

CENTRAL BEDFORDSHIRE COUNCIL

At a meeting of the **DEVELOPMENT MANAGEMENT COMMITTEE** held in Council Chamber, Priory House, Monks Walk, Shefford on Wednesday, 4 December 2013

PRESENT

CllrCllr A Shadbolt (Vice-Chairman)

Cllrs	P N Aldis	Cllrs	Mrs B Coleman
	A R Bastable		K Janes
	R D Berry		Ms C Maudlin
	M C Blair		T Nicols
	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 I Dalgarno
K C Matthews

Substitute: Cllrs R W Johnstone (In place of K C Matthews)

Members in Attendance: Mrs D B Gurney

Officers in Attendance:	Miss H Bell	Committee Services Officer
	Miss N Chillcott	Minerals and Waste Planning Officer
	Mr A Davie	Head of Development Management
	Mr A Emerton	Managing Solicitor Planning, Property, Highways & Transportation
	Mr D Lamb	Planning Manager East
	Mr A Maciejewski	Definitive Map Officer
	Ms J Self	Planning Officer
	Mr B Tracy	Planning Officer

DM/13/48 **Chairman's Announcements**

The Chairman reminded all those present 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 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 Officers' introduction to the matter.

The Chairman advised that under Part E3 paragraph 9.2 he has a second or casting vote should there be equal numbers of votes for and against an item.

The Chairman advised that Item 7, Application No CB/13/02916 relating to RSPB Sandy had been deferred by the Officers and the Applicant and will not be considered as part of this agenda.

DM/13/49 **Minutes**

RESOLVED

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

DM/13/50 **Members' Interests**

(a) **Personal Interests:-
Member**

	Item	Nature of Interest	Present or Absent during discussion
Cllr Chapman MBE	9	Member of Marston Vale Trust	Present
Cllr Young	All	In capacity as Executive Member for Planning	Present
All Members of Committee	6 & 8	Received correspondence from applicants and developers	Present
Cllr Gurney	8	Live in village and can view application site from home	Present
Cllr Maudlin	8	Applicant is Chairman of NE Conservative which am a Member of	Present
Cllr Shingler	6	Have been involved in discussions	Present

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

Member	Item	Nature of Interest	Present or Absent during discussion
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There were none.

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

Member	Item	Parish/Town Council	Vote Cast
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There were none.

DM/13/51 **Planning Enforcement Cases Where Formal Action Has Been Taken**

AGREED

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

DM/13/52 **Late Sheet**

In advance of consideration of the following 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.

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

DM/13/53 **Recording the width of Barton- le-Clay Footpath No 9 in the Definitive Statement**

The Committee received and considered a report of The Head of Countryside Services and Transport Strategy proposing that Central Bedfordshire Council makes a Definitive Map Modification Order under Section 53 of the Wildlife and Countryside Act 1981 to record a width and position for Barton- le- Clay Footpath No.9 in the Definitive Statement between points A-B-C-D as shown on the plan at Appendix A to the report.

RESOLVED

- 1. That the Committee approves the making of a Definitive Map Modification Order under Section 53(2) of the Wildlife and Countryside Act 1981 to:**

- a) Record a width of 1.8 metres (6 feet) in the Definitive Statement for that section of Barton-le-Clay Footpath No. 9 shown between points A-B-C-D on the plan at Appendix A under Section 53(4) of the 1981 Act.
 - b) To amend the particulars of Footpath No. 9 to record it running along the centre of the track between point A and point D under Section 53(4) of the 1981 Act.
 - c) To further amend the particulars to remove the reference to a “broken stile” at point A on the grounds that this stile has not been installed or maintained since at least 1990 and consequently the path can be deemed to have been re-dedicated without this limiting structure under Section 31 of the Highways Act 1980.
2. It is proposed that the particulars within the modified statement for Barton-le-Clay Footpath No. 9 should read as follows:

The path is a footpath.

