Mrs A Barker
P A Duckett
R D Wenham,

Officers in Attendance:	Mr J Atkinson	Head of Legal and Democratic Services
	Mrs M Clampitt	Committee Services Officer
	Mr A Davie	Head of Development Management
	Mr A Davies	Senior Planning Officer
	Mrs V Davies	Principal Planning Officer
	Mr J Ellis	Planning Manager West
	Mr D Lamb	Planning Manager East
	Mr S O'Connell	Highway Officer
	Mr N Smith	Senior Planning Officer
	Miss L Westley	Senior Planning Officer
	Miss D Wilcox	Planning Officer

The Chairman opened the meeting and then adjourned for 15 minutes to allow Members an opportunity to review the Late Sheet. The meeting reconvened at 10.15am.

DM/13/67 Chairman's Announcements

The Chairman of the Committee advised that the Order of Business would be varied to consider items in the following order: 6, 7, 11, 12, 8, 9, 10, 13, 14.

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 discussion 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 number 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/13/68 Minutes

RESOLVED

that the Minutes of the meeting of the Development Management Committee held on the 17 July 2013 be confirmed and signed by the Chairman as a correct record.

DM/13/69 Members' Interests

(a) Personal Interests:-

Member	Item	Nature of Interest	Present or Absent during discussion
Cllr K Janes	8	Applicants property and building is adjacent to his land	Present
Cllr Mrs R Drinkwater	7	Knows speaker	Present

Whole Committee	6	Received correspondence regarding application	Present
Cllr N Young	6	As Portfolio Holder knows agent speaking	Present
Cllr K C Matthews	12	Met with speaker several times	Present
Cllr P N Aldis	10	Chair of Cycling Forum	Present

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

Member	Item	Nature of Interest	Present or Absent during discussion
Cllr P N Aldis	7	Knows applicants through Biggleswade Rugby	Absent
Cllr D Jones	8	Involved in discussions with applicants and planning officers. Will make a statement prior to withdrawing.	Absent
Cllr R Wenham	7	Lives next door to application site. Will make a statement as a member of the public prior to withdrawing.	Absent

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

Member	Item	Parish/Town Council	Vote Cast
Cllr D Jones	8	Houghton Regis Town Council (sat as a substitute on Licensing Committee)	Voted no objection to proposal
Cllr M C Blair	12	Amphill Town Council	Did not vote

DM/13/70 Planning Enforcement Cases Where Formal Action Has Been Taken

RESOLVED

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

DM/13/71 Late Sheet

In advance of consideration of the Planning Applications, the Committee received a Late Sheet advising of additional consultation / publicity responses, comments and proposed additional conditions.

DM/13/72 Planning Application No. CB/13/01208/FULL

RESOLVED

That Planning Application No. CB/13/01208/FULL relating to Land at New Road, Clifton, Shefford be approved as set out in the Schedule appended to these Minutes.

Prior to consideration of item 7 - Councillor P N Aldis left the Chamber and Councillor R Wenham left the Chamber after making a statement

DM/13/73 Planning Application No. CB/13/01765/FULL

RESOLVED

That Planning Application No. CB/13/01765/FULL relating to The Glebe, 16 Church Road, Henlow be delegated to the Head of Development Management to refuse for the reasons set out in the schedule appended to these Minutes.

A request for a recorded vote upon the decision for this planning application was made and voted upon. Upon being put to the vote to refuse the application, the following vote was recorded:

**Councillors: L Birt, D Bowater, Mrs C F Chapman MBE, I Dalgarno, Mrs R Drinkwater, Mrs R Gammons, B Saunders and N Young.
Voted in accordance with the proposal to refuse the application.**

**Councillors: R Berry, K Janes, D Jones, T Nicols and A Shadbolt.
Voted against the recommendation to refuse the application.**

Councillors: M Blair, R Johnstone, K C Matthews and I Shingler abstained.

The recommendation was won: 8 for, 5 against and 4 abstained.

Prior to consideration of Item 11 - Councillor P N Aldis returned to the chamber

DM/13/74 Planning Application No.CB/12/02110/FULL

RESOLVED

That Planning Application No. CB/12/02110/FULL relating to 5 The Orchard, Houghton Conquest, Bedford be approved as set out in the schedule appended to these Minutes.

DM/13/75 Planning Application No.CB/13/02192/FULL

RESOLVED

That Planning Application No. CB/13/02192/FULL relating to Alameda Middle School, Station Road, Ampthill, Bedford be approved as set out in the schedule appended to these Minutes.

Prior to consideration of Item 8 - Councillor D Jones left the chamber after making a statement

DM/13/76 Planning Application No.CB/13/01759/FULL

RESOLVED

That Planning Application No. CB/13/01759/FULL relating to Thomas Whitehead Lower School, Angels Lane, Houghton Regis, Dunstable be approved as set out in the schedule appended to these Minutes. That the

Prior to consideration of Item 9 Councillor Nicols left the Chamber and Councillor D Jones returned to the Chamber

DM/13/77 Planning Application No.CB/13/02189/FULL

RESOLVED

That Planning Application No. CB/13/02189/FULL relating to Land adj to Langley Cottage, High Street, Eggington, Leighton Buzzard be refused as set out in the schedule appended to these Minutes.

Councillor R Johnstone moved approval of the recommendation. The recommendation was seconded by Councillor R Berry.

The recommendation was lost: 7 for, 9 against and 1 abstention.

A request for a recorded vote upon the decision for this planning application was made and voted upon. Upon being put to the vote to refuse the application, the following vote was recorded:

Councillors: P N Aldis, L Birt, M Blair, D Bowater, I Dalgarno, D Jones, B Saunders and I Shingler.

Voted in accordance with the proposal to refuse the application.

Councillors: R Berry, Mrs C F Chapman MBE, Mrs R Drinkwater, Mrs R Gammons, K Janes, R Johnstone, A Shadbolt and N Young.

Voted against the recommendation to refuse the application.

Due to the equal number of votes the Chairman used his casting vote and voted to refuse the application.

The recommendation was won: 9 for, 8 against.

DM/13/78 Planning Application No.CB/13/01924/REG3

RESOLVED

That Planning Application No. CB/13/01924/REG3 relating to Land adj to Goldfinch Road, Leighton Buzzard be approved as set out in the schedule appended to these Minutes.

DM/13/79 Planning Application No. CB/13/1987/FULL

RESOLVED

That Planning Application No. CB/13/1987/FULL relating to Church End Lower School, Church Walk, Marston Moretaine be approved as set out in the schedule appended to these Minutes.

DM/13/80 **Planning Application No.CB/13/02203/FULL**

RESOLVED

That Planning Application No. CB/13/02203/FULL relating to 51 Greenway, Campton be approved as set out in the schedule appended to these Minutes.

DM/13/81 **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 9 September 2013:

Chairman (or his nominee)

Vice-Chairman (or his nominee)

Cllrs P N Aldis

R Berry

D Bowater

(Note: The meeting commenced at 10.00 a.m. and concluded at 2.10 p.m.)

Chairman

Dated

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LATE SHEET**DEVELOPMENT MANAGEMENT COMMITTEE – 14 August 2013*****Item 6 (Page 11-36) – CB/13/01208FULL – Land at New Road, Clifton, Shefford*****Additional Consultation Responses:**

45 additional letters of objection have been received in response to the Council's consultation on amendments to the proposed development. These reinforce concerns relating to the scheme and do not raise issues not already noted in the Officer's report.

Clifton Parish Council wrote to the Council expressing concerns over the site allocations process and the conclusions reached in the Committee report that was presented to Members in June.

Conditions:

Recommended condition 13 should be amended to read:

No development shall commence at the site before details of ground protection and tree protection and an arboricultural method statement setting out how the development could take place without causing short or long-term damage to existing trees near to the site (including those within the curtilage of No 28 New Road) have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out strictly in accordance with the approved details.

Reason: To ensure that trees near to the site are not unduly harmed by the development.

Item 7 (Page 37-52) – CB/13/01765FULL – The Glebe, 16 Church Road, Henlow, SG16 6AN

Amended plan received (Site Plan 1204/02/C), to provide a better indication of the location of extended dwelling at 2 Jordan Close.

Additional Consultation/Publicity Responses

Henlow Parish Council – Supports the application, but would ask that first floor windows to east and west flank walls are obscure glazed at all times.

