

## CENTRAL BEDFORDSHIRE COUNCIL

At a meeting of the **DEVELOPMENT MANAGEMENT COMMITTEE** held in Council Chamber, Priory House, Monks Walk, Shefford on Wednesday, 6 November 2013

### PRESENT

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

Cllrs	P N Aldis	Cllrs	Mrs B Coleman
	A R Bastable		I Dalgarno
	R D Berry		K Janes
	M C Blair		Ms C Maudlin
	D Bowater		I Shingler
	A D Brown		B J Spurr
	Mrs C F Chapman MBE		J N Young
	Mrs S Clark		

Apologies for Absence: Cllrs T Nicols

Substitutes: Cllrs R W Johnstone (In place of T Nicols)

Members in Attendance: Cllrs Mrs G Clarke  
B Saunders  
P Williams,

Officers in Attendance:	Mr D Bowie	Head of Traffic Management
	Miss S Boyd	Senior Planning Officer
	Mrs M Clampitt	Committee Services Officer
	Mr M Cornell	Principal Highway Engineer
	Mr A Davie	Head of Development Management
	Mr J Ellis	Planning Manager West
	Mr A Emerton	Managing Solicitor Planning, Property, Highways & Transportation
	Miss A Gammell	Senior Planning Officer
	Mr D Hale	Planning Manager South
	Mr D Lamb	Planning Manager East
	Ms J Self	Planning Officer
	Mr R Uff	Principal Planning Officer
	Miss D Wilcox	Planning Officer

### DM/13/33 **Chairman's Announcements**

The Chairman of the Committee advised that the Order of Business would be varied to consider items 13 and 14 after item 6 and the remainder of the agenda would be considered in order.

The Chairman advised that the applicant had withdrawn Item 8 – CB/13/3212/FULL – Land to the rear of The Bell Cottages, Studham, Dunstable and it would not be considered as part of this agenda.

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

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

Rule 13.5.5 – Members do not vote or take part in the meeting's discussion on a proposal unless you have been present to hear the entire debate, including the officer's introduction to the matter.

The Chairman, under Part E3 paragraph 9.2 – has a second or casting vote should there be equal numbers of votes for and against an item. This provision makes it 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.

Welcome to Cllr Mrs Bev Coleman, who was a member of the South Beds District Council Planning Committee.

Thanks to Cllr David Jones, who served on the Development Management Committee since 2009 and before that on South Beds District Council Planning Committee.

DM/13/34 **Minutes**

**RESOLVED**

**that the Minutes of the meeting of the Development Management Committee held on the 6 October 2013 be confirmed and signed by the Chairman as a correct record.**

DM/13/35 **Members' Interests**

(a) **Personal Interests:-**

<b>Member</b>	<b>Item</b>	<b>Nature of Interest</b>	<b>Present or Absent during discussion</b>
Cllr M Blair	11 & 12	Knows agent and applicant	Present
Cllr A Shadbolt	6	Knows agent	Present
All of the Committee	6	Knows Cllr Baker as former CBC Councillor	Present

Cllr C F Chapman MBE	9	Trustee of Marston Vale Forest	Present
Cllr S Clark	9	Governor to Church End Foundation Lower School	Present
Cllr J N Young	All	In his capacity as Executive Member has had discussions regarding various applications.	Present
Cllr K C Matthews	All	In his capacity as Chairman has had discussions regarding various applications	Present
	6	Met with applicant	Present
	13	Met with applicant and referred to planning officer	Present

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

<b>Member</b>	<b>Item</b>	<b>Nature of Interest</b>	<b>Present or Absent during discussion</b>
Cllr A R Bastable	6	Spoken frequently against the site including local paper in April and November. Will make a statement as ward member then withdrawal.	Absent

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

<b>Member</b>	<b>Item</b>	<b>Parish/Town Council</b>	<b>Vote Cast</b>
Cllr A R Bastable	13	Cranfield Parish Council	Did not vote
Cllr S Clark	6	Cranfield Parish Council	Did not vote
Cllr B Spurr	6	Visited Cranfield Parish Council	Did not vote

DM/13/36 **Planning Enforcement Cases Where Formal Action Has Been Taken**

**RESOLVED**

**that the monthly update of planning enforcement cases as identified in the report where formal action had been taken were received.**

**DM/13/37 Late Sheet**

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

**DM/13/38 Planning Application No. CB/13/02497/FULL**

**RESOLVED**

**That Planning Application CB/13/02497/FULL relating to Land at Central Garage, High Street, Cranfield be approved as set out in the Schedule appended to these Minutes.**

**DM/13/39 Planning Application No. CB/13/02492/FULL**

**RESOLVED**

**That Planning Application CB/13/02492/FULL relating to 18 Mill Road, Cranfield, Bedford be approved as set out in the Schedule appended to these Minutes.**

**DM/13/40 Planning Application No. CB/13/03341/FULL**

**RESOLVED**

**That Planning Application CB/13/03341/FULL relating to 145 Tithe Farm Road, Houghton Regis, Dunstable be delegated to the Head of Development Management to refuse for the reason set out in the Schedule appended to these Minutes.**

**Prior to consideration of Item 7 - Cllr Dalgarno left the meeting due to attending a funeral**

**DM/13/41 Planning Application No. CB/13/00441/FULL**

**RESOLVED**

**That Planning Application CB/13/00441/FULL relating to Land rear of The Wrestlers, 126 Church Street, Langford, Biggleswade be delegated to the Head of Development Management to refuse for the reasons set out in the Schedule appended to these Minutes.**

**DM/13/42 Planning Application No. CB/13/3212/FULL**

This application was withdrawn by the applicant prior to the meeting.

DM/13/43 **Planning Application No. CB/13/03092/FULL**

**RESOLVED**

**That Planning Application CB/13/03092/FULL relating to New Lower School Site, Marston Park, Great Linns, Marston Moretaine be approved as set out in the Schedule appended to these Minutes.**

DM/13/44 **Planning Application No. CB/13/02796/REG**

**RESOLVED**

**That Planning Application CB/13/02796/REG relating to Land adjacent to 94 Ampthill Road, Flitwick be approved as set out in the Schedule appended to these Minutes.**

DM/13/45 **Planning Application No. CB/13/03248/FULL**

**RESOLVED**

**That Planning Application CB/13/03248/FULL relating Cherry Tree Cottage, 108 West End, Haynes, Bedford be approved as set out in the Schedule appended to these Minutes.**

DM/13/46 **Planning Application No. CB/13/03250/LB**

**RESOLVED**

**That Planning Application CB/13/03250/LB relating to Cherry Tree Cottage, 108 West End, Haynes, Bedford be approved as set out in the Schedule appended to these Minutes.**

DM/13/47 **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 4 December 2013:**

Chairman (or his nominee)  
Vice-Chairman (or his nominee)  
Cllrs: P N Aldis  
R Berry  
Mrs C F Chapman MBE

(Note: The meeting commenced at 10.00 a.m. and concluded at 12.45 p.m.)