It starts at Mill Lane entrance by a gap by hedge, much overgrown, to Park Meadow with a broken stile, due south into small meadow, gap, stile in pieces, leading to paddock with good stile, then continues from OS GR TL 0789 3088 along the centre of a track to terminate at its junction with Sharpenhoe Road at OS GR TL 0789 3083.

Except for the first portion path good throughout.

No signs or notices.

Between OS GR TL 0789 3088 and OS GR TL 0789 3083 the path has a width of 1.8 metres (6 feet)

The main body of the statement will be amended further on Consolidation of the Definitive Map and Statement to record the changes imposed by the new housing developments.

DM/13/54 Planning Application No. CB/13/02916/FULL

RESOLVED

That Planning Application No CB/02916/FULL relating to The RSPB Reserve, Potton Road, Sandy be deferred to enable time for consideration of a late representation from Cambridge Airport.

DM/13/55 **Planning Application No. CB/13/02595/MW**

RESOLVED

That Planning Application No CB/13/02595/MW relating to The Hangar, Tempsford Road, Sandy be approved as set out in the schedule appended to these Minutes.

DM/13/56 **Planning Application No. CB/13/03519/FULL**

RESOLVED

That Planning Application No CB/13/03519 relating to Land at Mill Lane, Hulcote be approved as set out in the Schedule appended to these Minutes.

DM/13/57 **Planning Application No. CB/13/03607/FULL**

RESOLVED

That Planning Application No CB/13/03607/FULL relating to 21 East Road, Langford be approved as set out in the Schedule appended to these Minutes.

DM/13/58 **Planning Application No. CB/13/02608/FULL**

RESOLVED

That Planning Application No CB/13/02608 relating to 3 New Walk, Shillington be approved as set out in the Schedule appended to these Minutes.

DM/13/59 **Site Inspection Appointment(s)**

RESOLVED

that the following Members be appointed to conduct any site inspections to be undertaken in advance of the next meeting of this Committee to be held on Wednesday 8 January 2014.

**Chairman (or his nominee)
Vice-Chairman (or his nominee)
Cllrs P N Aldis
A Bastable
R Berry**

(Note: The meeting commenced at 10.00 a.m. and concluded at 12.25 p.m.)

Chairman

Dated

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Item No. 7

APPLICATION NUMBER	CB/13/02916/FULL
LOCATION	The RSPB Reserve, Potton Road, Sandy, SG19 2DL
PROPOSAL	Erection of one wind turbine, with a maximum overall height of up to 100m together with access tracks, crane pad area, electricity sub-station, temporary construction compound and amended vehicular access on land at the RSPB Reserve, near Sandy.
PARISH	Sandy
WARD	Sandy
WARD COUNCILLORS	Cllrs Aldis, Maudlin & Sheppard
CASE OFFICER	Samantha Boyd
DATE REGISTERED	28 August 2013
EXPIRY DATE	23 October 2013
APPLICANT	The Royal Society for the Protection of Birds and Sandy Wind Turbine Ltd
AGENT	Ecotricity (Next Generation) Ltd
REASON FOR COMMITTEE TO DETERMINE	Cllr Call In - Cllr Aldis
	In view of the large public interest in the application. The wind turbine would have a positive impact on the applicant's desire to become a sustainable community for energy consumption.
RECOMMENDED DECISION	Full Application - Approval Recommended

Recommendation

Application Deferred to enable Officers to consider a late objection received from Cambridge Airport regarding the impact of the proposed turbine on their radar system.