Item 8 (Page 53-64) – CB/13/01759FULL – Thomas Whitehead Lower School, Angels Lane, Houghton Regis, Dunstable, LU5 5HH

Amendment to the Recommendation

“The application is recommended for approval”

Additional Comments

Since the Committee Report was completed, a number of additional pieces of information have been received from the agents, which have overcome the three recommended reasons for refusal. These are set out below:

Reason 1 - The proposed extensions to the school, by way of their siting, design and lack of appropriate screening, would harm the setting of the Grade I Listed All Saints Church, to the detriment of its historical significance. This harm would not be sufficiently outweighed by the public benefits of the scheme and as such the proposal is contrary to policy BE8 of the South Bedfordshire Local Plan Review, policies 43 and 45 of the emerging Development Strategy for Central Bedfordshire and the National Planning Policy Framework.

An alternative site selection exercise has been carried out and it has been successfully demonstrated that there is no viable alternative location for the proposed extensions. The site to the north of the building has significant level changes and would require the existing mobile classrooms to be demolished and incorporated into the proposed extensions. This would have increased the cost of the project by some 80%, and funding would not have been forthcoming. It is considered that the lack of suitable alternative sites increases the weight that should be attributed to the public benefits of the scheme.

A landscaping scheme has also been submitted that would provide screening between the churchyard and the school buildings once it is fully established, which is likely to be approximately 4-5 years. The use of landscaping to create screening is not wholly acceptable as a mitigation measure, as it does take some time to mature and can be removed fairly easily. However, it is considered that, subject to the imposition of a suitable condition regarding the ongoing management and maintenance of the screening, the provision of the landscaping scheme would lessen the harm that would be caused by the proposed extensions to the setting of the Grade I Listed Church.

A site meeting was held with a representative from English Heritage at which the alternative site selection exercise and the proposed landscaping scheme were discussed. While the representative considered that the proposal would still cause some harm to the setting of the Grade I Listed Church, she stated that the results of the alternative site selection exercise increased the public benefits of the scheme.

On balance, it is considered that, as a result of the alternative site selection exercise and the proposed landscaping scheme, the public benefit of the proposed extensions would outweigh the harmful impact that they would have on the Grade I Listed Church.

Reason 2 - The application contains insufficient information to allow an assessment of the impact of the proposal on archaeological heritage assets within the site. As such the proposal is contrary to policy 45 of the emerging Development Strategy for Central Bedfordshire and the National Planning Policy Framework.

An Archaeological Advice Note has been submitted with an existing services and topographical plan. The Council's Archaeological Team have been consulted on this additional information and their response is given in full below. The Archaeological Officer has concluded that the proposed development would have a negative and irreversible impact upon any surviving archaeological deposits present on the site, and upon the significance of the heritage assets with archaeological interest. However, she has stated that this does not present an over-riding constraint on the development providing that the applicant takes appropriate measures to record and advance understanding of any surviving heritage assets with archaeological interest. It is therefore considered that, subject to the imposition of a suitable condition regarding the recording of any heritage assets with archaeological interest, that the impact of the scheme on archaeological deposits is not sufficient to justify a refusal of planning permission.

Reason 3 - The proposed development would result in the unacceptable loss of or harm to trees to the detriment of the character and appearance of the area and the setting of the Grade I Listed All Saints Church; as such the proposal is contrary to policy BE8 of the South Bedfordshire Local Plan Review and policies 43 and 59 of the emerging Development Strategy for Central Bedfordshire.

An Arboricultural Report has been submitted containing a Tree Survey and a Tree Protection Plan. A proposed landscaping scheme has also been submitted. It has also been confirmed that the proposed extensions would have raft foundations. The Tree and Landscape Officer has been consulted on the additional information and has subsequently removed his objections to the scheme, subject to the imposition of a number of conditions.

To conclude, it is considered that the three reasons for refusal have been overcome as a result of the additional information and the recommendation for this application has been changed to approval, subject to conditions.

Additional Consultation/Publicity Responses

CBC Archaeologist

Further to my colleague (Martin Oake) comments on 26th June 2013 and I can now confirm that the agent has submitted additional details regarding the archaeological impact of the proposed development.

However, my colleague requested the following information:

The applicant should be asked to submit an archaeological Heritage Asset Assessment comprising a desk-based assessment with a 500m radius area if search as soon as possible. It may be appropriate for the application to be withdrawn so that the Heritage Asset Assessment can be prepared and included in a resubmitted application.

The agent has submitted an *Archaeological Advice Note* (K Hulka, The Heritage Collective LLP, dated 8th August 2013). This "note" comprises one and a half A4 pages of text and two plans; the first of which shows the topography and services (the latter identified by a non-intrusive GPR scan) and the second illustrates the proposed development in relation to the topography and services. The archaeological content of the text in the *Archaeological Advisory Note* totals less than 75 words and it concludes that:

"Whilst there can be little dispute as to the archaeological potential of the surrounding area, evidence of previous modern activity associated with the construction of the existing building indicates that the archaeological potential within the footprint of the proposed development is very low..."

Having inspected the site and considered the services and topographical plan (RSK Safeground, 20/05/13) submitted by the agent, it would appear that there has been a degree of disturbance at the proposed development site. However, I am not convinced that means that there will be no surviving archaeological remains at the proposed development site.

The plan submitted represents a "Level 6 GPR Utility and Topographical Survey" which means that both below ground services (for example, electric cabling) and above ground features (for example, the two picnic benches) are shown, thus, creating a somewhat "busy" plan which is not immediately easy to interpret. In addition, it must be noted that with the exception of the two soakaways most of the services would have been installed in narrow linear trenches, which would have resulted in minimum ground disturbance.

As my colleague previously stated, the proposed development site is clearly located at the core of the historic settlement of Houghton Regis and has the potential to contain archaeological remains relating to the origins and development of the settlement. It is also immediately north of the medieval church and churchyard. There is evidence that medieval churchyards were often larger than the areas that became formalised in the post-medieval period. Therefore, the site has the potential to contain remains of Saxon and medieval burials. I should also like to add that the surviving gravestones within the northern part of the churchyard are located in close proximity to the boundary wall, indicating that the churchyard has seen maximum use of space.

It is now well-established that previously developed sites can and often do still contain archaeological remains, despite truncation through later land use. Therefore, I do not agree that it is unlikely that there will be any archaeological remains surviving at this site because of the services and construction of the school. In addition, I do not consider that the archaeological content of the "Archaeological Advisory Note" demonstrates any understanding of the archaeological context or potential of the site.

That is however, an issue for the agent to address with his client and archaeological advisor.

Paragraph 141 of the NPPF states that Local Planning Authorities should require developers to record and advance understanding of the significance of heritage assets before they are lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible (CLG 2012). This requirement is echoed by Policy 45 of the *Development Strategy for Central Bedfordshire* (pre-submission version, January 2013).

The agent has indicated that the construction of the foundations for the extension will require the reduction of the ground by around 1 metre and therefore the proposed development will have a negative and irreversible impact upon any surviving archaeological deposits present on the site, and upon the significance of the heritage assets with archaeological interest. This does not present an over-riding constraint on the development providing that the applicant takes appropriate measures to record and advance understanding of any surviving heritage assets with archaeological interest. This will be achieved by the investigation and recording of any archaeological deposits that may be affected by the development and the scheme will comprise an archaeological strip, map and sample exercise, the exact parameters of which will be defined in a Brief prepared by the Central Bedfordshire Council Archaeologists. The archaeological scheme will include the post-excavation analysis of any archive material generated and the publication of a report on the investigations. In addition and if appropriate a presentation will be made to the School and local community on the results of the investigation. In order to secure this scheme of works, please attach the following condition to any permission granted in respect of this application.

“No development shall take place until a written scheme of archaeological investigation; that includes the provision of outreach activities and post excavation analysis and publication, has been submitted to and approved in writing by the Local Planning Authority. The said development shall only be implemented in full accordance with the approved archaeological scheme.”

Reason: To record and advance understanding of the heritage assets with archaeological interest which will be unavoidably affected as a consequence of the development.

This request is in line with the requirements of Chapter 12 of the NPPF and policy 45 of the *Development Strategy for Central Bedfordshire* (pre-submission version, January 2013).

Recommended Conditions

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

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

2) 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) No development shall take place until a written scheme of archaeological investigation; that includes the provision of outreach activities and post excavation analysis and publication, has been submitted to and approved in writing by the Local Planning Authority. The said development shall only be implemented in full accordance with the approved archaeological scheme."

Reason: To record and advance understanding of the heritage assets with archaeological interest which will be unavoidably affected as a consequence of the development.

