

## CENTRAL BEDFORDSHIRE COUNCIL

At a meeting of the **DEVELOPMENT MANAGEMENT COMMITTEE** held in Council Chamber, Priory House, Monks Walk, Shefford on Wednesday, 8 January 2014

### PRESENT

Cllr K C Matthews (Chairman)  
Cllr 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

Apologies for Absence: Cllrs Mrs S Clark  
I Dalgarno

Substitutes: Cllrs L Birt (In place of I Dalgarno)  
Mrs R J Drinkwater (In place of Mrs S Clark)

Members in Attendance: Cllrs Mrs G Clarke  
J G Jamieson  
R W Johnstone  
B Saunders  
A M Turner  
P Williams,  
Mrs D B Gurney

Officers in Attendance:	Miss H Bell	Committee Services Officer
	Mr A Bunu	Senior Planning Officer
	Mr A Davie	Head of Development Management
	Mr J Ellis	Planning Manager West
	Mr D Hale	Planning Manager South
	Ms A Lack	Planning Officer
	Mr D Lamb	Planning Manager East

### DM/13/60 **Chairman's Announcements**

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

The Chairman advised that he intended to vary the order of business as follows: Item 6, 8, 9, 7, 10 and 11.

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 discussions on a proposal unless they have been present to hear the entire debate, including the officer's introduction to the matter.

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

DM/13/61 **Minutes**

**RESOLVED**

**that the Minutes of the meeting of the Development Management Committee held on 4 December 2013 be confirmed and signed by the Chairman as a correct record.**

DM/13/62 **Members' Interests**

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

<b>Member</b>	<b>Item</b>	<b>Nature of Interest</b>	<b>Present or Absent during discussion</b>
All Members present	6	Know Applicant	Present

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

<b>Member</b>	<b>Item</b>	<b>Nature of Interest</b>	<b>Present or Absent during discussion</b>
Cllr K Janes	9	Own a residential care home	Absent

(c) **Prior Local Council Consideration of Applications  
None declared.**

DM/13/63 **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/13/64 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/13/65 Planning Application No. CB/13/03448/FULL**

**RESOLVED**

**That Planning Application No. CB/13/03448/FULL relating to Land Opposite Boundary Farm North of Baldock Road, Stotfold be approved as set out in the schedule appended to these Minutes.**

**DM/13/66 Planning Application No. CB/13/03813/FULL**

**RESOLVED**

**That Planning Application No. CB/13/03813/FULL relating to 8 Gardeners Close, Flitwick be approved as set out in the schedule appended to these Minutes.**

**DM/13/67 Planning Application No. CB/13/03357/FULL**

**RESOLVED**

**That Planning Application No. CB/13/03357/FULL relating to Land at Former Church of St Vincent, Tithe Farm Road, Houghton Regis be approved as set out in the schedule appended to these Minutes.**

**DM/13/68 Planning Application No. CB/13/03280/FULL**

**RESOLVED**

**That Planning Application No. CB/13/03280/FULL relating to Gravenhurst Pre-School, Orchard Close, Upper Gravenhurst be approved as set out in the schedule appended to these Minutes.**

**DM/13/69 Planning Application No. CB/13/03560/RM**

**RESOLVED**

**That Planning Application No.CB/13/03560/RM relating to Land South of Potton Road, Biggleswade be approved as set out in the schedule appended to these Minutes.**

DM/13/70 **Planning Application No. CB/13/03594/FULL**

**RESOLVED**

**That Planning Application No. CB/13/03594/FULL relating to 25 High Road, Shillington be approved as set out in the schedule appended to these Minutes.**

DM/13/71 **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 5 February 2014.**

**Chairman (or his nominee)**  
**Vice – Chairman (or his nominee)**  
**Cllrs P N Aldis**  
**R Berry**  
**M Blair**

(Note: The meeting commenced at 10.00 a.m. and concluded at 11.39 a.m.)

Chairman .....

Dated .....

