

CENTRAL BEDFORDSHIRE COUNCIL

At a meeting of the **DEVELOPMENT MANAGEMENT COMMITTEE** held in Council Chamber, Priory House, Monks Walk, Shefford on Wednesday, 27 May 2015

PRESENT

Cllr K C Matthews (Chairman)
Cllr R D Berry (Vice-Chairman)

Cllrs M C Blair
A D Brown
K M Collins
S Dixon

Cllrs E Ghent
R W Johnstone
T Nicols
J N Young

Apologies for Absence: Cllrs Mrs S Clark
K Janes
I Shingler

Substitutes: Cllrs D Bowater (In place of Mrs S Clark)
B J Spurr (In place of K Janes)

Members in Attendance: Cllrs P A Duckett
F Firth
Mrs J G Lawrence
R Morris
R D Wenham,

Officers in Attendance:	Mrs M Clampitt	Committee Services Officer
	Mr J Ellis	Planning Manager West
	Mr A Emerton	Managing Solicitor Planning, Property, Highways & Transportation
	Mr D Hale	Planning Manager South
	Mrs C Jagusz	Democratic Services Administrator
	Mr D Lamb	Planning Manager East
	Mrs A Robinson	Senior Planning Officer

DM/15/1. **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 varied and considered as follows:

10:00am items 6, 7, 8, 13,14 and 12.

1.00pm items 15, 11, 9, 10 and 16.

The Chairman advised that a site inspection had been undertaken by most Members of the Committee in respect of most applications on 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.

DM/15/2. **Minutes**

RESOLVED

that the Minutes of the meeting of the Development Management Committee held on the 8 April 2015 be confirmed and signed by the Chairman as a correct record.

DM/15/3. **Members' Interests**

(a) **Personal Interests:-**

Member	Item	Nature of Interest	Present or Absent during discussion
Cllr M Blair	16	Knows Architect	Present
Cllr K Collins	6	Known to speakers	Present
Cllr D Bowater	7	Visited School	Present
Cllr A Brown	13	Knows Speaker	Present

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

Member	Item	Nature of Interest	of Present or Absent during discussion
Cllr A Brown	12	Applicant	Absent

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

Member	Item	Parish/Town Council	Vote Cast
Cllr S Dixon	14	Chair of Parish Council	Did not vote
Cllr K Matthews	8	Lidlington Parish Council	Did not vote
Cllr M Blair	16	Amphill Town Council	Did not Vote

DM/15/4. **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/15/5. **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.

Prior to discussion of Item 6 Cllr Nicols entered the Council Chamber.

DM/15/6. **Planning Application No. CB/15/00569/FULL**

RESOLVED

That Planning Application No. CB/15/00569/FULL relating to 1 Wick Hill, Kensworth, Dunstable LU6 3RQ be delegated to the Development Infrastructure Group Manager to refuse as set out in the Schedule appended to these Minutes.

DM/15/7. **Planning Application No. CB/15/00470/REG3**

RESOLVED

That Planning Application No. CB/15/00470/REG3 relating to Clipstone Brook Lower School, Brooklands Drive, Leighton Buzzard LU7 3PG be approved as set out in the Schedule appended to these Minutes.

DM/15/8. **Planning Application No. CB/15/00777/FULL**

RESOLVED

That Planning Application No. CB/15/00777/FULL relating to The Green Man, High Street, Lidlington, Bedford MK43 0RN be approved as set out in the Schedule appended to these Minutes.

DM/15/9. **Planning Application No. CB/15/00992/FULL**

RESOLVED

That Planning Application No. CB/15/00992/FULL relating to Land at Chapel Close, Clifton, Shefford SG17 5YG be approved, subject to mitigation of concrete and the bollard, as set out in the Schedule appended to these Minutes.

Prior to discussion of item 14 - councillor johnstone left the council chamber.

DM/15/10. **Planning Application No. CB/15/00945/FULL**

RESOLVED

That Planning Application No. CB/15/00945/FULL relating to 84 High Street, Henlow, SG16 6AB be approved as set out in the Schedule appended to these Minutes.