(Policy BE8, SBLPR and Policy 45, DSCB)

4) Prior to development, the implementation of tree works stipulated in the Appendix B - "Tree Schedule 230808 -PD-10" of the report prepared by Tim Moya Associates (dated August 2013) shall be undertaken by a qualified arboriculturist, who is competent in working to British Standard BS 3998 :2010."Tree work - Recommendations".

Reason: To ensure a satisfactory standard of arboricultural maintenance work in order to avoid harmful tree surgery practices, and to avoid any further unnecessary tree work that may compromise the screening value that the trees presently contribute to the development site, and their visual amenity.

(Policy BE8, SBLPR and Policies 43 and 59, DSCB)

5) Before development begins, all tree protection measures stipulated in Drawing No. 230808 -P-12 "Tree Protection Plan" at Appendix A of the report prepared by Tim Moya Associates (Ref 230808-PD-11), dated August 2013, shall be fully implemented prior to all construction activity, and shall remain securely in place until the development has been completed.

Reason: To ensure the successful protection those trees marked for retention to ensure their continued good health and stability, thereby maintaining their screening value and amenity contribution.

(Policy BE8, SBLPR and Policies 43 and 59, DSCB)

6) During the first planting season following completion of the development, all planting and future planting management, shall be undertaken in strict accordance with that stipulated on the drawing "Proposed Landscape Plans" prepared by Tim Moya Associates (Drawing No. 12.475 P31). All planting shall be maintained until satisfactorily established, with any losses incurred following the initial planting being replaced in accordance with the approved planting scheme. The planting shall be maintained and managed in perpetuity.

Reason: To ensure a satisfactory standard of landscape provision and establishment, in order to secure strategically important landscape planting, being provided in the

interests of screening provision and their future positive contribution to visual amenity.

(Policy BE, SBLPR and Policies 43, 45, and 59, DSCB)

7) Prior to the opening of the additional classrooms hereby approved, a School Travel Plan shall be prepared and submitted to and approved by the Planning Authority prior to occupancy. The plan shall contain details of:

- plans for the establishment of a working group involving the School, parents and representatives of the local community;
- pupil travel patterns and barriers to sustainable travel;
- measures to reduce car use;
- an action plan detailing targets and a timetable for implementing appropriate measures and plans for annual monitoring and review for 5 years.

All measures agreed therein shall be undertaken in accordance with the approved Plan. There shall be an annual review of the Travel Plan (for a period of 5 years from the date of approval of the Plan) to monitor progress in meeting the targets for reducing car journeys generated by the proposal and this shall be submitted to and approved by the Local Planning Authority.

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

(Policy 26, DSCB)

8) The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers P10, P11, P20, P21, P22, P23, P30, P31.

Reason: For the avoidance of doubt.

Recommended Informatives

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).

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.

Item 9 (Page 65-78) – CB/13/02189FULL – Land Adj to Langley Cottage, High Street, Eggington, Leighton Buzzard, LU7 9PD

Additional Consultation Responses/Representations

Additional neighbour objection (29/07/2013)

- Concerns are raised regarding the level of parking proposed
- The development is to facilitate a commercial operation which would not provide stable accommodation for local people or the applicant's family.
- A photo showing parking at the nearby public house is provided. This indicates there is limited spare parking capacity at the public house in the early evening.

Applicant's additional information (30/07/2013)

- The previous pre-application proposal was considered as a non-commercial proposal. There is no change in the nature of the proposal or relevant policy since the pre-application scheme was considered by officers.
- The subtext to SBLPR Policy NE11 (paras 3.61-3.66) refer to 'commercial equestrian businesses' and the common requirement for 'additional covered accommodation required for the business'. This indicates that the policy seeks to restrict commercial equestrian businesses requiring additional facilities (reception/offices/toilets/staff facilities/equipment storage etc.). The proposal does not require any such additional facilities and is to be occupied by the applicant's family or individuals on a private basis. A tenanted stable is not a commercial stable.
- Reference is made to similar proposals within Central Bedfordshire which have been considered acceptable subject to a planning condition restricting the use as private, non-commercial stabling only.
- Under Policy 55 of the emerging Development Strategy, the threshold for large scale private or commercial enterprises is developments to accommodate ten horses or more. The proposal should not therefore be considered as a commercial enterprise.

Tree and Landscape Officer (06/08/2013)

- The position of the stables would have slight conflict with the buttress roots of a native roadside hedge.
- It is recommended that the stable building is pulled away from the boundary of the road by at least 0.75m to avoid direct conflict with the hedgerow roots and allow a degree of natural canopy spread and avoid the need for heavy pruning which would be at the expense of the hedgerow's screening value.
- This would also allow for maintenance access.

OFFICER NOTE: In the event that the Committee are minded to approve the application, it is recommended that any permission granted is subject to the submission of an amended site plan to show the distance between the boundary hedge and stable building increased in line with the advice of the Tree and Landscape Officer.

Item 10 (Page 79-90) – CB/13/01924REG3 – Land Adj to Goldfinch Road Leighton Buzzard LU7 4BT

Additional Representations

Persimmon Homes (02/08/2013)

- A copy of the conveyance plan for the residential areas on Site 15D (north of the swale land) is provided.

- The plan shows the access from Partridge Road to lead from the adoptable highway.
- The existing access from the private drive off Linnet Way has not been conveyed to householders.
- Persimmon confirms that Goldfinch Road is not within private ownership. Accordingly public access to the swale land can still be delivered from the adoptable highway along Goldfinch Road under the conditions of housing approval.

Item 11 (Page 91-100) – CB/13/02110/FULL – 5 The Orchard, Houghton Conquest, Bedford, MK45 3NR

Additional Consultation/Publicity Responses

Addition neighbour response received 30.07.13 –

There are bats in the area around No. 5 The Orchard, possibly roosting in the trees which are sited adjacent to the property. The Bat Conservation Trust has advised me to inform the Council of their presence when building works may interfere with their habitat.

Additional Comments

The proposal does not involve the removal or pruning of the tree and as such will not impact on bat habitats – if there indeed are bats in the adjacent trees.

Item 12 (Page 101-110) – CB/13/02192/FULL – Alameda Middle School, Station Road, Ampthill, Bedford, MK45 2QR

Additional Comments

Amended Plan 13039(D)010 rev c has been received 13/08/2013 which reduces the extent of the rear staff parking area to within the confines of the existing rear fenceline.

Highways Officer (12/08/2013) This proposal has been the subject of pre-application discussion and agreement in principle in a highways context.

The scheme provides for an appropriate level of car-parking for staff and visitors whilst not making any provision for parent parking at drop off or pick up times. The plans for access, parking and turning of the school bus transport demonstrate an acceptable arrangement and will be managed by the school to ensure the safety of the children is not compromised.

In these circumstances I am content that there is no justifiable highway safety or capacity reason that the grant of planning permission should not be considered.

Nevertheless inclusion of the following conditions and advice notes is recommended.

Additional/Amended Conditions/Reasons

Condition 6 – Plan No 13039 (D) Rev C to supersede previous plans

Condition 7. The proposed development shall be carried out and completed in all respects in accordance with the on-site vehicular layout illustrated on the approved plan and defined by this permission and, notwithstanding the provision of the Town and Country Planning General Permitted Development Order 1995, (or any Order revoking or re-enacting that Order) there shall be no variation without the prior approval in writing of the Local Planning Authority.

Reason: To ensure that the development of the site is completed insofar as its various parts are interrelated and dependent one upon another and to provide adequate and appropriate access arrangements at all times.

Condition 8. Construction of the development hereby approved shall not commence until a Construction Management Plan has been submitted to and approved in writing by the local planning authority in consultation with the highway authority. Thereafter the construction of the development shall only be carried out in accordance with the approved Plan. The Construction Traffic Management Plan shall include details of:

- Construction vehicle numbers, type, routing;
- Traffic management requirements;
- Construction and storage compounds (including areas designated for car parking);
- Siting and details of wheel washing facilities;
- Cleaning of site entrances, site tracks and the adjacent public highway;
- Timing of construction activities to avoid school pick up/drop off times;
- Post construction restoration/reinstatement of the working areas and temporary access to the public highway.

Reason: In order to protect highway safety and the amenity of other users of the public highway and rights of way.

Condition 9. 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 and manoeuvring of vehicles within the site.