**LATE SHEET****DEVELOPMENT MANAGEMENT COMMITTEE – 08 JANUARY 2014*****Item 6 (Page 11-42) – CB/13/03448/FULL – Land opposite Boundary Farm North of Baldock Road, Stotfold.*****Additional Consultation/Publicity Responses**

Public Protection Officer:

The applicant has not provided any information regarding predicted noise levels from the operation of the steam engines, organs and other machinery and equipment either inside the proposed building or in the outside areas. However, I understand from the planning statement that there is an intention to demonstrate steam watercraft in the water feature to the front of the proposed building (8.7) and to have external steaming of traction engines and demonstration of ploughing to the west and north west of the building.(8.8) I have noted the distance to residential properties, albeit there is one property on the opposite side of the A507 and consider that noise from activities within the building are unlikely to cause a significant problem provided the building is of suitable construction and events are well managed.

DLP consultants have advised that the maximum number of days of external use/demonstration of the steam engines/organs and other machinery will be 10.

There are also likely to be emissions of smoke and steam from the operation of the engines within the building and externally. However, given the distance to neighbouring dwellings this is more likely to be a Health and Safety concern for staff and customers within the building than a air quality or nuisance matter, which is not within my remit.

I therefore have no objection to the proposed development subject to conditions being attached to any approval.

**Additional/Amended Conditions**

1. The premises shall not be open for customers outside the hours of 1000 hrs to 0000 hrs on any day.

Reason : To protect residential amenity.

2. Construction work shall not begin until a noise management plan for controlling the noise emanating from the premises has been submitted to and agreed in writing by the Local Planning Authority. The plan shall be fully implemented before the museum is brought into use and thereafter maintained in accordance with the approved details.

Reason: To protect residential amenity.

3. The outdoor areas shall only be used for machinery or equipment demonstrations, events or sessions on not more than 10 days per calendar year.

Reason: To protect residential amenity.

### **Informative**

The applicant is advised that the premises will require registration under The Food Safety Act 1990 (as amended) and will need to comply with the relevant food hygiene standards prior to becoming operational. Further information may be obtained from the Food Team on 0300 300 8302.

### ***Item 7 (Page 43-50) – CB/13/03280/FULL – Gravenhurst and Villages Pre-School, Orchard Close, Upper Gravenhurst, Bedford.***

#### **Additional Consultation/Publicity Responses**

None.

#### **Additional Comments**

None.

#### **Additional/Amended Conditions**

None.

### ***Item 8 (Page 51-58) – CB/13/03813/FULL – 8 Gardeners Close, Flitwick, Bedford.***

#### **Additional Consultation/Publicity Responses**

No further consultation responses received.

#### **Additional Comments**

No additional comments

#### **Additional/Amended Conditions**

No change to conditions

#### **Amendments to officer's report**

Page 55, section 1 under 'Size, Siting and Design in relation to the house and the visual amenities of the area' paragraph 2, line 5 should read: **0.3m** and not 03m.

***Item 9 (Page 59-82) – CB/13/03357/FULL – Land at former Church of St Vincent, Tithe Farm Road, Houghton Regis.***

**Additional Consultation/Publicity Responses**

None.

**Additional Comments**

None.

**Additional/Amended Conditions**

None.

***Item 10 (Page 83-90) – CB/13/03560/RM – Land South of Potton Road, Biggleswade.***

**Additional Consultation/Publicity Responses**

None.

**Additional Comments**

None.

**Additional/Amended Conditions**

None.

***Item 11 (Page 91-98) – CB/13/03594/FULL – 25 High Road, Shillington, Hitchin.***

**Additional Consultation/Publicity Responses**

None.

**Additional Comments**

None.

**Additional/Amended Conditions**

None.