DM/15/11. **Planning Application No. CB/15/00675/FULL**

RESOLVED

That Planning Application No. CB/15/00675/FULL relating to Iveldale, 11 Clifton Road, Shefford SG17 5AA be approved as set out in the Schedule appended to these Minutes.

Adjourned at 12.15 and reconvened at 1.00pm

DM/15/12. **Planning Application No. CB/15/00424/FULL**

RESOLVED

That Planning Application No. CB/15/00424/FULL relating to 48B Shortmead Street, Biggleswade, Beds SG18 0AP be approved as set out in the Schedule appended to these Minutes including an informative regarding existing rights for other access users.

Prior to discussion on item 11 - councillor spurr left the council chamber.

DM/15/13. **Planning Application No. CB/15/01068/FULL**

RESOLVED

That Planning Application No. CB/15/01068/FULL relating to Kingsmoor Lower School, Kingsmoor Close, Flitwick, Bedford MK45 1EY be approved as set out in the Schedule appended to these Minutes.

DM/15/14. **Planning Application No. CB/15/00667/FULL**

RESOLVED

That Planning Application No. CB/15/00667/FULL relating to Flitton Moor, Brook Lane, Flitton MK45 5EJ be approved as set out in the Schedule appended to these Minutes.

DM/15/15. **Planning Application No. CB/15/01190/FULL**

RESOLVED

That Planning Application No. CB/15/01190/FULL relating to Land adjacent to 62 Nottingham Close, Ampthill be approved as set out in the Schedule appended to these Minutes.

DM/15/16. **Planning Application No. CB/15/01464/FULL**

RESOLVED

That Planning Application No. CB/15/01464/FULL relating to 14 Verne Drive, Ampthill, Bedford MK45 2PS be approved as set out in the Schedule appended to these Minutes.

DM/15/17. **Site Inspection Appointment(s)**

RESOLVED

That all Members of the Committee be invited to conduct site inspections to be undertaken on Monday 22 June 2015.

(Note: The meeting commenced at 10.00 a.m. and concluded at 1.57 p.m.)

Chairman

Dated

LATE SHEET**DEVELOPMENT MANAGEMENT COMMITTEE – Date 27th May 2015*****Item 7 (Pages 27-40) – CB/00470/REG3 - Clipstone Brook Lower School, Brooklands Drive, Leighton Buzzard.*****Additional Comments**

The proposed extensions would result in an expansion to an existing building which provides essential social and community infrastructure in the form of an educational institution in an accessible location without a resultant impact on the local residential amenity in accordance with policy 21 of the emerging Development Strategy for Central Bedfordshire.

Item 8 (Pages 41-58) – CB/15/00777/FULL – The Green Man, High Street, Lidlington.**Additional Consultation/Publicity Responses**

Historic England (formerly English Heritage) – Do not wish to offer any comments at recommend that the application be determined in accordance with national and local policy guidance, and on the basis of your specialist Conservation advice.

Public Rights of Way Officer – No public rights of way will be affected by this proposal.

Additional comments

The Parish Council raised concern regarding parking spaces over a right of way granted in 1936 to residents of property in Whitehall. The Council's Public Rights of Way Officer has confirmed that no public rights of way will be affected by this proposal. Any private rights of way that may be affected would be a civil matter. The agent has been made aware of the concerns raised and is content that they have addressed all the necessary aspects.

Item 13 (Pages 99-110) – CB/15/00992/FULL – Land at Chapel Close, Clifton, Shefford SG17 5YG

Additional Consultation/Publicity Responses

The following letter has been received from the owner/occupier who has requested that this be circulated to Member on the late sheet:

ITEM NO. 13 – DMC Meeting 27/5/15 - Application number: CB/15/00992/FULL
Illustrative Material for use by Emma Sewell (Objector – 3 Chapel Close)



Street scene in Chapel Close prior to the development of 11 new houses by the applicant in 2013/14

1 Original street scene showing a high quality living environment with a block paved parking space and large open grassed area maintained for around 10 years by residents. The majority of original Chapel Close residents (five out of eight properties) including ourselves still gain no benefit at all from the pumping station that was enlarged in 2014 (see below) mainly to service the 11 new dwellings in the Chapel Lea housing development built by the applicant. When the Chapel Lea development was in the planning stages, more could and should have been done by the applicant to find a less prominent site for the pumping station e.g. behind the existing close boarded fence (situated behind the green kiosk) on unused scrub land, also owned by the applicant.