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

Condition 10. Prior to the occupation of the proposed extension and alterations an updated Travel Plan for the school site will be required to reflect the proposed redevelopment, anticipated increase in numbers of staff and pupils. This should include:

- An action plan to mitigate the increased traffic flow
- Targets to reduce car use and increase walking and cycling;
- A timetable to monitor, implement any measures identified and review the travel plan.

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

Advice Note1/. The applicant is advised that no highway surface water drainage system designed as part of the new development, will be allowed to enter any existing highway

surface water drainage system without the applicant providing evidence that the existing system has sufficient capacity to account for any highway run off generated by that development. Existing highway surface water drainage systems may be improved at the developer's expense to account for extra surface water generated. Any improvements must be approved by the Highways Development Control group, Development Management Division, Central Bedfordshire Council. Further details can be obtained from the Traffic Management group Highways and Transport Division, Central Bedfordshire Council, P.O. Box 1395 Bedford, MK42 5AN.

AN2/. The applicant is advised that all cycle parking to be provided within the site shall be designed in accordance with the Central Bedfordshire Council's "Cycle Parking Annexes – July 2010".

Recommendation

That the GRANT of planning permission be delegated to the Head of Development Management subject to no objections being received from the Environment Agency or if objections are received can be dealt with by the imposition of conditions.

Item 13 (Page 111-118) – CB/13/01987/FULL – Church End Lower School, Church Walk, Marston Moretaine, Bedford, MK43 0NE

Additional Consultation/Publicity Responses

Highways Officer (31/07/13) – Whist the proposal has the potential to increase traffic generation and additional neighbour disturbance by virtue of parent parking, given the particular circumstances and time limited nature of the proposal I do not feel that there is sufficient justification to object to the proposal on highway grounds.

Item 14 (Page 119-128) – CB/13/02203/FULL – 51 Greenway, Campton, Shefford, SG17 5BN

No Comments

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Item No. 6

APPLICATION NUMBER	CB/13/01208/FULL
LOCATION	Land at New Road, Clifton, Shefford
PROPOSAL	Erection of 73 dwelling including affordable housing, an equipped area of play, access and associated works.
PARISH	Clifton
WARD	Arlesey
WARD COUNCILLORS	Cllrs Dalgarno, Drinkwater & Wenham
CASE OFFICER	Nikolas Smith
DATE REGISTERED	28 March 2013
EXPIRY DATE	27 June 2013
APPLICANT	Taylor Wimpey Ltd & Mr T Cook
AGENT	DLP Planning Ltd
REASON FOR COMMITTEE TO DETERMINE	A decision on this application was deferred by the Development Management Committee in June 2013 to allow an opportunity to address concerns raised by Members
RECOMMENDED DECISION	That planning permission should be granted subject to conditions and a s106 agreement

That Planning Permission is granted subject to the satisfactory completion of a s106 agreement reflecting the terms set out in this report and the following conditions:

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

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

- 2 **No development shall commence at the site before a construction and environmental management plan has been submitted to and approved in writing by the Local Planning Authority which shall detail methods that all developers, contractors and subcontractors will employ and shall include:**
 - **Details of traffic routes and points of access and egress to be used for the construction process,**
 - **Measures of controlling dust created by the development**
 - **Measures to be used to reduce the impact of noise arising from the noise generating activities on site in accordance with best practice set out in BS:5228:1997 'Noise and vibration control on construction and open sites.**
 - **The sighting and appearance of the works compounds**
 - **Wheel cleaning facilities for construction traffic.**
 - **The hours of work**

The development shall be carried out in accordance with the approved

plan.

Reason: to safeguard the amenities of adjoining occupiers, to protect the surrounding countryside, and prevent the deposit of materials on the highway.

- 3 **No development shall commence at the site before details of the type and location of bat and bird boxes to be located at the site have been submitted to and approved in writing by the Local Planning Authority. The details shall be carried out as approved before any unit at the site is occupied.**

Reason: To ensure that the impact of the development on the ecological value of the site is reduced.

- 4 **No development shall take place until a surface water drainage scheme for the site, based on sustainable drainage principles and an assessment of the hydrological and hydro geological context of the development, has been submitted to and approved in writing by the Local Planning Authority. The drainage strategy should demonstrate the surface water run-off generated up to and including the 100 year critical storm will not exceed the run-off from the undeveloped site following the corresponding rainfall event. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed.**

The scheme shall also include

- 1. Details of all elements (i.e. modelling reference labels, designs, diameters, gradients, dimensions, and so on of all pipes, inspection chambers, and flow control device(s)) of the proposed drainage systems should be provided as part of the detailed surface water drainage scheme.**
- 2. Overland flood flow routes and subsequent flood risk in the event of surface water system failure. It is essential the flood flow is routed away from vulnerable areas and property, and that the development remains “safe”.**
- 3. Clear details of the ownership and responsibility of maintenance of all drainage including pipe networks, control structures and SUDS elements for the lifetime of the development.**

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

- 5 **Notwithstanding the submitted details, no development shall commence at the site before details of the proposed play area at the site including the proposed equipment, layout and materials to be used together with a timetable for implementation, and details of future management has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out as approved in accordance with the approved timetable.**

Reason: To ensure that adequate provision is made for play at the site.

- 6 **No development shall commence at the site before details of how the development will achieve a reduction in carbon emissions of at least 10% more than required by current Building Regulations through the use of on-site or near-site renewable or low carbon technology energy generation have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out as approved.**

Reason: In the interest of sustainability.

- 7 **No development shall commence at the site before details of bin storage/collection point have been submitted to and approved by the Local Planning Authority. The details shall be carried out as approved prior to the occupation of any dwelling at the site.**

Reason: In the interest of amenity.

- 8 **Notwithstanding the submitted details, no development shall commence at the site before revised details of hard and soft landscaping at the site including details of the proposed replacement hedgerow on the New Road frontage have been submitted and approved by the Local Planning Authority. The details should include justification for the proposed loss of existing trees and hedgerows at the site and a timetable for the implementation, completion, management and maintenance of landscaping at the site. The details shall be carried out as approved.**

Reason: To ensure a satisfactory appearance at the site.

- 9 **Car parking shall be provided in accordance with drawing 479/03 E prior to the occupation of each residential unit and shall be provided in full prior to the occupation of the last residential unit at the site.**

Reason: To ensure that adequate car parking is provided at the site.

- 10 **No development shall commence at the site before details and samples of materials to be used in the construction of external surfaces at the site have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out as approved.**

Reason: To ensure that the appearance of the site would be acceptable.

- 11 **No development shall commence at the site before details of boundary treatment to be used at the site has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out as approved.**

Reason: To ensure adequate privacy for future occupiers.

- 12 **No development shall commence at the site before details of existing and proposed site and slab levels and proposed cross sections through houses that border the site have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out as approved.**

Reason: To protect living conditions of at neighbouring and proposed properties.

- 13 **No development shall commence at the site before details of ground protection and tree protection and an arboricultural method statement setting out how the development could take place without causing short or long term damage to existing trees near to the site (including those within the cartilage of No 28 New Road) have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out strictly in accordance with the approved details.**

Reason: To ensure that trees near to the site are not unduly harmed by the development.

- 14 **Notwithstanding the details shown for indicative purposes on the plans (and within the Transport Assessment) submitted in support of the application, no development shall commence at the site before a scheme indicating the following measures has been submitted to and approved by the Local Planning Authority.**

- **Speed reduction measures along New Road**
- **Measures to control on-street parking along New Road and surrounding junctions.**
- **Provision of parking bays within the New Road frontage of the site but clear of the existing carriageway.**
- **Provision of a varying width footway along the west side of New Road to form a continuous pedestrian link from the site to the junction of New Road with Shefford Road.**

No dwelling shall be occupied until such time as the approved works have been implemented unless otherwise agreed by the Local Planning Authority.

Reason: To safeguard against any detrimental impact the development may have on existing vehicle movement and parking along New Road and to provide a safe route for pedestrians.

- 15 **Notwithstanding the submitted details, no development shall commence at the site before details of works to Harbrook Lane so that it would be improved to provide a safe and convenient link for pedestrians and cyclists between the site and Shefford Road and a vehicular route for occupiers and visitors to No 39a Shefford Road have been submitted to and approved in writing by the Local Planning Authority. The details shall include surfacing, drainage and lighting (if proposed). No dwelling shall be occupied until such time as the approved works have been completed unless otherwise agreed by the Local Planning Authority.**

Reason: To secure a satisfactory access appropriate to the development, in the interest of public safety and convenience.