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<b>Item No. 6</b>
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<b>APPLICATION NUMBER</b>	<b>CB/13/03448/FULL</b>
<b>LOCATION</b>	<b>Land Opposite Boundary Farm North Of, Baldock Road, Stotfold</b>
<b>PROPOSAL</b>	<b>Erection of building and associated works for the public display of The Saunders Collection of steam engines, fairground rides, mechanical organs and associated memorabilia and change of use from agricultural land to form an extension to the Stotfold Mill Nature Reserve.</b>
<b>PARISH</b>	<b>Stotfold</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>Nikolas Smith</b>
<b>DATE REGISTERED</b>	<b>16 October 2013</b>
<b>EXPIRY DATE</b>	<b>15 January 2014</b>
<b>APPLICANT</b>	<b>Mr J Saunders</b>
<b>AGENT</b>	<b>DLP Planning Ltd</b>
<b>REASON FOR COMMITTEE TO DETERMINE</b>	<b>This development would represent a departure from the Development Plan, the applicant is an elected Member of Central Bedfordshire Council and the land is owned by the Council.</b>
<b>RECOMMENDED DECISION</b>	<b>That the application is referred to the Secretary of State. In the event that the application is not called-in, that it is approved subject to conditions. The application is referable to the Secretary of State because the development would comprise a leisure use outside of a town centre, the floor space would be in excess of 5000sqm and the development would represent a departure from the Development Plan.</b>

**Recommendation:**

That the application is referred to the Secretary of State. In the event that the application is not called-in, that it is approved subject to conditions.

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

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

- 2 **No development shall commence at the site before details of materials to be used in the external surfaces of the building 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 development would be**

**acceptable.**

- 3 Hard and soft landscaping at the site shall be carried out in accordance with plans PLPP400/2-020A, DLPP400/2-021A, DLPP400/2-022A, DLPP400/2-023A, DLPP400/2-024A and the Guide to Management of External Areas prepared by Elwood Landscape Design dated September 2013. The landscaping shall be completed in advance of the building opening to the public and shall be maintained thereafter.

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

- 4 **No development shall commence at the site before a scheme demonstrating how the development would achieve at least 10% of its energy demands through the use of low and zero-carbon technology has been submitted to and approved in writing by the Local Planning Authority. The development shall be completed in accordance with the approved scheme.**

Reason: To ensure that the development would be sustainable.

- 5 **No development shall commence at the site before a scheme has been submitted to the Council for works to the nature reserve extension land (shown hatched in green on plan number D02B) together with a timetable for its implementation and a scheme for its long-term management. The scheme shall be carried out as approved in accordance with the approved timetable and management scheme.**

Reason: To balance the harm that the development would cause to the appearance of the open countryside and to improve the biodiversity value of the development.

- 6 **No development shall commence at the site before details of existing and proposed site levels 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.

- 7 **Notwithstanding the details shown on the submitted in principle plan, no development shall commence at the site before full engineering details of the junction between the proposed access road and the associated off-site highway works within the confines of the public highway, including lighting and signage, have been submitted to and approved by the Local Planning Authority and no building shall be occupied until works have been constructed in accordance with the approved details.**

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

- 8 **Notwithstanding the details shown on plan number D028, no**

**development shall commence at the site before full engineering details of the proposed foot and cycle link between the proposed development and Baldock Road have been submitted to approved by the Local Planning Authority and no building shall be occupied until works have been constructed in accordance with the approved details.**

**Reason: To ensure the provision of appropriate sustainable transport linkages with Stotfold in the interest of public safety and convenience.**

- 9 Notwithstanding the submitted details the development shall not be brought into use until the approved Travel Plan requirements have been implemented in accordance with a timetable to be submitted to and agreed by the Local Planning Authority.

Reason: To promote and encourage sustainable modes of travel and to reduce the potential traffic impact of the development on the local highway network.

- 10 All on-site vehicle areas shall be surfaced in tarmacadam or similar durable, porous but bound material and 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: To avoid the carriage of extraneous material or surface water from the site into the highway so as to safeguard the interest of highway safety.

- 11 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 permanently stopped up to vehicular traffic and the highway reinstated to the satisfaction of the Local Planning Authority before the development is brought into use.

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

- 12 The scheme for parking and manoeuvring indicated on the submitted plans shall be laid out prior to the initial occupation of the development hereby permitted and that 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.

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

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

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

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

- 15 **No development shall commence at the site before a scheme of for the drainage of storm water has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out as approved.**

**Reason: To ensure adequate drainage at the site.**

- 16 **No development shall take place until a written scheme of archaeological resource management; that 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 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 and to secure the protection and management of archaeological remains which may be preserved *in situ* within the development site.**

- 17 The building shall only be used as a museum, for tea dances, big band nights and Christmas shows. There shall be no retail use at the site beyond the sale of souvenirs associated with the use of the site as a museum.