Chairman .....  
Dated .....

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**LATE SHEET****DEVELOPMENT MANAGEMENT COMMITTEE – 6 NOVEMBER*****Item 6 (Page 13-34) – CB/13/02497/FULL – Land At Central Garage, High Street, Cranfield*****Additional Consultation/Publicity Responses**

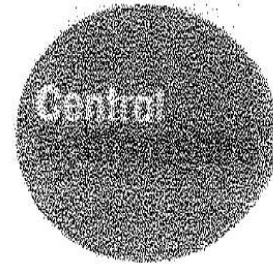
Environment Agency – Removed objection, condition recommended.

1 additional neighbour response to 2<sup>nd</sup> consultation, it is noted that this neighbour commented on the 1<sup>st</sup> consultation -

*30 Lincroft: Objecting to the removal of the hedge through the centre of the site, with a replacement hedge, due to ecological reasons/nesting birds. It is noted that previously raised issues were also included within this 2<sup>nd</sup> letter, however these issues are covered within the main body of the report.*

It is considered that it would be desirable to retain as much existing habitat as possible; this amendment was made due to the requirement for a separate footpath to the shared surface and road. It is considered that a large proportion of the hedgerow around this site would be retained, and added to. The new central hedge line would be replaced with species of a suitable age and density. It is considered that any tree or hedge removal would need to be done to avoid nesting bird season; these are protected by other legislation.

Highway office comments 2/9/10 in respect of site allocation HA7 (see below)



Mr Andy Rayment  
Wraywood Partnership  
Chantry House  
Manor Gardens  
Westoning  
Bedford, MK45 5NA

Your ref:  
Our ref: MR/9542/27  
Date: 2, September 2010

Dear Mr Rayment


Re: **Central Garage, Cranfield**

I refer to your e-mail message of the 2<sup>nd</sup> June 2010 and to our meeting on the 2<sup>nd</sup> July 2010 relating to the above and please accept my apologies for the delay in issuing this response.

I can confirm that the access road serving the Bloor Homes development and the Wraywood land as shown on drawing No A(C64)01 C is satisfactory to serve the allocated site HA7 for the provision of 135 residential units plus a lower school.

Its acceptance is subject to the provision of separate suitable pedestrian and cycle links to the High Street and bus stops on that corridor.

Yours sincerely

  
Myra Rincon  
Principal Highway Officer Development Control  
Development Management

**Additional Comments**

**Section 106:**



The Section 106 is currently unsigned, but in addition to the 30% affordable housing, and the 1.45 ha school site these are the figures for the financial contributions and details of the proposed traffic regulation order:

Education – £937,764.32

Sustainable Transport - £72,651

TROs - £23400

Leisure - £137,583

Community Facilities - £101,526

Total: £1,272,924.32

#### TRO's:

1. Traffic Regulation Orders for the 'School Keep Clear' markings with associated columns and signage at lower and middle schools .
2. New kerb-line alignment to 'tighten up' the Walk House Close/High Street junction. Dropped kerbs and tactile paving.
3. Pedestrian priority measures at red lion close
4. Raised crossing point - holywell middle - to give pedestrian priority
5. Dropped kerbs on western footpath on Red Lion Close.

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

The Environment Agency requested the following condition:

1. 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 plus climate change 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

- 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.
- 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".
- Clear details of the ownership; responsibility and maintenance requirements 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

2. Amended Plan number – The block plan number shall be changed to 12044 (D) 050 B.

3. Condition 7 to be amended to:

Notwithstanding the submitted details, no development shall commence at the site before details of the proposed play areas 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.

***Item 7 (Page 35-60) – CB/13/00441/FULL – Land rear of The Wrestlers, 126 Church Street, Langford, Biggleswade, SG18 9NX***

**Additional Consultation/Publicity Responses**

None.

**Additional Comments**

None

**Additional/Amended Conditions**

None

***Item 8 (Page 61-90) – CB/13/03212/FULL – Land to the rear of The Bell Cottages, Studham, Dunstable, LU6 2QG***

Application was withdrawn by the agent on Friday the 1<sup>st</sup> November and no reasons were provided.

***Item 9 (Page 91-104) – CB/13/03092/FULL – New Lower School Site, Marston Park Great Linns, Marston Moretaine MK43 0DD***

**Additional Consultation/Publicity Responses**

Marston Moreteyne Parish Council – Express concern over the potential smell issue from the sewage treatment plant, for future users of the school, however fully support the development.

Anglian Water Commented – Concerned that the smells from the sewage treatment plant may affect the school, however stated that with regard to wastewater capacity and foul sewerage network there was suitable capacity for this development.

**Additional Comments**

A point of clarification – Within the site description it states that the site is within the Flood Plain, it should be noted that this site is not within the Flood Plain.

**Additional/Amended Conditions/Reasons**

None

***Item 10 (Page 105-120) – CB/1/02793/REG – Land Adjacent To 94, Ampthill Road, Flitwick***

**Additional Consultation/Publicity Responses**

None

**Additional Comments**

None

**Additional/Amended Conditions/Reasons**

None

***Item 11 (Page 121-132) – CB/13/03248/FULL – Cherry Tree Cottage, 108 West End, Haynes, Bedford, MK45 3QU***

**Additional Consultation/Publicity Responses**

None

**Additional Comments**

None

**Additional/Amended Conditions/Reasons**

None

***Item 12 (Page 133-140) – CB/13/03250/LB – Cherry Tree Cottage, 108 West End, Haynes, Bedford, MK45 3QU***

**Additional Consultation/Publicity Responses**

None

**Additional Comments**

None

**Additional/Amended Conditions/Reasons**

None

**Item 13 (Page 141-148) – CB/13/02492/FULL – 18 Mill Road, Cranfield, Bedford, MK43 0JL****Additional Consultation/Publicity Responses**

None

**Additional Comments**

None

**Additional/Amended Conditions/Reasons****1. Background and the principle of development**

The application site was approved under planning permission MB/04/01528/Full and condition 6 of this permission removed permitted development rights for the detached garage. This states;

*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.*

As such planning permission is required for the conversion of the detached double garage into habitable accommodation. The applicant submitted a pre-application submission and the issue of parking was considered by the Highways Officer. The Highways Officer has not raised an objection to the removal of this condition in light of the additional parking space available.

Description to include: Change of use of double garage into 2 bedroom annexe (non compliance with condition 6 of planning permission MB/04/01528/Full).

***Item 14 (Page 149-160) – CB/13/03341/FULL – 145 Tithe Farm Road, Houghton Regis, Dunstable, LU5 5JD***

**Additional Information Received**

The applicant has confirmed that the intended type of cuisine to be prepared and sold from the takeaway would be fried fish, chicken and chips etc.

