

CENTRAL BEDFORDSHIRE COUNCIL

At a meeting of the **DEVELOPMENT MANAGEMENT COMMITTEE** held in Council Chamber, Priory House, Monks Walk, Shefford on Wednesday, 4 June 2014

PRESENT

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

Cllrs	P N Aldis	Cllrs	K M Collins
	R D Berry		Ms C Maudlin
	M C Blair		T Nicols
	A D Brown		I Shingler
	Mrs C F Chapman MBE		J N Young
	Mrs S Clark		

Members in Attendance: Cllrs P A Duckett
R W Johnstone
Mrs J G Lawrence
D J Lawrence
B Saunders,

Officers in Attendance:	Miss S Boyd	Senior Planning Officer
	Mr A Bunu	Senior Planning Officer
	Mrs M Clampitt	Committee Services Officer
	Mr A Davie	Head of Development Management
	Mr A Davies	Senior Planning Officer
	Mr J Ellis	Planning Manager West
	Mr A Emerton	Managing Solicitor Planning, Property, Highways & Transportation
	Mr D Lamb	Planning Manager East
	Mr S Robinson	Planning Officer (Project Support/Admin)
	Mr B Tracy	Planning Officer

DM/14/9. **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 the Councillors and members of the public that the order of business would be as listed in the agenda.

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.

A revised Late Sheet had been issued to Members of the Committee prior to the meeting. The Chairman asked the Committee if they would like a short adjournment to provide them an opportunity to review the information. The Committee agreed.

THE COMMITTEE ADJOURNED AT 10.05AM AND RECONVENED AT 10.10AM

DM/14/10. **Minutes**

RESOLVED

that the Minutes of the meeting of the Development Management Committee held on the 2 April 2014 be confirmed and signed by the Chairman as a correct record.

DM/14/11. **Members' Interests**

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

Member	Item	Nature of Interest	Present or Absent during discussion
Cllr A D Brown	6	Worked with the speaker 15 – 16 years ago	Present

(b) **Personal and Prejudicial Interests:-**
There were none made.

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

Member	Item	Parish/Town Council	Vote Cast
Cllr M Blair	6	Clophill Parish Council - was present when decision was conveyed.	Did not vote

DM/14/12. 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 was received.

DM/14/13. 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/14/14. Planning Application No. CB/14/01271/FULL

RESOLVED

That Planning Application No. CB/14/01271/FULL relating to 126A High Street, Clophill be approved as set out in the schedule appended to these Minutes, subject to the Unilateral Undertaking being agreed and the decision being delegated to the Interim Assistant Director of Development Management.

DM/14/15. Planning Application No. CB/14/01184/FULL

RESOLVED

That Planning Application No. CB/14/01184/FULL relating to Land South of Stoffold, Norton Road, Stoffold be approved as set out in the schedule appended to these Minutes, subject to Traffic Management measures being discussed in consultation with the Chairman, Vice-Chairman and Executive Member for Regeneration and Planning.

DM/14/16. Planning Application No. CB/14/01368/FULL

RESOLVED

That Planning Application No. CB/14/01368/FULL relating to 20 Spring Close, Biggleswade be delegated to the Head of Development Management be refused as set out in the schedule appended to these Minutes.

Prior to the vote being taken for the refusal of the application, Councillor A Shadbolt moved approval of the application. The recommendation was seconded by Councillor R Berry. This vote was 5 for, 5 against, 3 abstained. The Chairman used his casting vote and voted against the approval. The motion was lost.

There was then a proposal to refuse the application

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

Councillors: Aldis, Blair, Chapman, Clark, Collins and Matthews.

Voted in accordance with the proposal to refuse the application.

Councillors; Berry, Brown, Nicols, Young and Shadbolt voted against the recommendation to refuse the application.

Councillors: Maudlin and Shingler abstained.

The proposal for refusal was approved. 6 for, 5 against and 1 abstained.

DM/14/17. **Planning Application No. CB/14/01583/FULL**

RESOLVED

That Planning Application No. CB/14/01583/FULL relating to 165 Holme Court Avenue, Biggleswade be approved as set out in the schedule appended to these Minutes.

DM/14/18. **Land rear of 100 - 114 Common Road, Kensworth Update**

The planning application was deferred at the 7 May 2014 Development Management Committee meeting (Minute No. DM/14/5 refers) to all Officers to deal with access issues.

- The legal team conducted a Land Registry search which confirmed that the access from Common Road has no registered title against it.
- The Planning Officer contacted Mrs Tilbury to avail any documentary proof of ownership of the access. In return, he was contacted by her solicitor who advised as follows :
 - *92 Common Road, Kensworth, Bedfordshire LU6 3RG is an asset of the estate of the late Barbara Ann Atkins and passes to Elizabeth and Jason Tilbury under the terms of the will. The property is currently unregistered but our firm is in the process of applying for first registration of the property and registering it in their names.*

- The application has therefore been invalidated and withdrawn from the planning system with the agent's consent.
- Given that there is no confirmed owner of the access track, the agent was advised to serve notice in the local press of his intention to re-submit the application after the expiry of 21 days from the date of the press notice and sign Certificate D as proof that the requisite notice has been served. The agent confirmed to the Planning Officer that the notice has now been inserted in the local press.

Once the application has been re-submitted, consultations will proceed as normal after validation of same.

DM/14/19. **Bi Annual update on Development Management Performance**

The Committee received and considered a report of the Interim Assistant Director of Planning setting out the bi annual update of Development Management Performance.

The Committee recorded their gratitude to the Development Management department for their continued hard work.

RESOLVED

That the six monthly update on Development Management Performance statistics as set out in the submitted report be noted.