Reason: To ensure that the uses operating at the site are appropriate.

- 18 The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers [Design and Access Statement prepared by DLP dated September 2013, D02B, D03A, PL033, PL037, PL036A, PLPP400/2-020A, DLPP400/2-021A, DLPP400/2-022A, DLPP400/2-023A, DLPP400/2-024A, PL030, PL031, PL034, Planning and Operational Statement prepared by DLP dated September 2013, Sustainability Statement prepared by Lumenco, Baseline Ecological Evaluation prepared by Greenwood Environmental dated June 2013, The Saunders Collection - Contents, letter from CgMs dated October 2013, Flood Risk Assessment prepared by Wormwald Burrows Partnership Limited dated September 2013, Transport Assessment prepared by Matrix dated September 2013, Framework Travel Plan prepared by Matrix dated

September 2013 and Guide to Management of External Areas prepared by Elwood Landscape Design dated September 2013].

Reason: For the avoidance of doubt.

- 19 The premises shall not be open for customers outside the hours of 1000 hrs to 0000 hrs on any day.

Reason: To protect residential amenity.

20. Construction work shall not begin until a noise management plan for controlling the noise emanating from the premises has been submitted to and agreed in writing by the Local Planning Authority. The Plan shall be fully implemented before the museum is brought into use and thereafter maintained in accordance with the approved details.

Reason: To protect residential amenity.

21. The outdoor areas shall only be used for machinery or equipment demonstrations, events or sessions on not more than 10 days per calendar year.

Reason: To protect residential amenity.

Informative:

The applicant is advised that the premises will require registration under The Food Safety Act 1990 (as amended) and will need to comply with the relevant food hygiene standards prior to becoming operational. Further information may be obtained from the Food Team on 0300 300 8302).

### **Notes to Applicant**

1. The applicant is advised that in order to comply with this permission it will be necessary for the developer of the site to enter into an agreement with Central Bedfordshire Council as Highway Authority under Section 278 of the Highways Act 1980 to ensure the satisfactory completion of the access and associated road improvements. Further details can be obtained from the Development Control Group, Development Management Division, Central Bedfordshire Council, Priory House, Monks Walk, Chicksands, Shefford SG17 5TQ.
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 no highway surface water drainage system designed as part of a new development, will be allowed to enter any existing highway surface water drainage system without the applicant providing

evidence that the existing system has sufficient capacity to account for any highway run off generated by that development. Existing highway surface water drainage systems may be improved at the developer's expense to account for extra surface water generated. Any improvements must be approved by the Development Control Group, Development Management Division, Central Bedfordshire Council, Priory House, Monks Walk, Chicksands, Shefford SG17 5TQ.

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

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

NOTES

(1) In advance of the consideration of the application the Committee received additional consultation responses from the Public Protection Officer commenting on the application and advising that they have no objection to the proposed development as set out in the Late Sheet.

The Committee were advised of three additional Conditions and an Informative.

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

<b>Item No. 8</b>
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<b>APPLICATION NUMBER</b>	<b>CB/13/03813/FULL</b>
<b>LOCATION</b>	<b>8 Gardeners Close, Flitwick, Bedford, MK45 5BU</b>
<b>PROPOSAL</b>	<b>A rear projecting dual pitch two storey extension.</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>Sarah Fortune</b>
<b>DATE REGISTERED</b>	<b>01 November 2013</b>
<b>EXPIRY DATE</b>	<b>27 December 2013</b>
<b>APPLICANT</b>	<b>Mr Corbett</b>
<b>AGENT</b>	<b>Daniel Design &amp; Associates Ltd</b>
<b>REASON FOR COMMITTEE TO DETERMINE</b>	<b>Called in by Councillor Andrew Turner as a result of concerns raised by the neighbours regarding loss of amenity,</b>
<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 development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers DD00021/1, DD00021/2/C, DD00021/2, CBC01, CBC02 and DD00021/7

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**

Planning permission has been granted for this proposal. The Council 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.