The applicant has also confirmed that the intended opening hours of the takeaway would be 5pm – 9pm on Mondays – Fridays and 12 noon – 2pm and 5pm – 9pm on Saturdays and Sundays.

The applicant has submitted an updated noise report with revised compliance criteria.

**Additional Consultation/Publicity Responses**

The Public Protection Officer has been consulted on the proposal again following receipt of the additional information detailed above. The Public Protection Officer notes the additional information but maintains his objection to the scheme on the basis that no equipment has been specified and it is therefore still not possible to accurately assess the impact of the proposal on the amenity of neighbouring residents in terms of noise and odour.

**Additional Comments**

The comments of the Public Protection Officer are noted and therefore there is no change to the recommended decision.

**Additional/Amended Conditions/Reasons**

No amendments.

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<b>Item No. 6</b>
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<b>APPLICATION NUMBER</b>	<b>CB/13/02497/FULL</b>
<b>LOCATION</b>	<b>Land At Central Garage, High Street, Cranfield</b>
<b>PROPOSAL</b>	<b>Erection of 135 dwellings.</b>
<b>PARISH</b>	<b>Cranfield</b>
<b>WARD</b>	<b>Cranfield &amp; Marston Moretaine</b>
<b>WARD COUNCILLORS</b>	<b>Cllrs Bastable, Matthews &amp; Mrs Clark</b>
<b>CASE OFFICER</b>	<b>Annabel Gammell</b>
<b>DATE REGISTERED</b>	<b>25 July 2013</b>
<b>EXPIRY DATE</b>	<b>24 October 2013</b>
<b>APPLICANT</b>	<b>Bellway Homes Ltd (Northern Home Counties)</b>
<b>AGENT</b>	<b>DLA Planning Ltd</b>
<b>REASON FOR COMMITTEE TO DETERMINE</b>	<b>This is a major application with an objection from the Parish Council.</b>

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

That Planning Permission is granted subject to the Environment Agency removing their objection to the development, the satisfactory completion of a suitable Section 106 agreement reflecting the terms set out in this report and the following 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 **No development shall take place until a written scheme of archaeological investigation; that adopts a staged approach and includes 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.**

- 3 **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.**

- 4 **No development shall commence at the site before details and samples of materials to be used in the construction of the dwelling houses, garages and external surfaces of 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.**

- 5 Landscaping shall be in accordance with approved plans 5268/PP1 B, 5268/PP2 B, 5268/PP3 B, 5268/PP4 B, 5268/PP5 B 5268/PP6 B, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure a satisfactory appearance at the site.

- 6 The planting and landscaping scheme shown on approved Drawings 5268/PP1 B, 5268/PP2 B, 5268/PP3 B, 5268/PP4 B, 5268/PP5 B 5268/PP6 B 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 shall mean the period from October to March). The trees, shrubs and grass shall subsequently be maintained for a period of five years from the date of planting and any which die or are destroyed during this period shall be replaced during the next planting season with others of a similar size and species.

Reason: To ensure a satisfactory standard of landscaping.  
(Policies 43 and 58, DSCB)

- 7 **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.**



8 **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.**

9 **No development shall commence on site until a Public Art strategy has been submitted to and approved in writing by the Local Planning Authority. Prior to the occupation of any of the dwellings the Public Art thereby approved shall be constructed in accordance with approved details.**

**Reason: To ensure a satisfactory standard of public art for the site which would relate to the dwellings, to better integrate the dwellings and public open space into the wider development of Cranfield.**

10 **No development approved by this permission shall take place until the following have been submitted to and approved in writing by the Local Planning Authority:**

- a) **A Phase 1 Desk Study incorporating a site walkover, site history, maps and all further features of industry best practice relating to potential contamination.**
- b) **Where shown to be necessary by the Phase 1 Desk Study, a Phase 2 Site Investigation report further documenting the ground conditions of the site with regard to potential contamination, incorporating appropriate soils and gas sampling.**
- c) **Where shown to be necessary by the Phase 2 Desk Study, a Phase 3 detailed scheme for remedial works and measures to be taken to mitigate any risks to human health, groundwater and the wider environment.**

**d) Any works which form part of the Phase 3 scheme approved by the local authority shall be completed in full before any permitted building is occupied. The effectiveness of any scheme shall be demonstrated to the Local Planning Authority by means of a validation report, unless an alternative period is approved in writing by the Authority.**

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

- 11 **No development shall begin on site until, the applicant has submitted in writing for the approval of the Local Planning Authority a scheme of noise attenuation measures which will ensure that internal noise levels from external air traffic noise sources shall not exceed 35dB LAeq, 07.00-23.00 in any habitable room or 30 dB LAeq, 23.00-07.00 and 45 dB LAmax 23.00-07.00 inside any bedroom and that external noise levels from air traffic noise sources shall not exceed 55 dB LAeq, (1hr) in outdoor amenity areas. Any works which form part of the scheme approved by the local authority shall be completed and the effectiveness of the scheme shall be demonstrated through validation noise monitoring, with the results reported to the Local Planning Authority in writing, before any permitted dwelling is occupied, unless an alternative period is approved in writing by the authority.**

**Reason: To protect human health.**

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

**Reason: To ensure that the proposed roadworks are constructed to an adequate standard.**

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

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

- 14 **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.

- 15 **No development shall commence until a scheme for the secure and covered parking of cycles on the site (including the internal dimensions of the cycle parking area, stands/brackets to be used and access thereto), calculated at one cycle parking space per bedroom and 2 short stay spaces per unit, has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented for each individual dwelling before that dwelling is first occupied 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.**