Bird's eye view from first floor at 3 Chapel Close cavity



Enlargement: Second larger green kiosk and second

2 Street scene as it is now: damaged and changed in character from residential to light industrial due mainly to the concrete, the floodlights and the aerial that were specifically refused permission in 2014. The quality of the living environment for Chapel Close residents has been substantially reduced. The applicant was given planning approval for the Chapel Lea development on the basis that no harm would be caused to the appearance of the existing street scene or to the living conditions at neighbouring houses. The considerable harm caused to the street scene by the size, design, materials and appearance of the concrete, floodlights and aerial have not been addressed in any way in this revised application.



This shows the parking space and the expanse of concrete that will remain clearly visible.

3 The concrete hard standing directly contravenes planning policies and is not in-keeping with the other surfaces in Chapel Close. A block paved parking space was dug up in order to create the enclosure and therefore block paving should have been put back to cover the entire enclosure. Indeed in the 'Appendix To Sewers For Adoption - 6th Edition' regarding Anglian Water (AW) amendments there is a reference to '*blockwork*' being an acceptable surface for a hard standing area and so it would serve to meet AW's operational requirements. Furthermore, as there will just be a lockable bollard at the entrance to the parking area, the concrete in that area will continue to be a visible eyesore to residents at all times from the pavement side. The concrete in the main operational area will also remain visible from first floor windows.



4 The large aerial and floodlights are very visible especially in autumn/winter and we have never seen such unsightly equipment placed in a prominent position in a quiet residential area. There are no domestic aerials on view in the Close and no telegraph poles. Emergency floodlighting will only be required on very rare occasions and so Anglian Water staff should bring suitable lighting equipment along with them in the event that it is required, as they must frequently have to do at many other locations where there is no permanent installation. The applicant's submission admits that the lights '*may never actually be switched on*' and they are therefore non-essential. The BT line that is already in place is able to communicate with the pumping station and precludes the need for the aerial. Both these elements are 'preferred'

requirements that have been installed purely for the convenience of Anglian Water, irrespective of the significant loss of amenity that is caused to residents.

The following letter has been received from the agent on behalf of the applicant in response to the third party representations received:



Phillips Planning Services Ltd.
Town Planning and Development Consultants

Our Ref: P094049
11 May 2015

Amy Lack
Planning – Development Management
Central Bedfordshire Council
Priory House
Monks Walk
Chicksands
SG17 5TQ

Dear Amy

CB/15/00992/FULL
Hardstand & lighting column at Chapel Close, Clifton

I have now had the opportunity to review the comments of local residents which you kindly forward to me.

I have a letter from 3 Chapel Close then brief email comments from 2 and 5 Chapel Close and also from a resident at 30 Knolls Way.

The main comments are set out in the letter from the resident of 3 Chapel Close and so my response responds largely to this.

General

The objector makes a point that the pumping station / enclosure was “enlarged” due to the development of additional dwellings within Chapel Close.

This is not correct, the pumping station has not been enlarged as a result of the additional development. The below ground pumping station is the same size as originally installed. The more recent alterations i.e. the provision of hard surfacing in part replacing a block paved parking space and the light column and aerial as well as the other works were added to the site to meet Anglian Waters adoption requirements.

As you know the works are actually far less than those normally required by Anglian Water but were negotiated by the applicant to seek to minimise the visual impact.

Visual Impact

The objector raises concern regarding the “unsightly” concrete surface. We do not agree with this assessment as the concrete is already beginning to weather and darken, however as you are aware, it is proposed to erect a close boarded fence and install hedge planting such that the surface would be barely visible.

The objector shows a photograph of the light column and aerial which is again described as “unsightly”.

We do not agree with this statement. As set out in our original submission, the aerial is relatively low (around 3 metres) compared to the streetlights and telegraph poles which are common place within Chapel Close. Its location is such that it stands back from the street scene and is not prominent.

It is suggested by the objector that the aerial is larger than normally required. This is also incorrect.