**NOTES**

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

(2) In advance of the consideration of the application the Committee were advised of an amendment to an error in the report, page 55, section 1 under Six, Siting and Design in relation to the house and the visual amenities of the area, Paragraph 2, line 5 should read 0.3m not 03m.



<b>Item No. 9</b>
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<b>APPLICATION NUMBER</b>	<b>CB/13/03357/FULL</b>
<b>LOCATION</b>	<b>Land at former Church of St Vincent, Tithe Farm Road, Houghton Regis</b>
<b>PROPOSAL</b>	<b>Erection of 58 Bed Nursing Home with associated parking and manoeuvring C2 use.</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>Abel Bunu</b>
<b>DATE REGISTERED</b>	<b>22 October 2013</b>
<b>EXPIRY DATE</b>	<b>21 January 2014</b>
<b>APPLICANT</b>	<b>Innoventions Consultancy</b>
<b>AGENT</b>	<b>Knight Architecture &amp; Design</b>
<b>REASON FOR COMMITTEE TO DETERMINE</b>	<b>Major application with objections from Houghton Regis Town Council.</b>
<b>RECOMMENDED DECISION</b>	<b>Full Application - Approval</b>

**Recommendation**

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

**RECOMMENDED CONDITIONS**

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

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

- 2 **Before development begins and notwithstanding the details submitted with the application, details of the materials to be used for the external walls and roofs of the proposed buildings shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved details.**

Reason: To control the appearance of the buildings.  
(Policies BE8 S.B.L.P.R and 43 DSCB ).

- 3 **Prior to the commencement of development, a landscape planting scheme shall be submitted to the Local Planning Authority for approval, clearly showing new planting species, sizes, planting density, and planting specification for new trees, shrubs and climbers, with particular emphasis on replanting along the western boundary where protected trees have already been felled. The development shall thereafter be implemented in accordance with the approved details and the trees, shrubs and grass shall subsequently be maintained for a**

period of five years from the date of planting and any which die or are destroyed during this period shall be replaced during the next planting season and maintained until satisfactorily established.

**Reason: To ensure a satisfactory standard of landscape.  
(Policies BE8 S.B.L.P.R and 43 & 59 DSCB).**

- 4 **Prior to development, all protective tree fencing, and tree protection measures, shall be strictly implemented in accordance with the Tree Survey Report "Pre-Development Arboricultural Survey and Impact Assessment", including Appendix 3 (Tree Protection Plan), as prepared by RGS Arboricultural Consultants dated September 2013.**

**Reason: In the interests of putting in place a satisfactory standard of tree protection to ensure that the retained trees are not damaged in the course of development works.  
(Policies BE8 S.B.L.P.R and 43 & 59 DSCB).**

- 5 **Prior to development, all recommended tree work shall be undertaken in strict accordance with the recommendations stipulated in Appendix 2 (Survey Schedule) of the Tree Survey Report "Pre-Development Arboricultural Survey and Impact Assessment", as prepared by RGS Arboricultural Consultants, dated September 2013, and in strict accordance with the British Standard BS 3998 (2010) "Tree Work Recommendations".**

**Reason: To ensure that the required tree work is undertaken in accordance with good arboricultural practice and is also undertaken to a satisfactory standard of quality and workmanship.  
(Policies BE8 S.B.L.P.R and 43 & 59 DSCB).**

- 6 **Prior to the commencement of the development details of the fume extraction equipment that is to be installed to effectively suppress and disperse fumes and other odours produced by cooking and food production shall be submitted to and approved in writing by the Local Planning Authority. These details shall include the method of odour abatement and all odour abatement equipment to be used including predicted noise levels of equipment in operation. The approved equipment shall be installed and in full working order prior to the first use of the premises as a nursing home and the equipment shall be effectively operated for as long as a commercial food use continues.**

**Reason: in order to prevent any adverse impact of odours arising from cooking activities on the amenity of the nearby residential properties.  
(Policies BE8, S.B.L.P.R and 43 DSCB).**