- 16 The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers 12044 (D) 040, 12044 (D) 050 A, 12044 (D) 200 A, 12044 (D) 201 A, 12044 (D) 202 A, 12044 (D) 300, 12044 (D) 301 A, 12044 (D) 302 A, 12044 (D) 303 A, 12044 (D) 304 A, 12044 (D) 310, 12044 (D) 311 A, 12044 (D) 312 A, 12044 (D) 313, 12044 (D) 314, 12044 (D) 315, 12044 (D) 316 A, 12044 (D) 330 A, 12044 (D) 331 A, 12044 (D) 332 A, 12044 (D) 340, 12044 (D) 341 A, 12044 (D) 350, 12044 (D) 351 A, 12044 (D) 360 A, 12044 (D) 361 A, 12044 (D) 400, 12044 (D) 401 A, 12044 (D) 402 A, 12044 (D) 403 A, 12044 (D) 405 D, 12044 (D) 406 D, 12044 (D) 407 A, 12044 (D) 408, 12044 (D) 410 A, 12044 (D) 411 A, 12044 (D) 412 A, 12044 (D) 413 A, 12044 (D) 415 A, 12044 (D) 416, 12044 (D) 418 A, 12044 (D) 420 A, 12044 (D) 421 B, 12044 (D) 422 C, 12044 (D) 425 B, 12044 (D) 426 B, 12044 (D) 428, 12044 (D) 429 C, 12044 (D) 430 B, 12044 (D) 431 B, 12044 (D) 432 B, 12044 (D) 433 A, 12044 (D) 434 A, 12044 (D) 435 A, 12044 (D) 436 A, 12044 (D) 437 B, 12044 (D) 438 A, 12044 (D) 439 A, 12044 (D) 440 A, 12044 (D) 441 A, 12044 (D) 442 A, 12044 (D) 444, 12044 (D) 445 A, 12044 (D) 446, 12044 (D) 447 A, 12044 (D) 450, 12044 (D) 460, 12044 (D) 461 A, 12044 (D) 462 A, 12044 (D) 463 A, 12044 (D) 464 A, 12044 (D) 465, 12044 (D) 466 A, 12044 (D) 470 A, 12044 (D) 471 A, 12044 (D) 472 A, 12044 (D) 473 A, 12044 (D) 474 A, 12044 (D) 480 B, 12044 (D) 481 B, 12044 (D) 500, 12044 (D) 501, 12044 (D) 510, 12044 (D) 511, 12044 (D) 512, 12044 (D) 513, 12044 (D) 900 A, 12044 (D) 910 A, 12044 (D) 920 A, 12044 (D) 930 A, 12044 (D) 940 A, 12044 (D) 950, 12044 (D) 951, 12044 (D) 952, 12044 (D) 953, 12044 (D) 954, 12044 (D) 955, 12044 (D) 956, 12044 (D) 960, 12044 (D) 970, 12044 (D) 971, 12044 (D) 972, 268/ASP1 B, 5268/PP1 B, 5268/PP2 B, 5268/PP3 B, 5268/PP4 B, 5268/PP5 B, 5268/PP6 B, 12044 (D) 050 B.

Reason: For the avoidance of doubt.

- 17 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 plus climate change 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:
- 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.
  - 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”.
  - Clear details of the ownership; responsibility and maintenance requirements 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.

### Notes to Applicant

1. **The British Standard for Topsoil, BS 3882:2007, specifies requirements for topsoils that are moved or traded and should be adhered to.**  
**Applicants are reminded that, should groundwater or surface water courses be at risk of contamination during or after development, the Environment Agency should be approached for approval of measures to protect water resources separately, unless an Agency condition already forms part of this permission.**
2. This permission relates only to that required under the Town & Country Planning Acts and does not include any consent or approval under any other enactment or under the Building Regulations. Any other consent or approval which is necessary must be obtained from the appropriate authority.

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

Planning permission has been granted for this proposal. 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 in accordance with the Public Participation Scheme.
2. In advance of consideration of the application the Committee were advised of additional consultation / publicity responses from the following
  - a. The Environment Agency removed its objection and a condition was recommended instead.
  - b. There was a 2<sup>nd</sup> consultation response from a neighbour objecting to the hedge removal from the centre of the site.
  - c. The removal and replacement of the hedgerow would be done outside of nesting bird season.
  - d. The Highway office provided comments on 2/9/10, a copy of a letter is attached to the Late Sheet. The letter confirms the access road serving the Bloor Homes development and the Wraywood land was satisfactory as detailed on drawing No. A(C64)01C.
3. The Section 106 was currently unsigned the financial details were listed in the Late Sheet.
4. There would be 5 Traffic Regulation Orders as detailed in the Late Sheet.
5. An additional condition as requested by the Environment Agency has been added at Condition 17 regarding surface water drainage.
6. Condition 7 has been amended above and condition 16 the block plan drawing number has been amended.
7. The Committee has requested an additional note to the applicant regarding the traffic issues in Flitt Leys Close and finding alternative solutions with officers.
8. A legal agreement be amended to contain a request for the footpath next to the High Street be paved to help access the development.]

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<b>Item No. 13</b>
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<b>APPLICATION NUMBER</b>	<b>CB/13/02492/FULL</b>
<b>LOCATION</b>	<b>18 Mill Road, Cranfield, Bedford, MK43 0JL</b>
<b>PROPOSAL</b>	<b>Change of use of double garage into 2 bedroom annexe.</b>
<b>PARISH</b>	<b>Cranfield</b>
<b>WARD</b>	<b>Cranfield &amp; Marston Moretaine</b>
<b>WARD COUNCILLORS</b>	<b>Cllrs Bastable, Matthews &amp; Mrs Clark</b>
<b>CASE OFFICER</b>	<b>Judy Self</b>
<b>DATE REGISTERED</b>	<b>14 August 2013</b>
<b>EXPIRY DATE</b>	<b>09 October 2013</b>
<b>APPLICANT</b>	<b>Mr L Atwill</b>
<b>AGENT</b>	
<b>REASON FOR COMMITTEE TO DETERMINE</b>	<p><b>Ward Cllr Bastable called the application in on the grounds stated by the Parish Council, These are:</b></p> <p><b>We consider the proposal to be overdevelopment of the site as the garage appears to be another dwelling.</b></p> <p><b>Concern that there is no turning space and additional need for parking would impact on the parking in Mill Road.</b></p>
<b>RECOMMENDED DECISION</b>	<b>Full Application - Granted</b>

**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 proposed development shall be carried out and completed in all respects in accordance with the access siting and layout, parking layout, refuse collection point and on site turning illustrated on the approved plan No. LJW7/13/C 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 provide adequate on site parking and turning and to provide adequate and appropriate access arrangements at all times.

- 4 No boundary treatment shall be erected within the courtyard parking and turning area in front of the annex and/or in front of no. 18 Mill Road without prior approval in writing from the local planning authority.

Reason: To provide an adequate turning area and 'working' area for emergency vehicles.

- 5 The annexe hereby permitted shall not be occupied at any time other than for purposes ancillary to the residential use of the dwelling known as 18 Mill Road, Cranfield, and it shall not be occupied as a separate independent dwelling.

Reason: The ancillary accommodation created by the development is not suitable, because of the circumstances of the site, to be used as a separate, independent residential unit, and in order to comply with the Council's Planning Obligation Strategy.

- 6 The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers LJW7/13/A; LJW7/13/B; LJW7/13/C; LJW7/13/F; LJW7/13/E; LJW7/13/DR and site location plan;

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. Pre-application advice was provided to the applicant. The Council has therefore acted pro-actively to secure a sustainable form of development in line with the requirements of the Framework (paragraphs 186 and 187) and in accordance with the Town and Country Planning (Development Management Procedure) (England) (Amendment No. 2) Order 2012.



### Reasons for Granting

The change of use of the double garage into a two bedroom annexe would not result in any significant harm to either the character or appearance of the area or the residential amenity of any neighbouring residential properties. The proposed development is considered to be acceptable with regards to highway safety. The proposal therefore complies with the National Planning Policy Framework (2012), Policy DM3 of the Core Strategy and Development Management Policies November 2009, Policy 43 of the draft Development Strategy for Central Bedfordshire and the Central Bedfordshire Design Guide for Residential Development dated 2010.