Anglian Water originally wanted an aerial set at 5 – 6 metres but the applicant convinced them to test this three metre column which has proved successful and so Anglian Water have agreed a reduction.

Notwithstanding this, should the Council consider it necessary the column be painted black to match other street furniture in Chapel Close. The applicant would have no objection to a condition in this respect.

Concern is raised regarding the appearance of the proposed bollards to prevent general parking in the parking space. Again this would be a matter that the Council would normally condition in terms of the need to agree materials and appearance and the applicant has no objection to this.

Despite the concerns raised we note that the objector does make a number of positive comments regarding the proposals as follows:

"We welcome the fact that the proposal shows that the three unsightly concrete bollards will be removed and that there will be a smaller fenced off area, which should help to make the enclosure feel less overbearing.

The timber close boarded fencing is also a step in the right direction. A close boarded wooden fence would need to be stained in the same dark colour as the existing close boarded fence next to the enclosure to ensure that it is properly in keeping with its surroundings.

We are also of course pleased to see the inclusion of a good amount of hedging I am happy to go with Laurel as suggested by another objector which will help to soften the visual impact"

The applicant would have no objection to the suggested use of staining to the proposed fence or the planting of a laurel hedge if this was considered appropriate by the Council

Despite these positive comments the objector has enclosed a photograph showing the enclosure as it stands today. As you know the application which is before the Council seeks to respond to the concerns raised by the Planning Committee when it considered the previous application and therefore proposes to reduce the size of the enclosure, provide a close boarded rather than post and rail fence and to plant around the enclosure. The photograph provided by the objector is not therefore representative of what is now proposed. I attach below a rather basic comparison using the objector's photograph of the existing situation and then with the proposed changes added.



Existing



Proposed

As I say this is fairly basic but provides an idea of how the current application proposes to change the on-site situation.

Loss of Parking Space

It is alleged that the enclosure has resulted in the loss of a communal parking space. This is incorrect. The parking space referenced was provided for maintenance vehicles for the pumping station. Whilst residents may have used this space in the past such use was effectively trespass onto the applicants land.

It is for this reason that Anglian Water require a secure parking space i.e. so it's not used generally and is available for their use at all times. If the parking space was not secure there is a risk that a car, van or caravan may be parked on it and so access cannot be gained in an emergency.

Conclusions

We trust that this letter is of assistance and of use to you in drafting your report for the May meeting. If you do however require anything further, please do not hesitate to contact me.

I trust that this is helpful.

Yours sincerely

Paul Watson
PHILLIPS PLANNING SERVICES

Additional Comments

Mindful of the letter from the agent above, should Members consider it necessary to make the proposed development acceptable the following conditions could be imposed:

5. Within three calendar months of the date of this decision the close boarded timber fencing to the perimeter of the site shall be installed and treated in a darker brown coloured paint or stain finish. Thereafter the fenced shall remain and be maintained as such in perpetuity.

Reason: In the interests of the visual amenity of the street scene (Policy DM3 of the Core Strategy and Development Management Services 2009).

6. Within three calendar months of the date of this decision the column supporting the lighting and aerial hereby approved shall be painted black. Thereafter the column shall remain and be maintained as such in perpetuity.

Reason: In the interests of the visual amenity of the street scene (Policy DM3 of the Core Strategy and Development Management Services 2009).

7. Prior to the installation of the bollard to be installed details of its design, appearance and materials of construction shall be submitted to and approved in writing by the local planning authority. Thereafter the development shall be carried out in accordance with the approved details.

Reason: In the interests of the visual amenity of the street scene (Policy DM3 of the Core Strategy and Development Management Services 2009).

In addition to the conditions set above the applicant has confirmed that they would have no objection to the planting of a Laurel hedgerow as opposed to the proposed Hornbeam. If Members are mindful to approve the application and wish a Laurel hedge to be implemented condition 2 recommended at the end of the officer report should be amended to read:

- 2. Within three months of the date of this planning permission, notwithstanding the details shown on the approved plans 14-02, a Laurel hedge shall be planting in the position annotated with a Hornbeam hedge. The Laurel hedge shall be planted as bare root plants in suitable cultivated soil, in a single row spaced at three plants per metre. The plants shall subsequently be maintained for a period of at least 5 years from the date of this permission and any which die or**

are destroyed during this period shall be replaced during the next planting season (period from October to March).