- 16 No part of the development shall begin until visibility splays have been provided on both sides of the access between a point 2.4metres along the centre line of the access measured from the edge of carriageway and a point 43.0metres along the edge of carriageway measured from the intersection of the centre line of the access. The area contained within the splays shall be kept free of any obstruction.

Reason: To provide adequate intervisibility between the access and the existing public highway for the safety and convenience of users of the highway and of the access.

- 17 **No development shall commence at the site before detailed plans and sections of the proposed roads, including gradients and method of surface water disposal have been submitted to and approved by the Local Planning Authority and no building shall be occupied until the section of road which provides access has been constructed (apart from final surfacing) in accordance with the approved details.**

Reason: To ensure that the proposed road works are constructed to an adequate standard.

- 18 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.

- 19 **No development shall commence at the site before details of a wheel cleaning facility have been submitted to and approved in writing by the Local Planning Authority. The facility shall be 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 roadwork's 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.

- 20 No development shall commence at the site before a scheme for the secure and covered parking of cycles on the site (including the internal dimensions of the cycle parking area, stands/brackets to be used and access thereto), calculated at one cycle parking space per bedroom and * short stay spaces per unit, has been 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.

- 21 No development shall commence at the site before a scheme detailing access provision to and from the site for construction traffic that show what arrangements will be made for restricting such vehicles to approved points of access and egress has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be operated throughout the period of construction work.**

Reason: To ensure the safe operation of the surrounding road network in the interests of road safety.

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

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

- 23 Before first occupation of the approved development, all access and junction arrangement serving the development shall be completed in accordance with the approved in principle plans and constructed to the specification of the Highway Authority and Local Planning Authority's satisfaction.**

Reason: To secure a satisfactory access appropriate to the development, in the interest of public safety and convenience.

- 24 No development shall commence at the site before details of car ports at the site have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out as approved.**

Reason: To ensure that the appearance of the site and parking provision would be acceptable.

- 25 The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers [01 (Site Location Plan), 1 of 1 (Topographical Survey), JBA 13-53-02 rev A, JBA 13/53-01 rev B, JBA 13/53-03 rev A, 479/03 C, 479/04 B, HT-01 - 00, HT-02 - 01, HT-03-00, HT-04 - 01, HT-06 - 00, HT-07 - 01, HT-07/A - 00, HT-07/B - 00, HT-07/C - 00, HT-08 - 00, HT-09 - 01, HT-10 - 00, HT-11 - 00, HT-12 - 01, HT-13 - 01, HT-14 - 00, HT-15 - 01, HT-16 - 01, HT-17 - 01, HT-18 - 00, HT-19 - 00, HT-20 - 00, HT-21 - 00, HT-22 - 01, HT-23 - 00, HT-24 - 01, HT-25 - 00, HT-26 - 00, Foul and Surface Water Strategy, Tree Survey, Arboricultural Implications Assessment Report and Arboricultural Method Statement, Flood Risk Assessment, Phase II Geo-Environmental Assessment Report, Archaeological Geophysical Survey of Land at Harbrook Lane, Clifton, Bedfordshire, Archaeological Desk Based Assessment, Archaeological Field Evaluation, Draft Heads of Terms, Energy Statement, Planning Statement (including Affordable Housing Statement), Preliminary Contamination Assessment Report, Statement of Community Involvement, Energy and Sustainability Report, Design and Access Statement, Measured Works Schedule Softworks only, Residential Travel Plan, Transport Assessment and Ecological Survey].
Reason: For the avoidance of doubt.

Notes to Applicant:

1. Groundwater flooding was not considered as part of the flood risk assessment. The risk of groundwater flooding should be considered at the detailed design stage, if underground storage is to be used, and appropriate mitigation measures taken based on this assessment.

Surface water run-off should be controlled as near to its source as possible through a sustainable drainage approach to surface water management (SuDS). SuDS are an approach to managing surface water run-off which seeks to mimic natural drainage systems and retain water on or near the site as opposed to traditional drainage approaches which involve piping water off site as quickly as possible. Ponds, reedbeds and seasonally flooded grasslands can be particularly attractive features within public open spaces.

2. [Groundwater and Contaminated Land](#)

We have reviewed the MLM Environmental Preliminary Contamination Assessment Report of 6 September 2012 (Ref: DMB/723732/R1), MLM Environmental Phase II Geo-environmental Assessment Report of 19 September 2012 (Ref: DMB/723732/R2) and MLM Environmental Foul and Surface Water Strategy drawing of 28 February 2013 (Ref: 615049/110) among other documents submitted with the application.

Following review of the above documents and our own information, we agree with the conclusion of the report that the site does not pose a significant risk to controlled waters, therefore we will not be providing

detailed site-specific advice or comments with regards to land contamination issues for this site.

The developer should address risks to controlled waters from contamination at the site, following the requirements of the National Planning Policy Framework and the Environment Agency [Guiding Principles for Land Contamination](#).

3. [Environment Management](#)

The developer must apply the waste hierarchy in a priority order of prevention, re-use, recycling before considering other recovery or disposal options in accordance with environmental permitting regulations and in particular the Duty of Care. Further information can be obtained from your local Environment Agency office.

Excavated material arising from land development works can sometimes be classified as waste. For further guidance on how waste is classified, and best practice for its handling, transport, treatment and disposal please see our waste pages at <http://www.environment-agency.gov.uk/business/topics/waste/default.aspx>

Any facilities, above ground, for the storage of oils, fuels or chemicals shall be sited on impervious bases and surrounded by impervious bund walls. The volume of the bunded compound should be at least equivalent to the capacity of the tank plus 10%. All filling points, vents, gauges and sight glasses must be located within the bund. The drainage system of the bund shall be sealed with no discharge to any watercourse, land or underground strata. Associated pipe work should be located above ground and protected from accidental damage. All filling points and tank overflow pipe outlets should be detailed to discharge into the bund. More information can be found in the Pollution Prevention Guidance 6 - Working at construction and demolition sites - at <http://www.environment-agency.gov.uk/static/documents/Business/EA-PPG6 - 03 2012 Final.pdf>

4. The applicant is advised that in order to comply with this permission it will be necessary for the developer of the site to enter into an agreement with Central Bedfordshire Council as Highway Authority under Section 278 of the Highways Act 1980 to ensure the satisfactory completion of the access and associated road improvements and any Traffic regulation Orders. Further details can be obtained from the Development Control Group, Development Management Division, Central Bedfordshire Council, Priory House, Monks Walk, Chicksands, Shefford SG17 5TQ.
5. All roads to be constructed within the site shall be designed in accordance with Central Bedfordshire Council's publication "Design in Central Bedfordshire A Guide to Development" and the Department for Transport's "Manual for Streets", or any amendment thereto.

6. 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 Development Control Group, Development Management Division, Central Bedfordshire Council, Priory House, Monks Walk, Chicksands, Shefford SG17 5TQ . No development shall commence until the details have been approved in writing and an Agreement made under Section 38 of the Highways Act 1980 is in place.
7. The applicant is advised that all cycle parking to be provided within the site shall be designed in accordance with the Central Bedfordshire Council's "Cycle Parking Annexes – July 2010".
8. The applicant is advised that no highway surface water drainage system designed as part of a new development, will be allowed to enter any existing highway surface water drainage system without the applicant providing evidence that the existing system has sufficient capacity to account for any highway run off generated by that development. Existing highway surface water drainage systems may be improved at the developer's expense to account for extra surface water generated. Any improvements must be approved by the Development Control Group, Development Management Division, Central Bedfordshire Council, Priory House, Monks Walk, Chicksands, Shefford SG17 5TQ
9. 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.

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

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:

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

2. In advance of consideration of the application the Committee were advised of representations contained within the Late Sheet:
 - a. 45 additional letters of objection had been received to the Council's consultation on amendments to the proposed development. The objections reinforced concerns but did not raise issues not already noted in the report.
 - b. Clifton Parish Council wrote expressing concerns over the site allocations process and the conclusions reached in the Committee report that was presented to Members in June.
 - c. The revised condition 13 has been amended above to reflect the amendments to the site and the established trees of No. 28 New Road. The boundary of the adjoining property has been amended to ensure the safety of the trees.]