[Note:

1. In advance of consideration of the application the Committee were advised that the Late Sheet contained the background to the removal of permissible development rights for the garage when planning permission was granted for the erection of the garage.
2. In advance of consideration of the application representations were received under the Public Participation Scheme.]

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<b>Item No. 14</b>
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<b>APPLICATION NUMBER</b>	<b>CB/13/03341/FULL</b>
<b>LOCATION</b>	<b>145 Tithe Farm Road, Houghton Regis, Dunstable, LU5 5JD</b>
<b>PROPOSAL</b>	<b>Construction of new shop for hot food take away (A5)</b>
<b>PARISH</b>	<b>Houghton Regis</b>
<b>WARD</b>	<b>Tithe Farm</b>
<b>WARD COUNCILLORS</b>	<b>Cllr Williams</b>
<b>CASE OFFICER</b>	<b>Debbie Willcox</b>
<b>DATE REGISTERED</b>	<b>20 September 2013</b>
<b>EXPIRY DATE</b>	<b>15 November 2013</b>
<b>APPLICANT</b>	<b>Mr Singh</b>
<b>AGENT</b>	<b>Paul Lambert Associates Ltd</b>
<b>REASON FOR COMMITTEE TO DETERMINE RECOMMENDED DECISION</b>	<b>Called in by Cllr Williams as a result of concerns regarding the impact the proposal would have on residential amenity.</b>
	<b>Full Application - Refusal</b>

**Recommendation**

That Planning Permission be REFUSED subject to the following:

**RECOMMENDED REASON**

- 1 The application contains insufficient information to show that the proposed hot food takeaway would not have an adverse impact on residential amenity by reason of mechanical noise and odour and is therefore contrary to Policy BE8 of the South Bedfordshire Local Plan Review and Policies 43 and 44 of the emerging Development Strategy for Central Bedfordshire.

**Notes to Applicant**

1. Please note that the unnumbered drawings submitted in connection with this application have been given unique numbers by the Local Planning Authority. The numbers can be sourced by examining the plans on the View a Planning Application pages of the Council's website [www.centralbedfordshire.gov.uk](http://www.centralbedfordshire.gov.uk).

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

Planning permission has been refused for this proposal for the clear reasons set out in this decision notice. The Council acted pro-actively through positive engagement with the applicant in an attempt to narrow down the reasons for refusal but fundamental objections could not be overcome. The applicant was invited to withdraw the application to seek pre-application advice prior to any re-submission but did not agree to this. The Council has therefore acted pro-actively in line with the requirements of the Framework (paragraphs 186 and 187) and in accordance with the Town and Country Planning (Development Management Procedure) (England) (Amendment No. 2) Order 2012.

[Notes:

1. In advance of consideration of the application the Committee were advised of additional information contained within the Late Sheet:
  - a. The applicant had confirmed that the type of cuisine to be prepared and sold from the takeaway would be fried fish, chicken and chips etc.
  - b. The applicant confirmed that the intended opening hours of the takeaway would be 5pm – 9pm on Mondays – Fridays and 12noon – 2pm and 5pm – 9pm on Saturdays and Sundays.
  - c. The applicant submitted an updated noise report with revised compliance criteria.
  - d. Public Protection Officers were consulted on the proposal again following receipt of the additional information detailed in points a – c above. Whilst noting the additional information the objection to the scheme remains on the basis that no equipment has been specified which prevents an accurate assessment of the impact of the proposal on the amenity of neighbouring residents in terms of noise and odour.
  - e. The comments of the Public Protection Officer were noted and therefore no change to the recommended decision.
2. In advance of consideration of the application representations were received in accordance with the Public Participation Scheme.]

<b>Item No. 7</b>
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<b>APPLICATION NUMBER</b>	<b>CB/13/00441/FULL</b>
<b>LOCATION</b>	<b>Land rear of The Wrestlers, 126 Church Street, Langford, Biggleswade, SG18 9NX</b>
<b>PROPOSAL</b>	<b>Erection of 12 dwellings with access, parking, associated landscaping and public open space</b>
<b>PARISH</b>	<b>Langford</b>
<b>WARD</b>	<b>Stotfold &amp; Langford</b>
<b>WARD COUNCILLORS</b>	<b>Cllrs Clarke, Saunders &amp; Saunders</b>
<b>CASE OFFICER</b>	<b>Samantha Boyd</b>
<b>DATE REGISTERED</b>	<b>22 February 2013</b>
<b>EXPIRY DATE</b>	<b>24 May 2013</b>
<b>APPLICANT</b>	<b>Greene King PLC</b>
<b>AGENT</b>	<b>Caldecotte Consultants</b>
<b>REASON FOR COMMITTEE TO DETERMINE</b>	<b>Departure from Policy HA22 of the Site Allocation Development Plan Document</b>
<b>RECOMMENDED DECISION</b>	<b>Approval recommended subject to the completion of a S106 Agreement</b>

Minute No. DMC/13/41 – Refused Application

That the decision be delegated to the Head of Development Management to refuse the application for the following reasons:

The proposal is considered to be an unacceptable and unsustainable form of development by virtue of its failure to provide affordable housing provision in accordance with Policy CS7 of the Core Strategy and Development Management Policies Document 2009 and Policy HA22 of the Site Allocations Development Plan Document 2011, and the failure to provide financial contributions towards local infrastructure requirements in accordance with Policy CS2 of the Core Strategy and Development Management Policies Document, Policy HA22 of the Site Allocations Development Plan Document 2011 and the Planning Obligation Strategy Supplementary Planning Document 2008.

[Note: In advance of consideration of the application representations were received in accordance with the Public Participation Scheme.]

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<b>Item No. 8</b>
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<b>APPLICATION NUMBER</b>	<b>CB/13/03212/FULL</b>
<b>LOCATION</b>	<b>Land to the rear of The Bell Cottages, Studham, Dunstable, LU6 2QG</b>
<b>PROPOSAL</b>	<b>Erection of eight two bedroom dwellings</b>
<b>PARISH</b>	<b>Studham</b>
<b>WARD</b>	<b>Caddington</b>
<b>WARD COUNCILLORS</b>	<b>Cllr Stay</b>
<b>CASE OFFICER</b>	<b>Abel Bunu</b>
<b>DATE REGISTERED</b>	<b>16 September 2013</b>
<b>EXPIRY DATE</b>	<b>11 November 2013</b>
<b>APPLICANT</b>	<b>NV Properties</b>
<b>AGENT</b>	<b>Worth Planning and Design Ltd</b>
<b>REASON FOR COMMITTEE TO DETERMINE</b>	<b>Called in by Cllr Richard Stay for the following reasons:</b>
	<ul style="list-style-type: none"> <li>• <b>The site is waste land</b></li> <li>• <b>Cottages built in keeping with the Bell Cottages would be appropriate</b></li> <li>• <b>Development would support the viability of the Bell Public House</b></li> <li>• <b>Very special circumstances exist in this case</b></li> </ul>
<b>RECOMMENDED DECISION</b>	<b>Recommended for Refusal</b>