Reason: To ensure an acceptable standard of landscaping, in accordance with policy DM3 of the Core Strategy and Development Management Policies (2009).

Item 14 (Pages 111-120) – CB/15/00992/FULL – 84 High Street, Henlow, SG16 6AB.

Planning History

In addition to the recently withdrawn planning application there was a planning application (MB/04/01264) which was refused on 18/01/2005. The application was for a four bedroom house and was refused on grounds of:

- Poor quality design
- Detract from the setting of the listed building
- Adverse impact on occupiers of No.84.
- Loss of landscaping

The refused application was larger than the dwelling now proposed and as set out in the report it is considered that in terms of design, setting of the listed building, impact on No.84 and in respect of landscaping it overcomes the previous reasons for refusal.

Item 15 (Pages 121-132) – CB15/00424/FULL – Land at 48b Shortmead Street, Biggleswade, SG18 0AP.

Additional comments

One further letter of support has been received, from the occupier of 1 Victoria Place.

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Item No. 6

APPLICATION NUMBER	CB/15/00569/FULL
LOCATION	1 Wick Hill, Kensworth, Dunstable, LU6 3RQ
PROPOSAL	Erection of two storey dwelling (Re-sub of 14/5018/Full)
PARISH	Kensworth
WARD	Caddington
WARD COUNCILLORS	Cllrs Collins & Stay
CASE OFFICER	Donna Lavender
DATE REGISTERED	12 February 2015
EXPIRY DATE	09 April 2015
APPLICANT	Burgandy Developments Ltd
AGENT	A. P Whiteley Consultants Ltd
REASON FOR COMMITTEE TO DETERMINE	Called in by Ward Councillor Stay on grounds of overdevelopment, detrimental impact on the character of the area, negative impact on rural/village setting and privacy.
RECOMMENDED DECISION	Full Application - Recommended for Approval

Refused Application – See Minute No. DM/15/6.

That the Development Infrastructure Group Manager be delegated authority to refuse the application for the following reason:

1. The proposed development site lies within the built envelope of the village of Kensworth, washed over by the Green Belt and where provision of new housing by way of infilling would be acceptable in principle, subject to the impact of the development on the setting of the site, the character of the area and surrounding properties. The proposed development site, although having a frontage similar to other sites in the locality, would have a shorter depth of plot size to many in the locality and the proposed three bedroomed dwellinghouse, occupying a substantial width of the plot and with accompanying provision of new access and two parking spaces to the Common Road frontage and significant loss of existing hedgerow around the site boundary to Common Road and Wick Hill would, as a result of this layout and the scale of the dwelling, be visually obtrusive and constitute an unsatisfactory form of development amounting to a cramped, overdevelopment of the site, harmful to the setting of the site, and the character of the area. The proposed development would thereby be contrary to Policy H12 of the South Bedfordshire Local Plan Review, Policy 37 of the emerging Development Strategy for Central Bedfordshire and the National Planning Policy Framework and also the principles of good design set out in Policy BE8 of the South Bedfordshire Local Plan Review, Policy 43 of the emerging Development Strategy for Central Bedfordshire, the National Planning Policy Framework and the Central Bedfordshire Design Guide, Section 5, Residential Development.

[Notes: In advance of consideration of the application the Committee received representations made under the Public Participation Scheme.]

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Item No. 7

APPLICATION NUMBER	CB/15/00470/REG3
LOCATION	Clipstone Brook Lower School, Brooklands Drive, Leighton Buzzard, LU7 3PG
PROPOSAL	Single storey flat roof extension for 5 classrooms, cloakrooms corridors, toilets and library. Single storey flat roof extension for new staffroom. Infill of courtyard and corridor to form Drama Room, Revised access drive and parking. Playground extensions and boundary fence. Above works to include drainage.
PARISH	Leighton-Linslade
WARD	Leighton Buzzard South
WARD COUNCILLORS	Cllrs Berry, Bowater & Dodwell
CASE OFFICER	Donna Lavender
DATE REGISTERED	09 February 2015
EXPIRY DATE	06 April 2015
APPLICANT	Central Bedfordshire Council
AGENT	CBC Assets Team
REASON FOR COMMITTEE TO DETERMINE RECOMMENDED DECISION	CBC Applicant - Objections raised that could not be overcome. Full Application – Recommended for Approval

Recommendation

That Planning Permission be GRANTED subject to the following:

RECOMMENDED CONDITIONS

- 1 The development hereby permitted 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 the existing building in the interests of the visual amenities of the locality.