DM/14/20. **Houghton Regis North Site 1 Update**

The Managing Solicitor informed the Committee that on 5 May 2014 the negotiations for the Section 106 had been concluded and the agreement was signed and dated.

The Planning permission has been granted.

The Judicial Review has been withdrawn but there remains a six week period when a fresh challenge could be raised against the planning permission.

DM/14/21. **Site Inspection Appointment(s)**

NOTED

That under the provisions of the Members Planning Code of Good Practice all Members of the Committee and Substitutes are invited to undertake Site Inspections on Thursday 26 June 2014.

(Note: The meeting commenced at 10.00 a.m. and concluded at 12.20 p.m.)

Chairman

Dated

LATE SHEET**DEVELOPMENT MANAGEMENT COMMITTEE – Date 4th June 2014*****Item 6 (Pages 13 – 25) – CB/14/01271/FULL – 126A High Street, Clophill.*****Additional letters received from 126 High Street, Clophill.**

- 1) The first letter refers to the incorrect setting out of the house on the site.

Comments from planning officer to this letter:

The setting out had been amended by the time of the site visit by committee members on 3/06/2014

- 2) The second letter dated 31/08/2014 refers to various matters regarding the siting of the house on the site in relation to their property and the impact on their amenities as well as inaccuracies in both the submitted plans and the planning officer's report to committee. (A copy of this letter is attached to this late sheet).

Comments from planning officer to this letter:

The neighbour refers to the area layout plan not being accurate. It appears that he is referring in his first paragraph to the Ordnance survey plan on the Committee agenda. This plan is for site identification purposes only. It is not an up to date plan of the site or the area and buildings around it.

The submitted planning application layout plan of the application site layout plans have been prepared by a company of land surveyors (Kempston Surveys Limited). The applicant has reaffirmed that the plans are accurate and officers have no reason to doubt its accuracy.

The location of the single storey kitchen /breakfast area on 126 High Street is shown in the correct position in relation to the shared boundary of the site and to the proposed new dwelling. The location of the single storey rear addition to number 128 High Street has been shown on the plans and is accurate. The location of the fitness studio on the adjoining site is shown on the submitted plans in an indicative form. The relationship between this studio and the proposed house is clear upon visiting the application site and has been fully taken into account in the consideration of this application.

The bungalow on the application site was built over 40 years ago and the planning history of this bungalow is not considered to be directly relevant to present day

planning considerations which are national planning policies in the NPPF and local planning policies on the Core Strategy and Development Management Planning Document.

Whilst the history of 126 High Street and the way it has been broken up into different uses is informative it is not directly relevant to the planning application under consideration this background has been fully taken into consideration in the assessment of this application by officers. The bungalow at 126A High Street is now an independent dwelling with its own front and rear garden.

With regards to the various policies in the adopted residential design guide this document has been referred to in the section entitled 'planning policy'. It is not normal procedure to outline all relevant sections of the adopted design guide within the officers report but these sections have been taken into account in the consideration of the application.

It is not disputed that the 'maximum' depth of the house is 14 metres (approx.) The full width of the site at the roadside frontage is 12.5 metres (approx). The plot varies in width from front to rear and the dimensions given in the officers report in respect of the gaps on either side of the house up to its shared boundaries with neighbouring properties are considered to be accurate.

The dimensions in the officer's report regarding the distance between the breakfast kitchen area and the west facing walls of the proposed house are accurate as the breakfast area/kitchen is shown correctly in the submitted plans. As stated in the officers report the proposed house is to be sited between 3.5metres (approx) and 4.4 metres (approx) from the east facing walls of the house at number 126 High Street. Also, the nearest part of number 126 High Street is 1.0 m (approx) from the shared boundary with the application site as stated in the officer's report

The plot is of irregular shape and planning officers have not therefore been able to measure accurately its overall area. However, the applicant has used a firm of surveyors called to carry out a full survey of the site and the figures given are not being disputed by officers.

Officers are fully aware of the fact that the house is end on to the road and that the main and front elevation of the house faces westwards. The use of 'side' is referring to 'side onto the road' which is the usual way of describing a development for planning purposes.

The paving of the front garden area to a property does not in itself normally require the benefit of planning permission. The loss of planting is always considered to be unfortunate.

It is clear from visiting the site that the land slopes away from the road to the numbers 126 and 128 High Street and further away to the fitness studio to the rear of number 126 High Street. In view of the differences in ground levels a street scene plan has been submitted which shows the proposed ridge height of the new house in relation to the ridge heights of numbers 126 and 128 High Street. It is to be a little higher than the ridge of number 128 High Street and a little lower than 126 High

street. This is considered to be acceptable and in keeping with the street scene in this part of Clophill.

It is disputed that the proposed house will come to within 0.5m of the breakfast room since the new house is to be a min of 1.2m at its closest to the shared boundary with number 126 High Street. Also, the front elevation of the proposed house is to be staggered so that the front elevations nearest to number 126 High Street are set behind the kitchen and breakfast room windows. Any potential for overlooking from the three tall lounge windows of the west facing elevation of the proposed house into the lounge area of 126 High Street (via the patio doors) can be protected by way of appropriate boundary treatment along this shared boundary with a condition attached to cover this matter. This has been recommended in the officer's report. The applicant can erect a fence on his side of the boundary and does not need to erect a fence on top of the neighbours unless they give permission for this to take place..

The obscure glazing to the bedroom window 4 is to be the subject of a condition and any submitted details will be assessed in relation to floor levels and the potential for any overlooking towards the neighbouring property at number 126 High Street.