See Minute No. DMC/13/42 - Withdrawn Application

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<b>Item No. 9</b>
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<b>APPLICATION NUMBER</b>	<b>CB/13/03092/FULL</b>
<b>LOCATION</b>	<b>New Lower School Site, Marston Park Great Linns, Marston Moretaine MK43 0DD</b>
<b>PROPOSAL</b>	<b>Provision of a second Primary School campus forming the expansion of Church End Foundation Lower School. The second campus is to be developed on land east of Bedford Road, Marston Moretaine, within the Marston Park Development.</b>
<b>PARISH</b>	<b>Marston Moretaine</b>
<b>WARD</b>	<b>Cranfield &amp; Marston Moretaine</b>
<b>WARD COUNCILLORS</b>	<b>Cllrs Bastable, Matthews &amp; Mrs Clark</b>
<b>CASE OFFICER</b>	<b>Annabel Gammell</b>
<b>DATE REGISTERED</b>	<b>13 September 2013</b>
<b>EXPIRY DATE</b>	<b>13 December 2013</b>
<b>APPLICANT</b>	<b>Willmott Dixon Construction Ltd</b>
<b>AGENT</b>	<b>Hunters Architects South Ltd</b>
<b>REASON FOR COMMITTEE TO DETERMINE</b>	<b>Application made on behalf of the Education Department and objections have been received.</b>
<b>RECOMMENDED DECISION</b>	<b>Full Application - Granted</b>

**Recommendation:**

That Planning Permission is granted subject to the following 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 **No development shall take place, notwithstanding the details submitted with the application, until details of the materials to be used for the external walls and roofs of the proposed building have been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved details.**

**Reason: To control the appearance of the building in the interests of the visual amenities of the locality.  
(Policy 43, DSCB)**

3 Before the building is first brought into use, a School Travel Plan shall be prepared, submitted to and approved in writing by the Local Planning Authority. The plan shall contain details of:

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

All measures agreed therein shall be undertaken in accordance with the approved plan.

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

4 **No works shall begin on site until the vehicular access from the site onto Great Linns has been constructed in accordance with the approved details.**

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

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

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

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

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

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

- proposed finished levels or contours;
- materials to be used for any hard surfacing;
- minor structures (e.g. furniture, play equipment, signs, etc);

- **planting plans, including schedule of size, species, positions, density and times of planting;**
- **cultivation details including operations required to establish new planting;**
- **details of existing trees and hedgerows on the site, indicating those to be retained and the method of their protection during development works.**
- **details of boundary treatment**

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

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

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

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

- 9 **No development shall commence until details of the method of disposal of foul and surface water drainage have been submitted to and agreed in writing by the Local Planning Authority including any land drainage system. Thereafter no part of the development shall be brought into use until the approved drainage scheme has been implemented.**

**Reason: To ensure that adequate foul and surface water drainage is provided and that existing and future land drainage needs are protected.**

- 10 The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers PL10C, PL03 B, PL04A, PL11A, PL05A, PL07A, PL06A, PL08A, PL12 C, 101.

Reason: For the avoidance of doubt.

### **Notes to Applicant**

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

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

These requirements are as follows:

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

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

For further information on disability access contact:

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

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

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

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

[Notes:

1. In advance of consideration of the application the Committee were advised of consultation response from:
  - a. Marston Moreteyne Parish Council expressing concern over the potential smell issue from the sewage treatment plant, for future users of the school, however fully support the development.
  - b. Anglian Water commented that there were concerns that the smells from the sewage treatment plan may affect the school, however; stated that with regard to wastewater capacity and foul sewerage network there was suitable capacity for this development.
2. A point of clarification – within the site description it states that the site is within the Flood Plain, it should be noted that this site is not within the Flood Plain.]

**Item No. 10**

<b>APPLICATION NUMBER</b>	<b>CB/13/02796/REG3</b>
<b>LOCATION</b>	<b>Land Adjacent To 94, Amphill Road, Flitwick</b>
<b>PROPOSAL</b>	<b>Flitwick Football Centre - Proposals comprise multiple facilities including; community room, kitchen, small office/reception, toilet facilities and 4 changing rooms. Forming new entrance off Amphill Road with 33 car parking spaces, with 2 mini buses spaces and 2 disabled parking bays. The erection of a 3m high acoustic fence adjacent to the southern boundary and erection of a 6m high 'ball stop' netting barrier to the northern boundary adjacent to the A507 road.</b>
<b>PARISH</b>	<b>Flitwick</b>
<b>WARD</b>	<b>Flitwick</b>
<b>WARD COUNCILLORS</b>	<b>Cllrs Mrs Chapman, Gomm &amp; Turner</b>
<b>CASE OFFICER</b>	<b>Judy Self</b>
<b>DATE REGISTERED</b>	<b>16 August 2013</b>
<b>EXPIRY DATE</b>	<b>15 November 2013</b>
<b>APPLICANT</b>	<b>Facilities and Projects Manager - Central Bedfordshire Council</b>
<b>AGENT</b>	<b>B3 Architects</b>
<b>REASON FOR COMMITTEE TO DETERMINE</b>	<b>Facilities and Projects Manager – Central Bedfordshire Council</b>
<b>RECOMMENDED DECISION</b>	<b>Full Application - Granted</b>

**Recommendation**

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

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

- 3 **No development shall commence until wheel-cleaning facilities have been provided at all site exits in accordance with a scheme submitted to and approved in writing by the Local Planning Authority. The approved facilities shall be installed and made operational before development commences and the Site Developer(s) shall ensure that all vehicles exiting the site use the approved wheel cleaning facilities. The wheel cleaning facilities shall be retained until the development has been substantially completed or until such time as the Local Planning Authority is satisfied that the roadworks necessary to provide adequate and clean access to and from the public highway have been completed (apart from final surfacing).**

**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.**

- 4 Notwithstanding the details submitted as part of the application, samples of the external walls and roof shall be submitted for written approval by the Local Planning Authority. 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.

- 5 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.

- 6 Concurrent with the new access being brought into use all other existing access points not incorporated in the development hereby permitted shall be stopped up by raising the existing dropped kerb, removing the existing hardsurfacing and reinstating the footway and verge and highway boundary to the same line, level and detail as the adjoining footway verge and highway boundary

Reason: To limit the number of access points onto the highway where vehicular movements can occur for the safety and convenience of the highway user.

- 7 Before first occupation or use of the development the access roads and parking areas as shown on the approved Plans shall be provided and maintained thereafter for that use.

Reason: To ensure the development makes adequate provision for the off-street parking and manoeuvring of vehicles likely to be associated with its use.