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Item No. 8

APPLICATION NUMBER	CB/13/02595/MW
LOCATION	The Hangar, Tempsford Road, Everton, Sandy, SG19 2JW
PROPOSAL	Retrospective application for the variation of conditions 18 and 23 of permission 34/2008 to permit temporary operational changes to existing in-vessel compositing site.
PARISH	Tempsford
WARD	Potton
WARD COUNCILLORS	Cllr Gurney & Cllr Zerny
CASE OFFICER	Natalie Chillcott
DATE REGISTERED	19 September 2013
EXPIRY DATE	19 December 2013
APPLICANT	The Countess of Erroll
AGENT	JMJ Planning Ltd
REASON FOR COMMITTEE TO DETERMINE	Called in by Ward Councillors

RECOMMENDED DECISION	Full Application - Granted
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Recommendation

That Planning Permission be Grant permission subject to the following:

RECOMMENDED CONDITIONS / REASONS

- 1 Planning permission shall extend to the area edged with a thick black line on the attached plan no. BC/CM/2008/14-2. The development shall be carried out in accordance with the planning application dated May 2008 with supporting flood risk assessment, odour impact assessment, and design and access statement and as amended by letter dated 1st September 2008 (with supporting documentation), and further amended by the S73 planning application dated September 2013, except for minor amendments which may be agreed in writing by the Local Planning Authority.

(Reason: To define the permission and allow for minor amendments)

- 2 The landscaping works to the west of the access shall be carried out in accordance with details dated 20th June 2007. Once the vegetation has been cut back it shall be maintained as such at all times

(Reason: To maintain the required visibility in the interests of highway safety)(Policy GE23 of the MWLP).

- 3 Landscaping works shall take place in accordance with scheme no. BC/CS/2009/19 and agreed by formal letter dated 13th May 2009. The scheme shall be implemented in full.

- (Reason: To improve roadside amenity)(Policy GE9 of the MWLP)
- 4 Prior to the construction of the new building and associated works temporary fencing shall be constructed in accordance scheme CB/09/06221/MWS as approved by formal letter dated 29th October 2009
- (Reason: To provide protection to Biggin Wood)(Policy GE10 of the MWLP)
- 5 No HGV's exiting the site access onto the public highway shall turn left out of the site.
(Reason: To ensure that HGV's do not travel through the village of Everton in the interests of highway safety)(Policy GE23 of the MWLP)
- 6 The sign implemented under scheme BC/CS/2009/16 and agreed by formal letter of approval dated 16th March 2009, which instructs all drivers of heavy goods vehicles to turn right out of the site shall be maintained for the duration of the use of access for the purposes hereby permitted and removed thereafter.
(Reason: To ensure that HGV's do not travel through the village of Everton in the interests of highway safety)(Policy GE23 of the MWLP)
- 7 Unless otherwise approved in writing by the Local Planning Authority, no operations authorised or required under this permission other than plant maintenance shall take place on site except between 07:00 hours and 18:00 hours, Monday to Friday and 07:30 hours to 13:00 hours on Saturdays, Sundays and Public Holidays.

(Reason: To protect the amenities of nearby properties)(Policy GE18 of the MWLP).
- 8 Unless otherwise approved in writing by the Local Planning Authority, there shall be not more than 78 HGV movements entering and exiting the site in any one working day (pro-rata for part days).

(Reason: To restrict throughput capacity at the site and in the interests of highway safety)(Policy GE23 of the MWLP)
- 9 A record of daily HGV movements shall be maintained at all times and sent to the Local Planning Authority every three months for the duration of the permitted use. The record shall be made available for inspection by the Local Planning Authority within 7 working days of a written request.

(Reason: To allow the monitoring of condition 8).
- 10 No vehicles shall leave the site without first passing through an efficient wheel cleaning system as detailed under the approved scheme BC/CS/2009/17 and approved by formal letter dated 23rd March 2009.

(Reason: To minimise any nuisance by reason of dust or mud on the highway)(Policy GE18 of the MWLP).

- 11 No composting of waste shall take place, unless carried out in accordance with scheme BC/CS/2009/13 as approved by letter dated 15th April 2009, except as approved under condition 17.

(Reason: To ensure a satisfactory standard of development and to safeguard the amenities of the surrounding area)(Policy GE9 and GE18 of the MWLP).