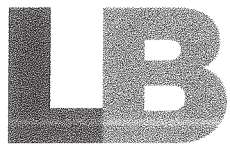
Officers remain of the view that there is to be a gap of 11m (approx) between the proposed front facing landing window to the front of the house and the first floor bedroom window in the east facing elevation of 126 High Street. However, whether the gap is 10m or 11m officers remain of the view that the gap, and the relationship between the proposed landing window and the existing bedroom window, is acceptable for there to be minimal potential for overlooking and loss of amenity. Officers have to consider each case on their own merits. The design guide is for guidance purposes only and judgments have to be made in each case for each site looking at the specific relationships.

The reference to fitness studio was taken from a previous planning approval for the site. The occupiers of number 126 High Street's comments regarding the way in which this studio is presently being used are not disputed. It is for a personal training facility and it is known as 'Personal Best One to One Fitness Studio'.

Additional letter received from planning agent for the application dated 2/06/2014. (copy attached)

This letter confirm that the dimensions on the application plans are correct the site having been surveyed by a company of land surveyors..

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Lee Butler

MRICS • FASI • FCIQB

Central Bedfordshire Council

Priory House

Chicksands

Shefford

Bedfordshire

SG17 5TQ

FAO: Mr K.C Mathews – Chairman Development Planning Committee

2nd June 2014

Dear Chairman,

Re: 126A High Street, Clophill, Beds

Application No: CB/14/01271/FULL

I would confirm that I received a copy of a letter from your planning department that was handed to them by the occupier of 126 High Street, Clophill, Beds, today.

I received it at 3pm and have to reply immediately as I understand that they need to address his concerns by 12noon on 03/06/14.

To this end I will answer the points I am able and hand deliver it to the planners before 10am on the 03/06/14.

I feel sure that they received the letter at this very late stage from the occupier of No 126 so as to give us a very short period of time to respond (where he has had several weeks to write this letter).

I can only really answer his questions on discrepancies; the other items are generally matters for the officers. I would point out that the property at 126A and its immediate surroundings i.e. part of 126 and part of 128 was carried out by a highway reputable company of land surveyors (Kempston Surveys Ltd) as can be seen on the title heading of their drawings as submitted, DRG. ID. 100 Plan No1 existing and DRG. ID. 100 Plan No 2, with my notes added.

The survey is extremely accurate and the comments made by the occupant of 126 quite frankly are mistaken. It may be that he used scaling from a reduced copy from the website which cannot be scaled. He gives his own dimensions that are inaccurate for example, I quote, 'the width of the plot at the road is 10.8m', the actual width is 12.6m. With regard to his paragraph 3, the point on the site where the full width of 9.7 occurs the plot width is 12m not 11.477.

I do not intend to mention any others as the same inaccuracies will apply.

With regards to his references to the officer's report, it is not for me to answer, however I will point out that he states that his breakfast room is not shown on the plan, my understanding is that it is and later on he states that the breakfast room is 1m from the boundary and not 1.9m. The drawing shows by scaling that 1m is correct, as it is shown on the plan, I do not know where he gets 1.9m from?

I would reiterate that the survey drawing is completely accurate and shows all that is needed.

It is obvious from his letter that he wishes to see this application refused.

I can only say that I have dealt with all items that the planners have asked me to address and that is why the provisional planners employed by your authority have recommended approval.

I can only leave it to the planning committee to make their decision on this application.

Yours Faithfully,

received by hand
3/6/14

Lee Butler

MRICS • FASI • FCIQB

Dear Cllr K C Matthews

URGENT

We were told via the parish council meeting we had at our property on Sunday, that the planning committee intend to have a site visit to 126a High Street, Clophill today 2nd of June. This is most pleasing for us but we feel you should have access to our premises at 126 High Street, to view the amenity and outlook issues we will suffer due to this proposal. Someone will be in all day and we are happy for your committee members to access our property with or without our presence, and we are more than pleased to give your committee access to our home.

Further to this, yesterday (Sunday) 2 persons visited 126a to set out the corners of the proposed house. Consistent with my letter dated 31st May which hopefully you should have received and which was in response to the planning officer's report, I find their setting out either incompetent or wholly misleading as by my calculations done with a laser.

1 – The 2nd orange marked corner right angle is up to 2.3m too far away from our boundary (126) and would mean the property had no bathroom and no front half of the kitchen?

2 - The corner timber angle laid out closest to our home is up to 200mm too far away from our boundary fence at (126) and should be closer to the boundary fence.

Both of the above distort the proposed application layout and position.

I have used the front line of 128 and the north east corner of the present bungalow as my set out points as indicated on the applicants drawing Topographic Survey as Proposed Rev 2

I hope this reaches you prior to your site visit as I believe significant incorrect facts are being presented to your committee and will certainly bias the prospective against our view point.

Please feel free to contact us directly by mobile Kevan 07889 598373 or Rachel 07932 832052 if it would be helpful for your committee to have diarised access to our home.

Regards


126 High Street

Clophill

Beds

MK45 4BL

Mr K C Matthews
Chairman Development Management Committee
Central Bedfordshire Council
Priory House
Monks Walk
Chicksands
Shefford

Ladymead House
126 High Street
Clophill
Beds
MK45 4BL

31st May 2014

Dear Chairman

Re: CB/14/01271/FULL Demolition of bungalow and erection of 4 bedroom detached dwelling at 126A High St, Clophill

We have informed the council that we wish to speak for 3 minutes duration, as representatives for the objectors, at the development management committee meeting on Wednesday 4th June 2014 at 10am.

However, we feel that there are some inaccuracies in the planning officer's report that we need to highlight prior to the meeting, as it will not be possible to do this in 3 minutes. We strongly feel that a site visit in this unusual situation, would assist the decision making process and help the members of the committee appreciate the full impact that this proposal will have on our end orientated house.