- 7 **Construction work shall only take place between the hours of 8 AM - 6 PM Monday to Friday and 8 AM – 1 PM on Saturdays and not at all on Sundays, Bank Holidays or Public Holidays.**

**Reason: To protect residential amenity.  
(Policies BE8, S.B.L.P.R and 43 DSCB).**

- 8 **Development shall not begin until details of the junction of the proposed vehicular access with the highway which should include a separate pedestrian access, have been approved by the Local Planning Authority and the building shall not be occupied until the junction and pedestrian access have been constructed in accordance with the approved details.**

**Reason: In order to minimise danger, obstruction and inconvenience to users of the highway and the premises.  
(Policy 43 DSCB).**

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

Reason: In the interests of the safety of persons using the access and users of the highway.  
(Policy 43 DSCB).

- 10 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.  
(Policy 43 DSCB).

- 11 The parking details shown on Drawing Number 28268-01 Rev.F shall be implemented prior to the first occupation of the building hereby approved and thereafter retained for that purpose.

Reason: In order to minimise danger, obstruction and inconvenience to users of the highway.  
(Policy 27 D.S.C.B).

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

Reason: In order to minimise danger, obstruction, and inconvenience to users of the highway and of the premises.  
(Policies T10 S.B.L.P.R and 27 & 43 DSCB).

- 13 **Notwithstanding the details submitted, development shall not begin until further details of secure cycle storage for staff and cycle parking for visitors have been approved by the Local Planning Authority and the building shall not be occupied until the said storage and parking have been constructed in accordance with the approved details and thereafter retained for that purpose.**

**Reason: In order to promote sustainable modes of transport.  
(Policies 24 & 43 DSCB).**

- 14 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.  
(Policy 43 DSCB).

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

**Reason: In the interests of the amenity and to prevent the deposit of mud or other extraneous material on the highway during the construction period.  
(Policy 43 DSCB).**

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

**Reason: To ensure adequate off street parking during construction in the interests of road safety.  
(Policy 43 DSCB).**

- 17 **Before development begins, a Travel Plan shall be submitted to and approved in writing by the Local Planning Authority. The Travel Plan shall be implemented in full within 3 months of the building being occupied. Thereafter, the Travel Plan shall be monitored and reviewed annually, with a written report to be submitted to and agreed in writing by the Local Planning Authority which updates the plan and monitors the progress in meeting the agreed targets for reducing car journeys.**

**Reason: In the interests of highway safety, to reduce congestion and to promote the use of sustainable modes of transport.  
(Policies SD1, S.B.L.P.R and 24 & 26 DSCB).**

- 18 **Development shall not begin until details of the refuse storage area and collection point have been approved by the Local Planning Authority and the building shall not be occupied until the said storage and collection point has been constructed in accordance with the approved details and thereafter retained for that purpose.**

**Reason: To ensure the refuse collection bins do not cause a hazard or obstruction to the highway or parking area and in the interest of preserving the appearance of the street scene.**

**(Policies BE8, S.B.L.P.R and 43 DSCB).**

- 19 **Development shall not begin until a scheme for surface water disposal has been submitted to and approved in writing by the Local Planning Authority. Infiltration systems shall only be used where it can be demonstrated that they will not pose a risk to groundwater quality. The development shall be carried out in accordance with the approval details.**

**Reason: To protect and prevent the pollution of controlled waters from potential pollutants associated with current and previous land uses in line with National Planning Policy Framework (NPPF), paragraphs 109, 120, 121 and Environment Agency Groundwater Protection: Principles and Practice (GP3).  
(Policies 43 & 44 DSCB).**

- 20 **No drainage works shall commence until a surface water management strategy has been submitted to and approved in writing by the Local Planning Authority and no hard-standing areas shall be constructed until the works have been carried out in accordance with the surface water strategy so approved unless otherwise agreed in writing by the Local Planning Authority.**

**Reason: To prevent environmental and amenity problems arising from flooding.  
(Policy 49 DSCB).**

- 21 **The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers 28268-07(Site location Plan), CBC/01, 28268-01 Rev.F, 28268-02 Rev.E, 28268-03 Rev.E, 28268-04 Rev.E, 28268-05 Rev.D, 28268-06 Rev.D, 28268-07 Rev.C and 28268-08 & Rev.B.**