- 12 The external colour of the new building shall be painted one of the colours listed in scheme BC/CS/2009/14 as approved by formal letter dated 12th June 2009

(Reason: To safeguard the visual amenities of the surrounding area)(Policy GE9 of the MWLP).

- 13 There shall be no increase in existing flow rates into any culvert which passes beneath the railway without the prior approval of the Local Planning Authority.

(Reason: To maintain the integrity of the existing surface water regime and prevent flooding of railway property)(Policy GE19 of the MWLP)

- 14 The second building will not be constructed until the works detailed under scheme CB/09/05347/MWS as approved by formal letter dated 14th December 2009 has been implemented in full.

(Reason: To mitigate against the risk of flooding and to maintain the integrity of the existing surface water regime and prevent flooding of railway property)(Policy GE19 of the MWLP)

- 15 There shall be no burning of wastes on site.

(Reason: To safeguard amenities)(Policy GE17 and GE18 of the MWLP)

- 16 Composting material shall not be moved from the initial treatment phase unless the oxygen level throughout the material is above 3%.

(Reason: To minimise any nuisance by reason of odour)(Policy GE18 of the MWLP).

- 17 The deposit, storage and screening of oversize material, sanitised compost material and soil improver material shall not be permitted to take place outside of a building except within the limits of the dark grey area shown on drawing 13004 01 Rev P4 and shall not exceed 4 metres in height. Sanitised material pending screening shall not exceed 3 metres in height. This temporary arrangement for only those categories of material specified shall cease upon the expiry of 12 months from the date of this permission at which point all materials shall be deposited, stored and processed within the building(s).

(Reason: To minimise any nuisance by reason of odour)(Policy GE18 of the MWLP)

- 18 Both the initial composting phase and the maturation phase shall operate under negative pressure with air drawn through the compost and exhausted through a biofilter, except as approved under condition 17.

(Reason: To minimise any nuisance by reason of odour)(Policy GE18 of the MWLP)

- 19 A negative pressure system shall be applied to the waste acceptance / screening area with exhaust air passing through the biofilter. The waste acceptance area shall be maintained so as not to cause the production of anaerobic material.

(Reason: To minimise any nuisance by reason of odour)(Policy GE18 of the MWLP)

- 20 The self contained lagoon built under scheme CB/09/06617/MSW and approved by formal letter dated 12 January 2010 shall be retained at all times for the purpose of surface water drainage.

(Reason: To prevent pollution of watercourses an groundwater and to maintain the integrity of the existing surface water regime and prevent flooding of railway property)(Policy 17 of the MWLP)

- 21 No floodlighting shall be erected unless installed in accordance with scheme CB/09/05876/MWS and approved by formal letter on 29th October 2009.
(Reason: To minimise disturbance to residential properties) (Policy GE18 of MWLP).

- 22 All contaminants accidentally brought onto the site during the normal course of business shall be stored in an appropriate container which itself shall be stored within a building or covered if stored outside. The container shall be removed from the site when full and immediately replaced. This condition shall not apply to cleaned wheelie bins.

(Reason: To ensure a satisfactory standard of development and safeguard amenities of the surrounding area).

- 23 No vehicles using reversing beepers shall be used on site to transfer material from one building to the other or from the building to the grey area permitted under condition 17.

(Reason: To minimise disturbance to surrounding properties by reason of noise)(Policy GE18 of the MWLP).

- 24 An Annual Environmental Monitoring Report for operations hereby permitted shall be submitted to the Local Planning Authority by 30 June each year for the preceding financial year (1 April to 31 March). The report shall contain the following;

- a) Identification of any problems caused by operations and action taken to address these;
- b) Identification of any future proposals, potential problems which could be caused by future operations and the action to be taken to address these;
- c) Quantities of waste imports for each waste type;

(Reason: To safeguard the amenities of the surrounding area and to assist the Local Planning Authority in the forward planning process).