- 8 All areas for parking and storage and delivery of materials associated with the construction of this development shall be provided within the site on land which is not public highway and the use of such areas must not interfere with the use of the public highway.

Reason: In the interest of highway safety and free and safe flow of traffic.

- 9 The proposed development shall be carried out and completed in all respects in accordance with the access siting and 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.

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

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

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

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

- 12 The football pavilion hereby permitted shall not be used except between the hours of 08:00 to 22:00 Monday to Friday, 0800 to 24:00 on Saturdays and 08:00 to 22:00 Sundays, Bank or Public Holidays, without the prior agreement in writing of the Local Planning Authority.

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

- 13 Notwithstanding the details submitted as part of the application a noise management scheme shall be submitted to and approved in writing by the Local Planning Authority, detailing how noise from the use hereby approved shall be effectively managed to protect the amenity of local Residents. The approved plan shall thereafter be implemented in full prior to the use hereby permitted first being brought into use.

Reason: To protect the residential amenity of neighbouring properties

- 14 The final specification of the proposed acoustic barrier shall be submitted to and approved in writing by the Local Planning Authority prior to its construction. It shall thereafter be completed in accordance with the agreed specification prior to the use hereby permitted first being brought into use.  
Reason: To protect the residential amenity of neighbouring properties.
- 15 The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers 91235.G71.SI-90.(site location); 91325.G71.95.E (general layout plan); 91235.G71.98.A (entrance & car park); 91235.G71.98.B (entrance & car park area); 91235.G71.98.C (entrance & car park layout); 91325.G71.99.A (site plan); 20193.GA.G2-102.A (floor plan); 20193.GA.G2-103.A (roof plan); 91325.GA.G2-104 (elevations); 91325.GA.G2-105 (elevations); 91325.GA.G2-106 (sections); CBC/001 (planting).  
  
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 Ampthill Road, Bedford MK42 9BA quoting the Planning Application number and supplying a copy of the Decision Notice and a copy of the approved plan. This will enable the necessary consent and procedures under Section 184 or 278 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. 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 developers 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.
3. The applicant is advised that the requirements of the New Roads and Street Works Act 1991 will apply to any works undertaken within the limits of the existing public highway. Further details can be obtained from the Traffic Management Group Highways and Transport Division, Central Bedfordshire Council, Technology House, 239 Ampthill Road, Bedford MK42 9BD.



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

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

These requirements are as follows:

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

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

For further information on disability access contact:

The Centre for Accessible Environments ([www.cae.org.uk](http://www.cae.org.uk))  
Central Bedfordshire Access Group ([www.centralbedsaccessgroup.co.uk](http://www.centralbedsaccessgroup.co.uk))

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<b>Item No. 11</b>
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<b>APPLICATION NUMBER</b>	<b>CB/13/03248/FULL</b>
<b>LOCATION</b>	<b>Cherry Tree Cottage, 108 West End, Haynes, Bedford, MK45 3QU</b>
<b>PROPOSAL</b>	<b>Demolition of existing garage &amp; single storey kitchen &amp; bathroom. Erection of two storey extension with solar panels and glazed lobby link. Erection of detached garage, new fencing and re siting of oil tank.</b>
<b>PARISH</b>	Haynes
<b>WARD</b>	<b>Houghton Conquest &amp; Haynes</b>
<b>WARD COUNCILLORS</b>	<b>Cllr Mrs Barker</b>
<b>CASE OFFICER</b>	<b>Mark Spragg</b>
<b>DATE REGISTERED</b>	<b>13 September 2013</b>
<b>EXPIRY DATE</b>	<b>08 November 2013</b>
<b>APPLICANT</b>	<b>Mr M Bacon</b>
<b>AGENT</b>	<b>Friend Associates Ltd</b>
<b>REASON FOR COMMITTEE TO DETERMINE</b>	<b>Called in by Councillor Barker, given the size of the extension and garage in the context of a listed building</b>
<b>RECOMMENDED DECISION</b>	<b>Full Application - Approval</b>

**Reason the application is recommended for approval:**

The design, appearance and siting of the extension, garage, fencing and resited oil tank would conserve the character of the listed building and would not have any adverse impact on the residential amenity of neighbouring properties or the highway network. As such it is in conformity with policies CS14, CS15, DM3, DM4 and DM13 of the Core Strategy and Management Policies (2009) and The National Planning Policy Framework. It is further in conformity with the technical guidance Design in Central Bedfordshire, a Guide for Development (2010) and the National Planning Policy Framework (2012).

**RECOMMENDED CONDITIONS / REASONS**

- 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 until detailed drawings of all proposed new and/ or replacement doors and windows, together with a detailed specification of the materials, construction and finishes, shall be submitted to and approved in writing by the Local Planning Authority. Details shall be provided which clearly show (as**

appropriate)- a section of the glazing bars, frame mouldings, door panels, the position of the door or window frame in relation to the face of the wall, depth of reveal, arch and sill detail. The development shall be carried out in accordance with the approved drawings and details.

**Reason:** To ensure that the special architectural or historic interest of the building or structure, its character and appearance is properly preserved, maintained and enhanced, in accordance with standard conservation good practice.

- 3 **No development shall commence until a full and detailed, precise specification of all proposed materials (e.g. type and origin/ manufacturer and mix of lime and sand/ aggregate for mortars or plasterwork/ render, wood lath, brick, stone, tile, slate, thatch, cast iron, timber or wood). In addition a method statement shall be submitted for approval clearly explaining the sequence of the proposed works and how the approach accords with usual conservation good practice; and an itemised schedule of works (describing fully all repairs, re-instatements and replacement works) and agreed making good, shall be submitted to, and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved drawings and details.**

**Reason:** To ensure that the special architectural and historic interest of the building or structure, its character, significance and appearance is properly preserved, conserved, maintained and enhanced, in accordance with standard conservation good practice.

- 4 All rainwater goods shall be cast iron unless otherwise agreed in writing by the Local Planning Authority.

**Reason:** To ensure that the special architectural and historic interest, character, appearance and integrity of the setting of the listed building is properly maintained, and to accord with standard conservation good practice.

- 5 Following the carrying out or completion of the building operations or alterations for which consent is hereby granted, all *making good* of the existing building shall be carried out in materials and finishes which closely match, like-for-like, those historic materials and finishing details used in the existing building or structure- to accord with usual conservation good practice and to the satisfaction of the Local Planning Authority. If there is any doubt regarding the approach to any proposed making good, or any alternative materials are proposed, a precise specification of the materials and finishes should be submitted to and agreed in writing by the LPA.

**Reason:** To ensure that the special architectural and historic interest, character and appearance of the building is properly maintained, in accordance with standard conservation good practice.