**Reason: For the avoidance of doubt.**

### **Notes to Applicant**

1. In accordance with Article 31 of the Town and Country Planning (Development Management Procedure) (England) Order 2010, the reason for any condition above relates to the Policies as referred to in the South Bedfordshire Local Plan Review (SBLPR) and the emerging Development Strategy for Central Bedfordshire (DSCB).
2. This permission relates only to that required under the Town & Country Planning Acts and does not include any consent or approval under any other enactment or under the Building Regulations. Any other consent or approval which is necessary must be obtained from the appropriate authority.
3. The applicant is advised that no works associated with the construction of the vehicular access should be carried out within the confines of the public highway without prior consent, in writing, of the Central Bedfordshire Council. Upon receipt of this Notice of Planning Approval, the applicant is

advised to write to Central Bedfordshire Council's Highway Help Desk, P.O.Box 1395, Bedford, MK42 5AN quoting the Planning Application number and supplying a copy of the Decision Notice and a copy of the approved plan. This will enable the necessary consent and procedures under Section 184 of the Highways Act to be implemented. The applicant is also advised that if any of the works associated with the construction of the vehicular access affects or requires the removal and/or the relocation of any equipment, apparatus or structures (e.g. street name plates, bus stop signs or shelters, statutory authority equipment etc.) then the applicant will be required to bear the cost of such removal or alteration.

4. The applicant is advised that 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 Bedfordshire Highways, Streetworks Co-ordination Unit, County Hall, Cauldwell Street, Bedford MK42 9AP.
5. 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.
6. The water environment is potentially vulnerable and there is an increased potential for pollution from inappropriately located and/or designed infiltration Sustainable Drainage Systems (SuDS).

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

Planning permission has been recommended for approval for this proposal. The Council acted pro-actively through positive engagement with the applicant before 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.

<b>Item No. 7</b>
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<b>APPLICATION NUMBER</b>	<b>CB/13/03280/FULL</b>
<b>LOCATION</b>	<b>Gravenhurst and Villages Pre-School, Orchard Close, Upper Gravenhurst, Bedford, MK45 4JF</b>
<b>PROPOSAL</b>	<b>Erection of covered area on south west side of building</b>
<b>PARISH</b>	<b>Gravenhurst</b>
<b>WARD</b>	<b>Silsoe &amp; Shillington</b>
<b>WARD COUNCILLORS</b>	<b>Cllr Ms Graham</b>
<b>CASE OFFICER</b>	<b>Amy Lack</b>
<b>DATE REGISTERED</b>	<b>08 October 2013</b>
<b>EXPIRY DATE</b>	<b>03 December 2013</b>
<b>APPLICANT</b>	<b>Mrs A Stone</b>
<b>AGENT</b>	<b>B2B Construction</b>
<b>REASON FOR COMMITTEE TO DETERMINE</b>	<b>Central Bedfordshire Council land with a third party representation received in objection to the proposal.</b>
<b>RECOMMENDED DECISION</b>	<b>Full Application - Approval Recommended</b>

**Recommendation**

That Planning Permission be granted subject to the following:

**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 The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers [CBC/001; CBC/002; CBC/003; 4397/03B; 4397/04/A; 4397/04/B].

Reason: For the avoidance of doubt.