Item No. 7

APPLICATION NUMBER	CB/13/01765/FULL
LOCATION	The Glebe, 16 Church Road, Henlow, SG16 6AN
PROPOSAL	Erection of new dwelling
PARISH	Henlow
WARD	Arlesey
WARD COUNCILLORS	Cllrs Dalgarno, Drinkwater & Wenham
CASE OFFICER	Lauren Westley
DATE REGISTERED	01 July 2013
EXPIRY DATE	26 August 2013
APPLICANT	Mr & Mrs Jordan
AGENT	Mr R Bateman
REASON FOR COMMITTEE TO DETERMINE	Called in by Councillor Rita Drinkwater on the basis of scale, overdevelopment and overbearing impact to neighbouring properties and concern over access.

**RECOMMENDED
DECISION**

Full Application – Refusal

The Council as the Local Planning Authority hereby gives notice of its decision to REFUSE PERMISSION for the development specified above and as shown on the submitted plans, for the following reason:

The proposed development, due to its size, location and scale, would have an overbearing impact on the adjacent dwelling No. 2 Jordan Close, leading to a detrimental loss of amenity for this dwelling, contrary to policy DM3 of the Core Strategy and Development Management Policies (2009).

[Notes:

1. In advance of consideration of the application the Committee received representations made under the Public Participation Scheme.
2. In advance of consideration of the application the Committee were advised of representations contained within the Late Sheet:
 - a. amended plan received (site plan 1204/02/C), providing a better indication of the location of the extended dwelling at 2 Jordan Close.
 - b. Henlow Parish Council did not object to the application but requested obscured glass be used for east and west flank walls.]

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Item No. 11

APPLICATION NUMBER	CB/13/02110/FULL
LOCATION	5 The Orchard, Houghton Conquest, Bedford, MK45 3NR
PROPOSAL	Two storey rear extension and single storey side extension
PARISH	Houghton Conquest
WARD	Houghton Conquest & Haynes
WARD COUNCILLORS	Cllr Mrs Barker
CASE OFFICER	Lauren Westley
DATE REGISTERED	19 June 2013
EXPIRY DATE	14 August 2013
APPLICANT	Mr & Mrs Litchfield-Goodman
AGENT	JPT Design Consultants
REASON FOR COMMITTEE TO DETERMINE RECOMMENDED DECISION	Called in by Councillor A Barker as the proposal is considered overdevelopment.
	Full Application - Approval

Recommendation

That Planning Permission be GRANTED subject to the following:

RECOMMENDED CONDITIONS / REASONS

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

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

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

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

- 3 The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers JPT/GOOD/0613/001.

Reason: For the avoidance of doubt.

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

Planning permission has been recommended 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 consideration of the application the Committee received representations made under the Public Participation Scheme.
2. In advance of consideration of the application the Committee were advised of representations contained within the Late Sheet:
 - a. A neighbour's response received on 30/07/13 stated there were bats in the trees around 5 The Orchard
 - b. Additional comment confirmed that there were no plans to prune or remove trees.]

Item No. 12

APPLICATION NUMBER	CB/13/02192/FULL
LOCATION	Alameda Middle School, Station Road, Ampthill, Bedford, MK45 2QR
PROPOSAL	A two storey, ten classroom block to include office stores, WC facilities and three group rooms; A new hall for curriculum delivery and lunch time provision; Expansion of the playground area to provide a trim trail; Replacement and additional parking; Coach turning facility; New canopies over the existing quad areas; New gates and pupil entrance; Internal reconfiguration for improved facilities to support its SEN provision and improvements to the technology resource.
PARISH	Ampthill
WARD	Ampthill
WARD COUNCILLORS	Cllrs Duckett, Blair & Smith
CASE OFFICER	Annabel Gammell
DATE REGISTERED	24 June 2013
EXPIRY DATE	23 September 2013
APPLICANT	Alameda Middle School
AGENT	DLA Town Planning Ltd
REASON FOR COMMITTEE TO DETERMINE	The site is on land which CBC owns, this development is categorised as a major due to the amount of floorspace proposed and there has been an objection from the town council.
RECOMMENDED DECISION	Full Application - Granted

Recommendation

That the GRANT of planning permission be delegated to the Head of Development Management subject to no objections being received from the Environment Agency or if objections are received can be dealt with by the imposition of conditions.

RECOMMENDED CONDITIONS / REASONS

- 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 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 The Arboricultural Method Statement supplied with the application should be adhered to in terms of root protection and management of trees on site during construction.

Reason: To ensure the health and longevity of trees both on and off site throughout development.

- 4 **No works shall commence on site until a landscaping scheme to include any hard surfaces, species, sizes and densities of planting and earth mounding has been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented by the end of the full planting season immediately following the completion and/or first use of any separate part of the development (a full planting season means the period from October to March).**

Reason: To ensure a satisfactory standard of landscaping.

- 5 **Before development begins, details of the levels of the existing ground and proposed ground levels shall be submitted to and approved in writing by the Local Planning Authority, and development shall thereafter be implemented accordingly.**

Reason: To produce a satisfactory relationship between the various elements of the scheme and adjacent properties, to protect the trees around the proposed car parking area.

- 6 The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers site plan, 13039 (D) 010 C, 13039 (D) 013, 13039 (D) 080, TPP/AMSSRAB/010A, 13039 (D) 005, 13039 (D) 012, 13039 (D) 051, 13039 (D) 050, 13039 (D) 052, 13039 (D) 053, 13039 (D) 081, 13039 (D) 110, P01, 13039 (D) 082.

Reason: For the avoidance of doubt.

- 7 The proposed development shall be carried out and completed in all respects in accordance with the on-site vehicular layout illustrated on the approved plan and defined by this permission and, notwithstanding the provision of the Town and Country Planning General Permitted Development Order 1995, (or any Order revoking or re-enacting that Order) there shall be no variation without the prior approval in writing of the Local Planning Authority.

Reason: To ensure that the development of the site is completed insofar as its various parts are interrelated and dependent one upon another and to provide adequate and appropriate access arrangements at all times.

- 8 Construction of the development hereby approved shall not commence until a Construction Management Plan has been submitted to and approved in writing by the Local Planning Authority in consultation with the Highway Authority. Thereafter the construction of the development shall only be carried out in accordance with the approved Plan. The Construction Traffic Management Plan shall include details of:

- Construction vehicle numbers, type, routing;
- Traffic management requirements;
- Construction and storage compounds (including areas designated for car parking);
- Siting and details of wheel washing facilities;
- Cleaning of site entrances, site tracks and the adjacent public highway;
- Timing of construction activities to avoid school pick up / drop off times;
- Post construction restoration / reinstatement of the working areas and temporary access to the public highway.

Reason: In order to protect highway safety and the amenity of other users of the public highway and rights of way.

- 9 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 and manoeuvring of vehicles within the site.

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

- 10 Prior to occupation of the proposed extension and alterations an updated Travel Plan for the school site will be required to reflect the proposed redevelopment, anticipated increase in numbers of staff and pupils. This should include:

- An action plan to mitigate the increased traffic flow
- Targets to reduce car use and increase walking and cycling;
- A timetable to monitor, implement any measures identified and review the travel plan.

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

Notes to Applicant

1. This permission relates only to that required under the Town & Country Planning Acts and does not include any consent or approval under any other enactment or under the Building Regulations. Any other consent or approval which is necessary must be obtained from the appropriate authority.
2. The applicant is advised that no highway surface water drainage system

designed as part of the new development, will be allowed to enter any existing surface water drainage system without the applicant providing evidence that the existing system has sufficient capacity to account for any highway run off generated by that development. Existing highway surface water drainage systems may be improved at the developer's expense to account for extra surface water generated. Any improvements must be approved by the Highways Development Control group, Development Management Division, Central Bedfordshire Council. Further details can be obtained from the Traffic Management group Highways and Transport Division, Central Bedfordshire Council, P.O. Box 1395 Bedford MK42 5AN.

3. The applicant is advised that all cycle parking to be provided within the site shall be designed in accordance with the Central Bedfordshire Council's "Cycle Parking Annexes – July 2010."

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

Reasons for Granting

The proposal is in conformity with Policies DM3, CS14, CS15 of the Development Management Policies of the Core Strategy Adopted 2009, or Policies 1, 4, 21, 38, 43 and 45 of the Central Bedfordshire Development Strategy (draft), as it does not have an adverse impact upon the character or appearance of the surrounding area and does not seriously harm the amenities of neighbours and there is no unacceptable impact upon the character and appearance of the street scene or general locality. It is also in accordance with The National Planning Policy Framework, and 'Design in Central Bedfordshire', Adopted 2010.