The points we would like to raise are as follows;

Agenda item 6, page 11. The area layout plan has several inaccuracies. Namely, it does not show our breakfast room on no. 126 which extends another 1m closer to the proposed development. It does not show the extensions on no. 128 that the planning officer refers to in her report. This is important because of the ground floor windows proposed in the two storey dwelling. The position and size of the fitness studio building shows only one third of its current size and being away from the fence, which it is not. Further, the boundary outline shows an incorrect frontage to 126A to the road.

Agenda item 6, page 14; Planning history-relevant Under the relevant planning application, the planning officer does not list ARDC/TP/69/49A which is the application for the building of the bungalow in the first instance. We have drawn the planning officer's attention to this application which was approved, subject to conditions in January 1970. The planning history is a material consideration and this decision is relevant to the considerations of this application. I believe the angle and direction of pitch of the existing bungalows roof is significant in respect to both amenity and outlook.

In addition, the fitness studio building is referred to as 126B. I would like to state that the plot of land that was once all one plot, now houses 126 Ladymead House (our home), 126 Ladymead Cottage (ie Sealawn Cattery) 126A the bungalow and 126B the studio!!!

Agenda item 6, page 17 - Background & Policy The four objection letters referred to by the planning officer written from our household, have referred to planning guidelines in particular DS1, intensification of small sites, page 24 (see appendix 1.1) Also DS4 – 4.05 and 5.01 and a subsequent email referring to the design in Bedfordshire section 5 and section 5.02 referring to 'achieving privacy through design'. These documents are not listed or identified in the report or indeed in the 'background policy' section of the agenda and yet are very relevant as they protect our amenity and outlook, particularly 5.02.03 which states "where housing is proposed as part of infill development, to avoid overlooking for existing housing, a minimum of 22m (rear to rear) or 13.7m (rear to flank) must be applied." See appendix 2.

Agenda item 6, page 17 : Size, siting and design. Paragraph 1 – the width of the plot at the road is 10.8m. The proposed 9.7m house fills nearly all of the width, not just 'much' of the width as stated in the report.

Paragraph 2 states the main depth of the proposed house is 13m. I wish to clarify that it is in fact 14.3m from the front of bedroom 1 to the rear of the lounge dining room.

Paragraph 3 – this suggests that the 9.7m wide house will have 1.1m and 1.2m either side of it, making a total width of 12m. Given that the plot width on the front line is only 11.477m wide as measured with a laser, this maths does not add up. These kinds of discrepancies are unacceptable, because of the consequence on our amenity. We also pointed

out to the planning department that the planning application states 600sq. m as the plot size, where it is in fact 513sq. m which is a 17% error.

Also in paragraph 3, I wish to dispute the 3.5m mentioned between our utility and kitchen windows and the proposed wall that faces it, which incorporates their kitchen window and kitchen door, as it is closer to 3m when you take into account the above paragraph and the fact that our breakfast room is still not shown on the site plan with which you have been provided. This means our home is 800mm closer to the boundary. Our breakfast room is 1m from the boundary fence, and NOT 1.9m. It is important that the dimensions are correct, due to the assessment that then needs to be undertaken.

Paragraph 4 – In this paragraph and in subsequent paragraphs, the planning officer refers to the ‘rear’ of our house as being the ‘side’ of our house. This clearly demonstrates a lack of consideration for the orientation of our home. It is NOT the side of our home which will face the proposed house, but the REAR of our home. This elevation contains 5 windows and a fully glazed door. The opposite elevation of our home, ie the FRONT contains 7 windows and a front door with side glazing. Please note photo below which shows the END/SIDE elevation of our home, as seen from the road and containing no windows. This is a fundamental misunderstanding and compromised the report.



this. They have 4 window openings facing forwards, backwards and towards number 128 High St, whilst they have 5 windows and a glazed door, facing 126.

shrubs and lawn, and contributes to an attractive street scene. The proposal suggests complete block paving and widening the driveway to the full width of the plot. This is not an advantage. The ‘Design in Central Bedfordshire’

this occurs sufficient planting should be provided to help soften the impact cars may have on the streetscape”.

inaccurate measurements and the fact that the planning officer is overlooking the orientation of the ‘end on’ to the road construction of our property, and that the planned development is an extension to the bungalow which in 1970,

Clearly, if this was your back garden, you would not feel happy for someone to build a 2 storey house gable end on, 8.1m high, 3m from your back wall, which is what is being proposed here.

Also in both 128 and 126 the floor levels reduce as you travel away from the road in No. 126 by 800mm on the ground floor (4 steps) and by 1000mm on the 1st floor (5 steps) something that does not happen in the proposed building leaving it over bearing by as much as 1m on floor levels. Also as you travel further away from the road to the studio another 3 steps and a sloping garden lead to an increase in height variation by a further 1m, this fact leaves the bungalow eaves only slightly lower than the studio ridge a fact that has been overlooked in the planning officer's studio comments later in this section, and would leave the proposed house with a 2m bias on the studio and up to 1m on the houses. We feel that the 51m Datum does not indicate the likely finished floor level within the proposed dwelling and related to the surrounding property finished floor levels.

Section 3. Page 18, paragraph 2 – Once again, the planning officer refers to the 'rear' of our home as the 'side' which is an unacceptable misrepresentation of the orientation of our house. I also dispute the siting of the proposed house to the two windows mentioned – it is NOT sited just to the rear of two windows and does in fact completely cover the kitchen window which is 2.1m **behind** the building line. In addition, it comes to within 0.5m of our breakfast room to the South East, clearly a fact which will without question cause a huge loss of outlook and light into these windows. The overlooking issue from the three tall lounge windows of the proposed house, are into our lounge area via our patio doors and not into our obscured windows as mentioned. The fence is already 1.8m tall and having stepped 'up' into our house, we can from our lounge windows and from our kitchen windows, clearly see over this height into the existing garage window, which is positioned as per the proposed lounge windows. We would like to point out that the fence belongs to number 126 and we weren't aware that the proposed development included modifying our fence, which seems to be missing the point somewhat.