Notes to Applicant

1. The provisions of Section 91 of the Act (Implementation of development within a certain time) do not apply as this permission is for the retention of buildings or works, or continuance of a use that has already been carried out.
2. Where conditions include the phrase "except as may be/unless otherwise agreed in writing by the Local Planning Authority...", this is only to allow for exceptions to be approved for temporary periods for special circumstances or minor amendments to be made.

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 early engagement with 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.

NOTES

- (1) In advance of the consideration of the application the Committee were advised of a compliant received from the Environment Agency and two complaints from the Environment Health Team at Central Bedfordshire Council.

A further 43 objections have been received subsequent to the agenda being issued. A petition containing 43 signatures has also been received.

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

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- 4 **No development shall take place until full details of all energy efficient features of the building and site have been submitted to the Local Planning Authority for written approval. The development shall be carried out in accordance with the approved scheme.**

Reason: To secure an energy efficient building.

- 5 **No development shall take place until a plan designating the curtilage of the house has been submitted to and approved in writing by the Local Planning Authority. Only the area so designated shall be taken as forming the curtilage of the house.**

Reason: To ensure that the curtilage of the house is clearly identified in the interests of the character and appearance of the site and the surrounding areas.

- 6 **No development shall take place until details of the junction of the proposed vehicular access with the highway have been submitted to and approved in writing by the Local Planning Authority and the 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.

- 7 **No development shall take place 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 approved facilities shall be installed and made operational before development commences and the site developer 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.

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

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

- 9 **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 that adequate off street parking is provided during the construction period in the interests of road safety.

- 10 The proposed vehicular access shall be constructed and surfaced in accordance with details to be approved in writing by the Local Planning Authority for a distance of 8m into the site, measured from the highway boundary, before the premises are occupied. Arrangements shall be made for surface water drainage from the site to be intercepted and disposed of separately so that it does not discharge into the highway.

Reason: To avoid the carriage of mud, gravel or other extraneous material or surface water from the site into the highway so as to safeguard the interest of the highway.

- 11 Before the new access is first brought into use visibility splays shall be provided on each side of the new access at its junction with the public highway. The minimum dimensions to provide the required splay lines shall be 2.4m measured along the centre line of the proposed access from its junction with the channel of the public highway and 70m measured from the centre line of the proposed access along the line of the channel of the public highway. The required vision splays shall, on land in the applicant's control, be kept free of any obstruction to visibility exceeding a height of 1.05mm above the adjoining carriageway level.

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

- 12 Any gates provided shall open away from the highway and be set back a distance of at least 8.0 metres from the nearside edge of the carriageway of the adjoining highway.

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

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

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

- 14 The scheme for parking, garaging and manoeuvring indicated on the submitted plans shall be laid out prior to the initial occupation of the development hereby permitted and that area shall not thereafter be used for any other purpose.

Reason: To enable vehicles to draw off, park and turn clear of the highway to minimise danger, obstruction and inconvenience to users of the adjoining highway.

- 15 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development Order) 1995 (or any order revoking or re-enacting that order with or without modification), no works shall be commenced for the extension or material alteration of the building, or the erection of any building or structure within its curtilage, until detailed plans and elevations have been submitted to and approved in writing by the Local Planning Authority.

Reason: In the interest of the visual amenities of the area.

- 16 No waste material shall be imported to the site for use in landscaping.

Reason: to restrict the development to that applied for and to minimise disturbance to the local environment.

- 17 The landscaping works shall accord with the details set out on drg. nos. 405.13.1; 405.13.2; 405.13.3; 405.13.4; 405.13.5; 405.13.6 unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure the enhancement of the site surrounding the new build to set the building in a new woodland setting.

- 18 The management and maintenance of the landscape works (trees, shrubs, hedges, wildflower meadow, wetland/marsh area) shall be carried out in accordance with the 'Soft Landscape Specification and Maintenance' plan (September 2012) and any measures thereby included shall be fully implemented until the development is completed.

Reason: To ensure the longevity of the high quality landscaping scheme.