[Note

1. In advance of consideration of the application the Committee received representations made under the Public Participation Scheme.
2. In advance of consideration of the application the Committee were advised of representations and information contained within the Late Sheet:
 - a. Amended plan 13039(d)010 rev c was received on 13/08/13 which amended the rear staff car parking to within the existing fenceline. Revised condition 6 above.

- b. The Highways Officer replied on 12/08/13 that the application had been subject to pre-application discussions and there was no justifiable highway safety or capacity reason to refuse the application.
- c. Additional conditions 7 – 10 have been added above.
- d. There are two advisory notices for the applicant at 2 and 3 above.]

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Item No. 8

APPLICATION NUMBER	CB/13/01759/FULL
LOCATION	Thomas Whitehead Lower School, Angels Lane, Houghton Regis, Dunstable, LU5 5HH
PROPOSAL	Construction of three classrooms and associated works
PARISH	Houghton Regis
WARD	Houghton Hall
WARD COUNCILLORS	Cllrs Mrs Goodchild & Jones
CASE OFFICER	Debbie Willcox
DATE REGISTERED	30 May 2013
EXPIRY DATE	25 July 2013
APPLICANT	The Governors
AGENT	Aedifice Partnership Ltd
REASON FOR COMMITTEE TO DETERMINE RECOMMENDED DECISION	Called in by Councillor Jones as he believes that the harm to the neighbouring Listed Building is outweighed by the public benefits of the scheme. Full Application – Approval

Recommendation

That Planning Permission be GRANTED for the following:

Recommended Conditions:

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

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

- 2 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 **No development shall take place until a written scheme of archaeological investigation; that includes the provision of outreach activities and post excavation analysis and publication, has been submitted to and approved in writing by the Local Planning Authority. The said development shall only be implemented in full accordance with the approved archaeological scheme.**

Reason: To record and advance understanding of the heritage assets with archaeological interest which will be unavoidably affected as a consequence of the development. (Policy BE8, SBLPR and Policy 45, DSCB)

- 4 Prior to development, the implementation of tree works stipulated in the Appendix B – “Tree Schedule 230808-PD-10” of the report prepared by Tim Moya Associates (dated August 2013) shall be undertaken by a qualified arboriculturist, who is competent in working to British Standard BS 3998 : 2010. “Tree work – Recommendations”.

Reason: To ensure a satisfactory standard of arboricultural maintenance work in order to avoid harmful tree surgery practices, and to avoid any further unnecessary tree work that may compromise the screening value that the trees presently contribute to the development site, and their visual amenity. (Policy BE8, SBLPR and Policies 43 and 59, DSCB)

- 5 Before development begins, all tree protection measures stipulated in Drawing No. 230808-P-12 “Tree Protection Plan” at Appendix A of the report prepared by Tim Moya Associates (Ref 230808-PD-11), dated August 2013, shall be fully implemented prior to all construction activity, and shall remain securely in place until the development has been completed.

Reason: To ensure the successful protection those trees marked for retention to ensure their continued good health and stability, thereby maintaining their screening value and amenity contribution. (Policy BE8, SBLPR and Policies 43 and 59, DSCB)

- 6 During the first planting season following completion of the development, all planting and future planting management, shall be undertaken in strict accordance with that stipulated on the drawing “Proposed Landscape Plans” prepared by Tim Moya Associates (Drawing No. 12.475 P31). All planting shall be maintained until satisfactorily established, with any losses incurred following the initial planting being replaced in accordance with the approved planting scheme. The planting shall be maintained and managed in perpetuity.

Reason: To ensure a satisfactory standard of landscape provision and establishment, in order to secure strategically important landscape planting, being provided in the interests of screening provision and their future positive contribution to visual amenity. (Policy BE, SBLPR, and Policies 43, 35 and 59, DSCB)

- 7 Prior to the opening of the additional classrooms hereby approved, a School Travel Plan shall be prepared and submitted to and approved by the Planning Authority prior to occupancy. The plan shall contain details of:

- Plans for the establishment of a working group involving the School, parents and representatives of the local community;
- Pupil travel patterns and barriers to sustainable travel;
- Measures to reduce car use;
- An action plan detailing targets and a timetable for implementing appropriate measures and plans for annual monitoring and review for 5 years.

All measures agreed therein shall be undertaken in accordance with the approved Plan. There shall be an annual review of the Travel Plan (for a period of 5 years from the date of approval of the Plan) to monitor progress in meeting

the targets for reducing car journeys generated by the proposal and this shall be submitted to and approved by the Local Planning Authority.

Reason: In the interests of highway safety, to reduce congestion and to promote the use of sustainable modes of transport. (Policy 26, DSCB)

- 8 The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers P10, P11, P20, P21, P22, P23, P30 and P31.

Reason: For the avoidance of doubt.

Recommended Informatives

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).

This permission relates only to that required under the Town and Country Planning Acts and does not include any consent or approval under any other enactment or under the Building Regulations. Any other consent or approval which is necessary must be obtained from the appropriate authority.

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

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

These requirements are as follows:

Where a provision, criterion or practice puts disabled people at a substantial disadvantage to take reasonable steps to avoid that disadvantage;

Where a physical feature puts disabled people at a substantial disadvantage to avoid that disadvantage or adopt a reasonable alternative method of providing the service or exercising the function;

Where not providing an auxiliary aid puts disabled people at a substantial disadvantage to provide that auxiliary aid.

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

For further information on disability access contact:

The Centre for Accessible Environments (www.cae.org.uk)

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

Reasons for Granting

The harm that the proposed extension would cause to the Grade I Listed All Saints Church would be less than substantial and would be outweighed by the public benefits of the scheme. The proposed development would not detrimentally impact upon the character and appearance of the streetscene nor would there be any adverse impact on the amenities of neighbouring residents. The surrounding trees would be retained or replaced and new landscaping would enhance the visual amenity of the area. The proposal would not result in any highway, parking or other issues. The scheme, by reason of its siting, scale, design and proposed landscaping is in conformity with the National Planning Policy Framework, Policies SD1, BE8 and T10 of the South Bedfordshire Local Plan Review and policies 1, 21, 27, 43, 45 and 59 of the emerging Development Strategy for Central Bedfordshire. It is further in conformity with the Central Bedfordshire Supplementary Technical Guidance "Design in Central Bedfordshire, A Guide for Development".

[Notes

1. In advance of consideration of the application the Committee received representations made under the Public Participation Scheme.
2. In advance of consideration of the application the Committee were advised of representations contained within the Late Sheet:
 - a. That following further information the recommendation for the application has been changed to APPROVAL as detailed in the Late Sheet.
 - b. The conditions 1 – 8 and the recommended informative have been added above following the change of recommendation.]

Item No. 9

APPLICATION NUMBER	CB/13/02189/FULL
LOCATION	Land Adj to Langley Cottage, High Street, Eggington, Leighton Buzzard, LU7 9PD
PROPOSAL	Erection of horse stables and associated use of existing car parking area
PARISH	Eggington
WARD	Heath & Reach
WARD COUNCILLORS	Cllr Versallion
CASE OFFICER	Adam Davies
DATE REGISTERED	21 June 2013
EXPIRY DATE	16 August 2013
APPLICANT	Mr & Mrs Peck
AGENT	AZ Urban Studio
REASON FOR COMMITTEE TO DETERMINE	Cllr Versallion has requested that this application be referred to DMC regardless of Officers recommendation. Concerns are raised in relation to the scale of the building, parking and the storage of manure on site.
RECOMMENDED DECISION	Full Application - Refusal

Recommendation

That Planning Permission be REFUSED on the following grounds:

RECOMMENDED REASONS

- 1 The proposed stables would occupy a prominent position within the core of the Eggington Conservation Area, adjacent to the road at the front of the site. Given the scale of the stable building and the associated equestrian facilities proposed, the proposal would give rise to a cramped form of development within the context of this small, constrained site and would not provide adequate provision for vehicles to access, park and turn within the site. This would be further exacerbated by the corrugated roof covering which would not positively contribute to the local character and distinctiveness of the Conservation Area in this sensitive location. As such the amount, layout and external materials of the development would not be appropriate for this site and the development would appear as a prominent and obtrusive addition to the Conservation Area which would be to the detriment of the character of the street scene. The proposal would not therefore enhance the character and distinctiveness of the area and is thus contrary to Policies BE8 and T10 of the South Bedfordshire Local Plan Review 2004, Policies 27, 43 and 45 of the emerging Development Strategy for Central Bedfordshire, the principles set out within the Eggington Conservation Area Appraisal, March 2010 and Design in Central Bedfordshire, A Guide for Development and national guidance contained within the National Planning Policy Framework.