Paragraph 3 – We note the proposal offers obscured glass to bedroom 4 to half height. Are they also to insist that no one above 5ft tall lives in the house?


Paragraph 4 – There is likely to be 10m and not 11m between our daughter's bedroom on the East elevation and the landing window of the proposed development. We note from the Design in Central Bedfordshire, achieving privacy through design document, 5.02.03.....13.7m rear to flank or 22m rear to rear 'must' be applied.

Page 19, paragraph 4 – This paragraph totally ignores the 'personal' training nature of the business – it is NOT a fitness centre. It is a personal training facility which involves the training of people who prefer not to go to big gyms and be overlooked. It also involves rehabilitation sessions with stroke victims, cerebral palsy and heart condition patients all of whom have had sessions within this environment. These are clients who are particularly sensitive to being overlooked. Many of the sessions involve lying on the floor which completely alters the view outwards and inwards from surrounding windows. All of this appears to have been overlooked in this paragraph.

Page 20, paragraph 1 - The planning officer has summarised that loss of amenity is not sufficient as to sustain a refusal. Since there will be a massive loss of outlook, amenity and light to us, we disagree with this statement. The proposed house is a bigger one than our own on a considerably smaller plot and due to our orientation there is no conceivable way that our amenity and outlook will be unaffected.

The current bungalow is single storey, 7m away from our rear elevation and has a roof that slopes away from us thus maximising light, outlook and amenity. The proposal is 3m away from our property, 8.1m high at the ridge and overlaps 3 of the 6 openings, shadowing 2 further ones and also overlooks 1 bedroom at an oblique angle. We don't understand how this won't be oppressive to us.

Yours sincerely

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5.00 Residential Development

5.01 Introduction

5.01.01

This Supplement addresses aspects of design with respect to individual houses, groups of houses in a street, and the environment immediately around the house, most notably private front and rear gardens.

5.01.02

Guidance on these aspects of a development are considered important as together, individual houses and the private space immediately around them contribute significantly to the quality and character of the overall new development.

5.01.03

It is essential also to consult the main Design Guide Supplement on Placemaking Principles which outlines the suggested approach to analysing a site and its surroundings and forming an understanding of the overall character of a new development, and provides guidance on the overall layout of the development.

5.01.04

Once the strategic guidance within the Main Supplement has been considered and applied, the more detailed guidance within this supplement, pertaining to individual homes and the private space around it, becomes important to factor into the preparation of planning applications and reserved matters. Together, the application of the guidance in the Main Supplement and this Residential Supplement (as well as the other supplements) will ensure sustainable, high quality developments are delivered



Fig 01 Good street-making: subtly different houses with clearly defined and well overlooked frontages. (Amphihill)

5.01.05

This supplement therefore focuses on the provision of practical advice and guidance that will contribute to the creation of high quality developments insofar as the design of housing and the private spaces around them is concerned, with respect to:

- Achieving Privacy through Design
- Community Safety
- Space Standards and Storage (including garages)
- Bin Storage and Collection
- Gardens and Private Amenity Space
- Frontage Conditions/Setbacks
- Boundary Treatments
- Housetype Design
- Architectural Style and Elevational Design
- Incorporation of Renewable Energy
- Internal Layout for Passive Solar Capture
- Infills and Backland Development

5.02 Achieving Privacy through Design

5.01.06

This supplement should be seen as an agenda for developers and designers and it should be addressed at pre-application meetings with planning officers.

5.02.01

The achievement of absolute visual privacy is usually not possible and is not necessarily desirable, as it would reduce social contact and could lead to a feeling of insecurity, having no passive surveillance of the public realm or one's neighbour's property. In conventional suburban environments, a 'rule of thumb' of approximately 21 metres distance between the rear of one 2 storey property and the rear of another facing it (at first floor level in both instances), is an acceptable norm.

5.02.02

Side and rear boundary treatment should be at least 1.8m in height which will supplement this basic level of privacy.

5.02.03

Where housing is proposed as part of infill development, to avoid overlooking for existing housing, a minimum of 22m (rear-to-rear) or 13.7m (rear-to-flank) must be applied.

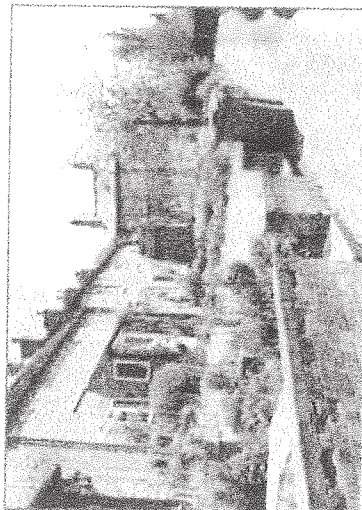


Fig 02 Learning from local precedent: attractive grouping of cottages (Tabworth)

5.02.04

'2.5' storey and above heights would require an increase in distance if this basic standard was applied.