**Notes to Applicant**

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

**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.



<b>Item No. 10</b>
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<b>APPLICATION NUMBER</b>	<b>CB/13/03560/RM</b>
<b>LOCATION</b>	<b>Land South Of, Potton Road, Biggleswade</b>
<b>PROPOSAL</b>	<b>Reserved Matters: Change to Approval CB/11/02327/RM dated 19/10/2011 relating to Blocks 25, 26, 29, 34 and 36 of development south of Potton Road, Biggleswade - Replacement of 8no. Affordable Flats (Plots 153-160) in Block 36 with 4no. Houses (Plots 153-156) resulting in a reduction in dwelling numbers from 103 dwellings to 99 dwellings</b>
<b>PARISH</b>	<b>Biggleswade</b>
<b>WARD</b>	<b>Biggleswade North</b>
<b>WARD COUNCILLORS</b>	<b>Cllrs Jones &amp; Mrs Lawrence</b>
<b>CASE OFFICER</b>	<b>Nikolas Smith</b>
<b>DATE REGISTERED</b>	<b>14 October 2013</b>
<b>EXPIRY DATE</b>	<b>13 January 2014</b>
<b>APPLICANT</b>	<b>Martin Grant Homes</b>
<b>AGENT</b>	<b>ECE Architecture</b>
<b>REASON FOR COMMITTEE TO DETERMINE</b>	<b>This application is before the committee because it is a major application and the Town Council has objected to it.</b>

<b>RECOMMENDED DECISION</b>	<b>Reserved Matters - Granted</b>
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**Recommendation:**

Approval subject to conditions.

- 1 No development shall commence on Plots 153-156 (inclusive) before a scheme detailing the materials and boundary treatment in respect of those residential plots has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with those details.**

**Reason: To ensure high quality development and for the avoidance of doubt.**

- 2 No development shall commence on Plots 153-156 (inclusive) until the detailed plans and sections of the proposed road(s), including gradients and methods of surface water disposal relevant to those Plots have been approved in writing by the Local Planning Authority. None of those Plots shall be occupied until the relevant section of road which provides access thereto has been constructed (apart from final surfacing) solely in accordance with the approved details.**

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

- 3 **No development shall commence on Plots 153-156 (inclusive) until a scheme for the parking of cycles for those Plots (and access thereto) has been submitted to and approved in writing by the Local Planning Authority. The details shall be wholly implemented before any of those Plots is first occupied or brought into use and thereafter retained for this purpose.**

**Reason: To ensure the provision of adequate cycle parking to meet the needs of occupiers of the proposed development and in the interests of encouraging the use of sustainable modes of transport.**

- 5 Before any of the accesses to the dwellings are first brought into use, a triangular vision splay shall be provided on each side of the new access drive and shall be 2.8m measured along the back edge of the highway from the centre line of the anticipated vehicle path to a point 2.0m measured along from the back edge of the footway into the site along the centre line of the anticipated vehicle path. The vision splay so described shall be maintained free of any obstruction exceeding a height of 600mm above the adjoining footway level in perpetuity.

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

- 7 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.

- 9 The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers [5619 001 rev L, 5619 LOC, 5619 050, 5619 051, 5619 052 and 5619 053].

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**

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

<b>Item No. 11</b>
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<b>APPLICATION NUMBER</b>	<b>CB/13/03594/FULL</b>
<b>LOCATION</b>	<b>25 High Road, Shillington, Hitchin, SG5 3LL</b>
<b>PROPOSAL</b>	<b>Change of Use: Residential to Office &amp; Storage ancillary to garage use of the site</b>
<b>PARISH</b>	<b>Shillington</b>
<b>WARD</b>	<b>Silsoe &amp; Shillington</b>
<b>WARD COUNCILLORS</b>	<b>Cllr Ms Graham</b>
<b>CASE OFFICER</b>	<b>Lauren Westley</b>
<b>DATE REGISTERED</b>	<b>11 November 2013</b>
<b>EXPIRY DATE</b>	<b>06 January 2014</b>
<b>APPLICANT</b>	<b>F. C. Dawes &amp; Son Ltd</b>
<b>AGENT</b>	
<b>REASON FOR COMMITTEE TO DETERMINE</b>	<b>Applicant is related to a member of staff</b>
<b>RECOMMENDED DECISION</b>	<b>Full Application - Approval Recommended</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 The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers CBC/001 and CBC/002.

Reason: For the avoidance of doubt.

**Notes to Applicant**

1. Please note that the unnumbered drawings submitted in connection with this application have been given unique numbers by the Local Planning Authority. The numbers can be sourced by examining the plans on the View a Planning Application pages of the Council's website

[www.centralbedfordshire.gov.uk](http://www.centralbedfordshire.gov.uk).

**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.