- 6 None of the components, members or elements comprising the structural timber frame and fabric – including the infill panel material, stave or wattle and daub or brick, stone and plaster- of the building shall be cut, damaged, altered or otherwise detrimentally changed, other than those parts specifically identified within the submitted detailed annotated working drawings and precise schedule of works relating to the timber frame. All such alteration works shall be in accordance with usual *conservation good practice* and forming part of the agreed specification, method statement and approach stated in the listed building consent. Sandblasting or any other abrasive cleaning is not acceptable.

Reason: To ensure that the special architectural or historic interest of the building or structure, its character and appearance is properly preserved, maintained and enhanced, in accordance with standard conservation good practice

- 7 **No development shall commence until details of the junction of the widened vehicular access with the highway have been approved by the Local Planning Authority and the extended dwelling shall not be occupied until the junction has been constructed in accordance with the approved details.**

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

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

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

- 9 The extension shall be constructed at the level shown on drawing 2A relative to the existing building.

Reason: To produce a satisfactory relationship between the extension and the host property.

- 10 The first floor dormer windows and rooflight of the development hereby permitted shall be of fixed type and fitted with obscured glass to substantially restrict vision, up to 1.7m above finished floor level. No further windows or other openings shall be formed within the roof.

Reason: To safeguard the amenities of occupiers of adjoining properties

- 11 **No development shall commence until details of the proposed new fencing shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be fully implemented before the development is first occupied or brought into use and thereafter retained.**

**Reason: To safeguard the setting of the listed building.**

- 12 The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers [OS Location Plan, 2A, 3D, 4B ].

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 Ampthill Road, Bedford MK42 9BD quoting the Planning Application number and supplying a copy of the Decision Notice and a copy of the approved plan. This will enable the necessary consent and procedures under Section 184 of the Highways Act to be implemented. The applicant is also advised that if any of the works associated with the construction of the vehicular access affects or requires the removal and/or the relocation of any equipment, apparatus or structures (e.g. street name plates, bus stop signs or shelters, statutory authority equipment etc.) then the applicant will be required to bear the cost of such removal or alteration.
2. The applicant is advised that the requirements of the New Roads and Street Works Act 1991 will apply to any works undertaken within the limits of the existing public highway. Further details can be obtained from the Traffic Management Group Highways and Transport Division, Central Bedfordshire Council, Technology House, 239 Ampthill Road, Bedford MK42 9BD.

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

<b>Item No. 12</b>
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<b>APPLICATION NUMBER</b>	<b>CB/13/03250/LB</b>
<b>LOCATION</b>	<b>Cherry Tree Cottage, 108 West End, Haynes, Bedford, MK45 3QU</b>
<b>PROPOSAL</b>	<b>Listed Building: Demolition of existing garage &amp; single storey kitchen &amp; bathroom. Erection of two storey extension with solar panels and glazed lobby link. Erection of detached garage, new fencing and re siting of oil tank.</b>
<b>PARISH</b>	<b>Haynes</b>
<b>WARD</b>	<b>Houghton Conquest &amp; Haynes</b>
<b>WARD COUNCILLORS</b>	<b>Cllr Mrs Barker</b>
<b>CASE OFFICER</b>	<b>Mark Spragg</b>
<b>DATE REGISTERED</b>	<b>13 September 2013</b>
<b>EXPIRY DATE</b>	<b>08 November 2013</b>
<b>APPLICANT</b>	<b>Mr M Bacon</b>
<b>AGENT</b>	<b>Friend Associates Ltd</b>
<b>REASON FOR COMMITTEE TO DETERMINE RECOMMENDED DECISION</b>	<b>Called in by Councillor Barker, given the size of the extension and garage in the context of a listed building</b>
	<b>Listed Building - Approval</b>

**Reason the application is recommended for approval:**

The design, appearance and siting of the extension, garage, fencing and resited oil tank would conserve the character of the listed building. As such it is in conformity with policies CS15 and DM13 of the Core Strategy and Management Policies (2009) It is further in conformity with the technical guidance Design in Central Bedfordshire, a Guide for Development (2010) and the National Planning Policy Framework (2012).

**RECOMMENDED CONDITIONS / REASONS**

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

Reason: To comply with Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

- 2 **No development shall commence until detailed drawings of all proposed new and/ or replacement doors and windows, together with a detailed specification of the materials, construction and finishes, shall be submitted to and approved in writing by the Local Planning Authority. Details shall be provided which clearly show (as appropriate)- a section of the glazing bars, frame mouldings, door panels, the position of the door or window frame in relation to the face of the wall, depth of reveal, arch and sill detail. The development shall be carried out in accordance with the approved drawings and details.**

**Reason: To ensure that the special architectural or historic interest of the building or structure, its character and appearance is properly preserved, maintained and enhanced, in accordance with standard conservation good practice.**

- 3 **No development shall commence until a full and detailed, precise specification of all proposed materials (e.g. type and origin/ manufacturer and mix of lime and sand/ aggregate for mortars or plasterwork/ render, wood lath, brick, stone, tile, slate, thatch, cast iron, timber or wood). In addition, a method statement, clearly explaining the sequence of the proposed works and how the approach accords with usual conservation good practice; and an itemised schedule of works (describing fully all repairs, re-instatements and replacement works) and agreed making good, shall be submitted to, and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved drawings and details.**

**Reason: To ensure that the special architectural and historic interest of the building or structure, its character, significance and appearance is properly preserved, conserved, maintained and enhanced, in accordance with standard conservation good practice.**

- 4 All rainwater goods shall be cast iron unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that the special architectural and historic interest, character, appearance and integrity of the setting of the listed building is properly maintained, and to accord with standard conservation good practice.

- 5 Following the carrying out or completion of the building operations or alterations for which consent is hereby granted, all *making good* of the existing building shall be carried out in materials and finishes which closely match, like-for-like, those historic materials and finishing details used in the existing building or structure- to accord with usual conservation good practice and to the satisfaction of the Local Planning Authority. If there is any doubt regarding the approach to any proposed making good, or any alternative materials are proposed, a precise specification of the materials and finishes should be submitted to and agreed in writing by the LPA.

Reason: To ensure that the special architectural and historic interest, character and appearance of the building is properly maintained, in accordance with standard conservation good practice.

- 6 None of the components, members or elements comprising the structural timber frame and fabric – including the infill panel material, stave or wattle and daub or brick, stone and plaster- of the building shall be cut, damaged, altered or otherwise detrimentally changed, other than those parts specifically identified within the submitted detailed annotated working drawings and precise schedule of works relating to the timber frame. All such



alteration works shall be in accordance with usual *conservation good practice* and forming part of the agreed specification, method statement and approach stated in the listed building consent. Sandblasting or any other abrasive cleaning is not acceptable.

Reason: To ensure that the special architectural or historic interest of the building or structure, its character and appearance is properly preserved, maintained and enhanced, in accordance with standard conservation good practice

- 7 The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers [OS Location Plan, 2A, 3D, 4B ].

Reason: For the avoidance of doubt.

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