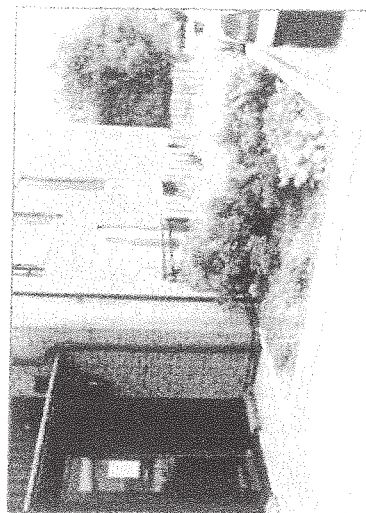


Fig 03 Achieving privacy and defensible space in higher density housing (Linslade)

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Item No. 6

APPLICATION NUMBER	CB/14/01271/FULL
LOCATION	126A High Street, Clophill, Bedford, MK45 4BL
PROPOSAL	Demolition of bungalow, erection of 4 bed detached dwelling.
PARISH	Clophill
WARD	Amphill
WARD COUNCILLORS	Cllrs Duckett, Blair & Smith
CASE OFFICER	Sarah Fortune
DATE REGISTERED	01 April 2014
EXPIRY DATE	27 May 2014
APPLICANT	Mr DM Ward-Clarke
AGENT	Mr L Butler
REASON FOR COMMITTEE TO DETERMINE	Called in by Councillor Paul Duckett on grounds of over development of the site

RECOMMENDED DECISION	Full Application - Approve
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Summary of recommendation:

There are no policy objections to the principle of the erection of a dwelling on this an infill site in the built up area of the village of Clophill. The size, siting and design of the two storey house are considered to be in keeping with the character of the area and objections from neighbours have been fully considered in this revised scheme. The Highways Officer is not raising any objections to the access and parking arrangements. The development would be in accordance with the objectives of the National Planning Policy Framework (2012) and policies in the Core Strategy and Development Management Planning Document dated 2009 and the emerging Development Strategy for Central Bedfordshire dated 2013.

Recommendation

That Planning Permission be granted subject to the signing of a Unilateral Undertaking and 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 details of materials to be used for the external finishes of the development have been submitted to and approved in writing by the Local Planning Authority and the development shall be carried out in accordance therewith.**

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

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

- proposed finished levels or contours;
- materials to be used for any hard surfacing;
- 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.

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.

- 4
- The scheme approved in Condition 3 shall be carried out by a date which shall be not later than the end of the full planting season immediately following the completion of the development. Thereafter the planting shall be adequately maintained for a period of five years from the date of planting. Any of the trees or shrubs or both which die or are removed, or which become severely damaged or seriously diseased (during the said period of five years) shall be replaced with trees or shrubs or both, as the case may be, of similar size and species to those originally required to be planted and the same shall be maintained until properly established.

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

- 5 **No building shall be occupied until the junction of the modified vehicular access with the highway 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.

- 6 Before the modified access is 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 from the back edge of the foot way into the site along the centre line of the anticipated vehicle path. The vision splay so described and on land under the applicants control shall be maintained free of any obstruction to visibility exceeding a height of 600mm above the adjoining footway level.

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

- 7 The proposed vehicular parking areas within the site shall be constructed and surfaced in a durable bound material 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 or other extraneous material or surface water from the site into the highway so as to safeguard the interest of the highway.

- 8 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 purposes.

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 Best practical means shall be taken at all times to ensure that all vehicles leaving the development site during construction of the development are in a condition such as not to emit dust or deposit mud, slurry or other debris on the highway, in particular efficient means shall be installed prior to commencement of the development and thereafter maintained and employed at all times during construction of the development of cleaning the wheels of all lorries leaving the site.

Reason: To minimise the impact of construction vehicles and to improve the amenity of the local area.

- 10 Prior to the commencement of development 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, shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall be fully implemented before the development is first occupied or brought into use and thereafter retained for this purpose. (See Notes to the Applicant).

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

- 11 The refuse collection point indicated on the approved drawing no 100 Plan No 2 shall be fully provided prior to occupation of the dwelling and shall be retained thereafter.

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

- 12 Development shall not commence 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.

- 13 Notwithstanding any provision of the Town and Country Planning (General Permitted Development Order) 1995 (or any Order revoking or re-enacting that Order with or without modification) no further extension or alteration shall take place to the dwelling hereby approved without the prior approval by way of a planning consent from the Local Planning Authority.

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

- 14 Notwithstanding any provision of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking or re-enacting that Order with or without modification) no further window or other opening shall be formed on the east and west facing elevations of the building without prior approval by way of a planning consent from the Local Planning Authority.

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

- 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 fence, wall, gate or other means of enclosure shall be erected unless otherwise agreed in writing by the Local Planning Authority.

Reason: To protect the amenities of adjacent occupiers and the character and appearance of the area.

- 16 **No development shall take place until a scheme has been submitted to and approved in writing by the Local Planning Authority indicating the positions, design, materials and type of boundary treatment to be erected. The boundary treatment shall be completed in accordance with the approved scheme before the building is occupied.**

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

- 17 **Prior to the first occupation of the building the first floor window in the west facing elevation of the development shall be fitted with obscured glass of a type to substantially restrict vision through it at all times, and shall have a restriction on its opening. Details of the window shall have been previously submitted to and agreed in writing by the Local Planning Authority.**

Reason: To safeguard the amenities of occupiers of adjoining properties.

- 18 The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers 100/Plan No 1, 100/Plan No 2 and 25314

Reason: For the avoidance of doubt.

Notes to Applicant

1. The applicant is advised that no works associated with the construction of the modified 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 on 0300 300 8049. 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 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.
3. The applicant is advised that the storage of materials associated with this development should take place within the site and not extend into the public highway without authorisation from the highway authority. If necessary further details can be obtained from Bedfordshire Highways (Amey), the District Manager (for the relevant area) via the Central Bedfordshire Council's Customer Contact Centre on 0300 300 8049.

4. The applicant is advised that all cycle parking to be provided within the site shall be designed in accordance with the Central Bedfordshire Council's "Cycle Parking Annexes - July 2010"
5. 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 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 consideration of the application the Committee received representations made under the Public Participation Scheme.
2. There was an additional 2 letters of objection received.
 - a. The first letter dealt with the siting of the new house. It was confirmed that the siting of the house had been corrected by the site visit by the Committee.
 - b. The second letter dealt with the siting of the house in relation to their property, the impact on their amenities and inaccuracies both on the plans and within the report. Officers provided clarification on all points raised.]