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

It is recommended that planning permission be refused for this proposal for the clear reason set out in this report. The Council acted pro-actively through early engagement with the applicant at the pre-application stage and during the determination process. However the Council is of the view that the proposal is unacceptable and the objections raised cannot be overcome through dialogue. The requirements of the Framework (paragraphs 186 and 187) have therefore been met in accordance with the Town and Country Planning (Development Management Procedure) (England) (Amendment No. 2) Order 2012.

[Notes

1. In advance of consideration of the application the Committee received representations made under the Public Participation Scheme.
2. In advance of consideration of the application the Committee were advised of representations contained in the Late Sheet:
 - a. Additional neighbour objections received on 29/07/13 citing:
 - i. Concerns over the level of parking proposed
 - ii. The development is a commercial venture and not for the family or local residents
 - iii. A photo showing limited parking at the public house.
 - b. additional information from the applicant received on 30/07/13 citing:
 - i. the nature of the proposal has not changed remains non-commercial.
 - ii. Other applications have been acceptable when restricted to private and non-commercial stabling only.
 - iii. This is not a large development as less than 10 horses.
 - iv. No additional facilities are required as this is not commercial.
 - c. The Tree and Landscape Officer responded on 06/08/13 citing:
 - i. The location of the stables could affect the roots of a native roadside hedge
 - ii. The stable to be pulled forward by .75m to avoid direct conflict with the hedgerow roots.]

Item No. 10

APPLICATION NUMBER	CB/13/01924/REG3
LOCATION	Land Adj to Goldfinch Road Leighton Buzzard LU7 4BT
PROPOSAL	Construction of a pedestrian and cycle bridge across the Swale channel
PARISH	Leighton-Linslade
WARD	Leighton Buzzard South
WARD COUNCILLORS	Cllrs Berry, Bowater & Dodwell
CASE OFFICER	Adam Davies
DATE REGISTERED	03 June 2013
EXPIRY DATE	29 July 2013
APPLICANT	Central Bedfordshire Council
REASON FOR COMMITTEE TO DETERMINE	Objections lodged to CBC application
RECOMMENDED DECISION	Regulation 3 - Approval

Recommendation

That Planning Permission be GRANTED subject to the following:

RECOMMENDED CONDITIONS

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

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

- 2 The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers 100049029 and 606367-001-001.

Reason: For the avoidance of doubt.

Notes to Applicant

1. This permission relates only to that required under the Town & Country Planning Acts and does not include any consent or approval under any other enactment or under the Building Regulations. Any other consent or approval which is necessary must be obtained from the appropriate authority.

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

Planning permission has been recommended for approval for this proposal. Discussion 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:

1. In advance of consideration of the application the Committee received representations made under the Public Participation Scheme.
2. In advance of consideration of the application the Committee were advised of representations contained within the Late Sheet:
 - a. Persimmon Homes provided the following on 02/08/13:
 - i. A copy of the conveyance plan for the residential areas on Site 15D (north of the swale land)
 - ii. The plan shows the access from Partridge Road to lead from the adoptable highway
 - iii. The existing access from the private drive off Linnet Way has not been conveyed to householders
 - iv. Persimmon confirms that Goldfinch Road is not within private ownership. Public access can be delivered from the adoptable highway along Goldfinch Road.]

Item No. 13

APPLICATION NUMBER	CB/13/01987/FULL
LOCATION	Church End Lower School, Church Walk, Marston Moretaine, Bedford, MK43 0NE
PROPOSAL	Erection of temporary double classroom unit.
PARISH	Marston Moretaine
WARD	Cranfield & Marston Moretaine
WARD COUNCILLORS	Cllrs Bastable, Matthews & Mrs Clark
CASE OFFICER	Annabel Gammell
DATE REGISTERED	06 June 2013
EXPIRY DATE	01 August 2013
APPLICANT	CBC
AGENT	Central Bedfordshire Council
REASON FOR COMMITTEE TO DETERMINE	The site is on land owned by CBC, an objection has been received.

RECOMMENDED DECISION	Full Application - Granted
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Recommendation

That Planning Permission be **Granted** subject to comments from the Highway Officer:

RECOMMENDED CONDITIONS / REASONS

- 1 The permission hereby granted shall be limited to a temporary period of 2 years commencing from the date of this permission after which date the temporary classroom unit shall be removed. The area on which the temporary unit was located shall then be reinstated to its former condition within a period of six months of the date of removal.

Reason: In the interests of visual amenity. The building is constructed of short lived materials only which are prone to deterioration.

- 2 The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, number 3001.

Reason: For the avoidance of doubt.

Notes to Applicant

1. This permission relates only to that required under the Town & Country Planning Acts and does not include any consent or approval under any other enactment or under the Building Regulations. Any other consent or approval which is necessary must be obtained from the appropriate authority.

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

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

Reasons for Granting

The proposal is in conformity with policies DM3 and DM5 of the Core Strategy and Development Management Policies document, November 2009 as the proposal does not seriously harm the amenities of neighbours, there is no unacceptable impact upon the character and appearance of the street scene or general locality and there would be no unacceptable loss of Important Open Space. It is also in conformity with The National Planning Policy Framework and Design in Central Bedfordshire: A Guide for Development.

[Note: Prior to consideration of the application the Committee were advised of comments in the Late Sheet from the Highways Officer regarding the potential traffic generation and additional neighbour disturbance due to parent parking caused by the time limited proposal would not be sufficient justification to object.]

Item No. 14

APPLICATION NUMBER	CB/13/02203/FULL
LOCATION	51 Greenway, Campton, Shefford, SG17 5BN
PROPOSAL	Proposed front & rear single storey extensions, side & rear double storey extension and a new vehicular access.
PARISH	Campton/Chicksands
WARD	Shefford
WARD COUNCILLORS	Cllr L Birt & Cllr T Brown
CASE OFFICER	Lauren Westley
DATE REGISTERED	11 July 2013
EXPIRY DATE	05 September 2013
APPLICANT	Mr K Donovan
AGENT	MJH Architectural Services & Design
REASON FOR COMMITTEE TO DETERMINE	Applicant is related to a member of staff for Central Bedfordshire Council
RECOMMENDED DECISION	Full Application - Approval

Recommendation

That Planning Permission be GRANTED subject to the following:

RECOMMENDED CONDITIONS / REASONS

- 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 occupation of the development hereby approved, details of the surfacing and surface water drainage of the new access and on site vehicular parking areas shall be submitted to and approved in writing by the Local Planning Authority. The details shall include the details of how surface water drainage from the site will be intercepted and disposed of separately so that it does not discharge into the highway. The access and on site vehicular parking areas shall then be constructed on site in accordance with the approved details, prior to the occupation of the completed development.**

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 highway safety, and in order to minimise danger, obstruction and inconvenience to users of the highway and of the premises, in accordance with policy DM3 of the Core Strategy and Development Management Policies (2009).

- 3 Prior to the occupation of the development hereby approved, the proposed vehicular access shall be constructed in accordance with the details shown on drawing no. A3/Sk6.

Reason: In order to minimise danger, obstruction and inconvenience to users of the highway and the premises, in accordance with policy DM3 of the Core Strategy and Development Management Policies (2009).

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

Reason: To safeguard the appearance of the completed development by ensuring that the development hereby permitted is finished externally with materials to match/complement the existing building and the visual amenities of the locality, in accordance with policy DM3 of the Core Strategy and Development Management Policies (2009).

- 5 The high level window shown on the ground floor of the northern facing side flank elevation, on Drawing No. A3/Sk1, shall be glazed with obscured glass, and thereafter retained as such.

Reason: To protect the privacy of the occupiers of adjoining properties, in accordance with policy DM3 of the Core Strategy and Development Management Policies (2009).

- 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 additional windows shall be inserted into the north or south facing side elevations of the proposed extensions.

Reason: To protect the amenity of neighbouring residents, in accordance with policy DM3 of the Core Strategy and Development Management Policies (2009).

- 7 The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers A3/Sk1, A3/Sk2, A3/Sk3, A3/Sk4, A3/Sk5, A3/Sk6 and A3/Sk7.

Reason: For the avoidance of doubt.

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 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.

2. **Any conditions in bold must be discharged before the development hereby approved is occupied. Failure to comply with this requirement could invalidate this permission and/or result in enforcement action.**

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.

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