- 19 The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers 1460.02.01 (proposed site plan); 1460.02.02 (proposed ground floor plan); 1460.02.03 (proposed basement floor plan); 1460.02.04 (proposed elevations); 1460.02.05 (proposed elevations); 1460.02.08 (vehicular entrance, waste & recycling); Site Location Plan; Block Plan.

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.
3. The applicant is advised that photographs of the existing highway that is to be used for access and delivery of materials will be required by the Local Highway Authority. Any subsequent damage to the public highway resulting from the works as shown by the photographs, including damage caused by delivery vehicles to the works, will be made good to the satisfaction of the Local Highway Authority and at the expense of the applicant. Attention is drawn to Section 59 of the Highways Act 1980 in this respect.
4. The applicant is advised that the closure of existing access shall include the reinstatement of the highway to include any verge and carriageway edging in a manner to be agreed in writing with Bedfordshire Highways, Central Bedfordshire Council's Highways Helpdesk, Technology House, 239 Ampthill Road, Bedford MK42 9BD. No work shall be carried out within the confines of the public highway without prior consent. The applicant will also be expected to bear all costs involved in closing the access.
5. The ecological appraisal states that no records of Great Crested Newts (GCN) were returned from the data search and yet on looking at the NBN gateway 15 records appear within 500m of the site. As an existing water course forms the western boundary of the site there is a possibility that GCN may have migrated across to the proposed development site.

It is therefore recommended that any works undertaken to the rank grass and tall vegetation within the watercourse corridor be cleared / cut short to 25mm during Summer months when GCN would be in breeding ponds and not hibernating so as to avoid risk of disturbance and hence avoid any offence being committed.

Equally as the proposals include the provision of a new pond and associated marsh edge planting, a further enhancement which would be beneficial could be the inclusion of a reptile / amphibian hibernacula.

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.

Notes

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

Item No. 10

APPLICATION NUMBER	CB/13/03607/FULL
LOCATION	21 East Road, Langford, Biggleswade, SG18 9QJ
PROPOSAL	Single storey side & rear extensions
PARISH	Langford
WARD	Stotfold & Langford
WARD COUNCILLORS	Cllrs Clarke, Saunders & Saunders
CASE OFFICER	Lauren Westley
DATE REGISTERED	04 November 2013
EXPIRY DATE	30 December 2013
APPLICANT	Mrs B Auburn
AGENT	
REASON FOR COMMITTEE TO DETERMINE	The applicant is a member of staff.

RECOMMENDED DECISION	Full Application - Approval
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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, in accordance with policy DM3 of the Core Strategy and Development Management Policies (2009).

- 3 Before the development hereby approved is occupied all on site vehicular areas shall be surfaced in a manner that ensures that surface water from the site is 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, in accordance with policy DM3 of the Core Strategy and Development Management Policies (2009).

- 4 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 previously agreed in writing 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, in accordance with policy DM3 of the Core Strategy and Development Management Policies (2009).

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

Reason: For the avoidance of doubt.

Notes to Applicant

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

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.

Item No. 11

APPLICATION NUMBER	CB/13/02608/FULL
LOCATION	3 New Walk, Shillington, Hitchin, SG5 3LN
PROPOSAL	Single storey rear extension, front bay window and new side entrance.
PARISH	Shillington
WARD	Silsoe & Shillington
WARD COUNCILLORS	Cllr Ms Graham
CASE OFFICER	Benjamin Tracy
DATE REGISTERED	06 September 2013
EXPIRY DATE	01 November 2013
APPLICANT	Mr & Mrs J Carboni
AGENT	Peter J Farmer
REASON FOR COMMITTEE TO DETERMINE	Applicant is a member of staff.

RECOMMENDED DECISION	Full Application - Approval
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Recommendation

That Planning Permission be **GRANTED** subject to the following Conditions:

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

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

- 2 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 [1799.2; 1799/3; 1799.4; and 1799.1].

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

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.