Item No. 7

APPLICATION NUMBER	CB/14/01184/FULL
LOCATION	Land South Of Stotfold, Norton Road, Stotfold
PROPOSAL	Erection of 1 No. 1 bed flat, 2 No. 2 bed flats, 151sq.m (gross internal) A1 shop, parking spaces and parking bay on main street (resubmission of CB/13/01624/FULL)
PARISH	Stotfold
WARD	Stotfold & Langford
WARD COUNCILLORS	Cllrs Clarke, Saunders & Saunders
CASE OFFICER	Stuart Robinson
DATE REGISTERED	16 April 2014
EXPIRY DATE	11 June 2014
APPLICANT	Taylor Wimpey (South Midlands)
AGENT	APC Planning
REASON FOR COMMITTEE TO DETERMINE	Request by Councillor Brian Saunders in light of concerns expressed by Stotfold Town Council.

RECOMMENDED DECISION	Full Application - Granted
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Recommendation

That Planning Permission be granted subject to the following conditions and completion of a Unilateral Undertaking:

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 samples of the brick, render, roof tiles and weather boarding to be used for the external walls and roofs of the new 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 accordance with Policy DM3 of Central Bedfordshire Council's Core Strategy and Development Management Policies Development Plan Document and Policy 43 of the emerging Central Bedfordshire Development Strategy.

- 3 **No development shall commence until a scheme has been submitted for the written approval of the Local Planning Authority for limiting the transmission of noise between;**

- a) the car parking access road and the built over first floor residential unit above (flat 3 kitchen/living/dining)
- b) the ground floor shop and the first floor residential units
- c) Main Street/Grange Drive link, external customer noise and the residential units.

Any works which form part of the scheme approved by the Local Planning Authority shall be completed and the effectiveness of the scheme shall be demonstrated to the satisfaction of the Local Planning Authority before any permitted development is occupied, unless an alternative period is approved in writing by the Authority.

Reason: To ensure adequate insulation against transmission of noise from the car parking access road, ground floor shop and road traffic/customer noise in main street/grange drive link and the residential units and therefore provide an acceptable internal noise environment for future occupiers of the development in accordance with Policy DM3 of Central Bedfordshire Council's Core Strategy and Development Management Policies Development Plan Document and Policies 43 and 44 of the emerging Central Bedfordshire Development Strategy.

- 4 The development hereby approved shall not be brought into use until details, including acoustic specifications, of all fixed plant, machinery and equipment such as compressors, generators, air conditioning units, refrigeration plant or plant and equipment of a like kind, installed within or external to the shop premises, have been submitted to and approved in writing by the Local Planning Authority.

Reason: To safeguard the amenities of adjoining occupiers in accordance with Policy DM3 of Central Bedfordshire Council's Core Strategy and Development Management Policies Development Plan Document and Policies 43 and 44 of the emerging Central Bedfordshire Development Strategy.

- 5 The development hereby approved shall not be occupied until details of bin storage, including the inclusion of communal bins, have been submitted to and approved in writing by the Local Planning Authority and the bin storage areas have been implemented in accordance with the approved details. The bin storage areas shall be retained thereafter.

Reason: In the interest of amenity in accordance with Policy DM3 of Central Bedfordshire Council's Core Strategy and Development Management Policies Development Plan Document and Policy 43 of the emerging Central Bedfordshire Development Strategy.

- 6 The development hereby approved shall not be brought into use until a car parking management plan has been submitted to and approved by the Local Planning Authority. The car parking provision hereby approved shall only be implemented in full accordance with the approved management plan.

Reason: To ensure the availability of car parking for the exclusive use of occupiers of the proposed residential units in accordance with Policy DM3 of Central Bedfordshire Council's Core Strategy and Development Management Policies Development Plan Document (2009) and Policy 27 of the emerging Central Bedfordshire Development Strategy (2013).

- 7 The proposed development shall be carried out and completed in all respects in accordance with the parking siting and layout illustrated on the approved plan No.08 870-SK10 Rev.I 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 in accordance with Policy DM3 of Central Bedfordshire Council's Core Strategy and Development Management Policies Development Plan Document (2009) and Policy 27 of the emerging Central Bedfordshire Development Strategy (2013).

- 8 The retail unit shall only be open to customers between the hours of 7.00am to 10.30pm Mondays to Saturdays and 7.00am to 10.00pm on Sundays and Bank Holidays.

Reason: To safeguard the amenities which the occupiers of neighbouring properties might reasonably expect to enjoy and accord with Policy DM3 of Central Bedfordshire Council's Core Strategy and Development Management Policies Development Plan Document and Policies 43 and 44 of the emerging Central Bedfordshire Development Strategy.

- 9 Deliveries by commercial vehicles shall only be made to or from the retail premises between 8.00am and 6.00pm Monday to Saturday, and at no time on Sundays, Bank or Public Holidays, without the prior agreement in writing of the Local Planning Authority.

Reason: To safeguard the amenities which occupiers of neighbouring properties might reasonably expect to enjoy and accord with Policy DM3 of Central Bedfordshire Council's Core Strategy and Development Management Policies Development Plan Document and Policies 43 and 44 of the emerging Central Bedfordshire Development Strategy.

- 10 The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers 08 870-SO01 Rev.C, 08 870-SK01 Rev.F, 08 870-SK02 Rev.C, 08 870-SK04 Rev.D, 08 870-SK05 Rev.D, 08 870-SK06 Rev.B, 08 870-SK07 Rev.C, 08 870-SK08, 08 870-SK10 Rev.I, 08 870-SK20 Rev.A and 08 870-SK21 Rev.A.

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.
2. Each bin must be accessible without having to move the other bins. This store should be secured with a keypad in order to prevent misuse by the commercial premises.
3. The proposed gates will need to be unrestricted on collection day. The collection crew will collect the bins from the store on collection day and return them back to the store after emptying, to that end there will be no need for a collection point.

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.

Reasons for Granting

The principle of development has been established by the granting of outline planning permission (reference MB/02/00242/OUT) and is further supported by Policy DM4 of the Core Strategy and Development Management Policies Development Plan Document, Policy 38 of the emerging Development Strategy for Central Bedfordshire, the Land South of Stotfold Development Brief, the Land South of Stotfold Design and Landscape Strategy Code and the National Planning Policy Framework.

The proposed erection of 1 No. 1 bed flat, 2 No. 2 bed flats, 151 sq. metres A1 shop, parking spaces and parking bay, by reason of the siting, design, scale would complement the local surroundings and would not result in a loss of light, privacy or overshadowing or be prejudicial to highway safety as considered by Policies CS14, DM3 and DM4 of the Core Strategy and Development Management Policies Development Plan Document, Policies 27, 38 and 43 of the emerging Development Strategy for Central Bedfordshire and the National Planning Policy Framework. The development is in further conformity with technical guidance the Revised Central Bedfordshire Design Guide, the Land South of Stotfold Development Brief and the Land South of Stotfold Design and Landscape Strategy Code.

[Notes:

1. In advance of consideration of the application the Committee received representations made under the Public Participation Scheme.
2. A condition relating to traffic measures would be included.]

Item No. 8

APPLICATION NUMBER	CB/14/01368/FULL
LOCATION	20 Spring Close, Biggleswade, SG18 0HL
PROPOSAL	Erection of new chalet bungalow with alteration to existing garage and parking
PARISH	Biggleswade
WARD	Biggleswade North
WARD COUNCILLORS	Cllrs Jones & Mrs Lawrence
CASE OFFICER	Samantha Boyd
DATE REGISTERED	23 April 2014
EXPIRY DATE	18 June 2014
APPLICANT	Mr & Mrs D Bourke
AGENT	Stephen Wood
REASON FOR COMMITTEE TO DETERMINE	Cllr Call in - Cllr Lawrence. 1 Contrary to Policy - on limits eg: boundary 3 Overdevelopment - Too large, bungalow is single storey. 4 Overbearing - Overlooks neighbour 7 Design - Compromise on many counts.
RECOMMENDED DECISION	Full Application - Approval Recommended subject to the completion of a Unilateral Undertaking.

Delegated Decision – See Minute No. DM/14/16

That planning application CB/14/01368/FULL be delegated to the Interim Assistant Director of Planning to refuse the application for the following reason:

The proposed development, by reason of its scale, siting and design would constitute overdevelopment of the site resulting in a cramped form of development to the detriment of the character and appearance of the surrounding area. The proposal, is therefore contrary to Policy DM3 of the Core Strategy and Development Management Policies Document 2009.

[Notes:

1. In advance of consideration of the application the Committee received representations made under the Public Participation Scheme.
2. It was noted that the Unilateral Undertaking had been approved.
3. The highways condition 6 was no longer required as the home was 2 bedroom.]

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Item No. 9

APPLICATION NUMBER	CB/14/01583/FULL
LOCATION	165 Holme Court Avenue, Biggleswade, SG18 8PB
PROPOSAL	Two storey side extension
PARISH	Biggleswade
WARD	Biggleswade South
WARD COUNCILLORS	Cllrs Lawrence & Woodward
CASE OFFICER	Benjamin Tracy
DATE REGISTERED	23 April 2014
EXPIRY DATE	18 June 2014
APPLICANT	Mrs R Crisp
AGENT	
REASON FOR COMMITTEE TO DETERMINE	Applicant is a Member of Staff within the Development Management Department

RECOMMENDED DECISION	Full Application - Approval
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Summary of Recommendation

The proposal would not have a negative impact on the character and appearance of the area or an adverse impact on the residential amenity of neighbouring properties, therefore by reason of its size, design and location, the proposal is in conformity with Policies DM3 and CS14 of the Core Strategy and Management Policies, November 2009; and The National Planning Policy Framework. It is further in conformity with the technical guidance Central Bedfordshire Design Guide, 2014.

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 first floor windows in the north facing elevation of the development hereby permitted shall be fitted with obscured glass of a type to substantially restrict vision through it at all times, and fixed shut up to a height of 1.7 metres above the finished floor level.

Reason: To safeguard the amenities of occupiers of adjoining properties.

- 4 The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers [CBC/001; P.001.; and P.002.].

Reason: For the avoidance of doubt.

Notes to Applicant

1. The applicant is advised that the storage of materials associated with this development should take place within the site and not extend into within the public highway without authorisation from the highway authority. If necessary the applicant is advised to contact Central Bedfordshire Council's Highway Help Desk on 03003008049. Under the provisions of Section 59 of the Highways Act 1980 the developer may be liable for any damage caused to the public highway as a result of the construction of the development.
2. While the Council has no indication of any ongoing contamination, the mapped electricity substation site to the north of the application site could theoretically pose a risk to safe and secure use of development. Regard should be given to undertaking a soil survey, and any indications of potential problems should be forward to the Contaminated Land Officer, Andre Douglas, for advice, on 0300 300 4004 or andre.douglas@centralbedfordshire.gov.uk
3. This permission relates only to that required under the Town & Country Planning Acts and does not include any consent or approval under any other enactment or under the Building Regulations. Any other consent or approval which is necessary must be obtained from the appropriate authority.

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

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