(Policies BE8 S.B.L.P.R and 43, D.S.C.B)

- 3 The agreed measures approved within the Travel Plan dated May 2015, shall be implemented prior to the occupation of the new classroom extension. Monitoring reports and participation in Central Bedfordshire

Council's Annual school travel survey shall be submitted annually to and approved by the Local Planning Authority.

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

- 4 Works shall not commence on the construction of the rear extension until a scheme to level for level flood plain compensation has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be in accordance with the Flood Risk Assessment dated April 2015, and shall include a detailed design and associated management and maintenance plan of surface water drainage for the site, based on sustainable drainage principles and an assessment of the hydrological and hydrogeological context of the development. On approval of the scheme, it shall be fully implemented in accordance with the timing arrangements embodied within the scheme and maintained in accordance with an agreed management and maintenance plan.

Reason: To ensure the approved system will function to a satisfactory minimum standard of operation and maintenance such that the development would not increase the risk of flooding offsite.
(Policy 49 D.S.C.B)

- 5 The development shall not be occupied or brought into use until the parking scheme shown on Drawing No. 3009 Rev A has been completed. The scheme shall thereafter be retained for this purpose.

Reason: To ensure provision for car parking clear of the highway.
(Policies T10 S.B.L.P.R and 27, D.S.C.B)

- 6 The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, 3001, 3003, 3005, 3006, 3007, 3009 Rev A, B00951-200 Rev T03, B00951-201 Rev T03, B00951/204 Rev T02, B00951/1001 Rev P04, Justification dated 29/04/15, Travel Plan dated 05/05/15, Flood Risk Assessment dated April 2015, Ecology Survey dated 29/04/15 and Wildlife Statement dated 20/04/15 and Transport Statement dated 29/04/15.

Reason: To identify the approved plans and to avoid 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 the proposed new classroom block has a south facing pitched roof ideal for installation of photovoltaic panels. PV panels are a popular choice of renewable energy for schools as they generate electricity during school opening hours and provide savings on electricity bills and additional payments through Feed-in Tariff. The Council's Sustainability Officer has recommended ensuring that the roof is PV ready: structurally strong enough to take additional load and with necessary connections for PV panels to be installed at a later date.
4. It is advised that the applicant uses the 'iOn Travel' website (www.iontravel.co.uk/centralbedfordshire) to manage their travel plan and implement the actions contained within it. It also benefits applicants by helping them to fulfil their planning conditions through the use of the reporting part of the tool.
5. The applicant is advised that further information regarding the updating of the School Travel Plan is available from the Sustainable Transport Team, Central Bedfordshire Council, Priory House, Monks Walk, Chicksands, Shefford, Bedfordshire, SG17 5TQ.
6. The applicant is advised that the wildflower seed should be checked to ensure that they have not been treated with pesticides as can happen and this will harm bee and preferably is as local and native as possible to fit in with the work of the town on bees.

It is recommended that the applicant leave an area completely uncut otherwise there is no space for butterflies and bees to hibernate over the winter. It is also important to do the summer cut late in September in order to support butterflies. The Suffolk wildlife trusts do a fantastic document on grassland management.

<http://www.suffolkwildlifetrust.org/grassland-for-butterflies>

7. The applicant's attention is drawn to their responsibility under The Equality Act 2010 and with particular regard to access arrangements for the disabled.

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

These requirements are as follows:

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

In doing this, it is a good idea to consider the range of disabilities that your actual or potential service users might have. You should not wait until a

disabled person experiences difficulties using a service, as this may make it too late to make the necessary adjustment.

For further information on disability access contact:

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

Central Bedfordshire Access Group (www.centralbedsaccessgroup.co.uk)

Statement required by the Town and Country Planning (Development Management Procedure) (England) Order 2015 - Article 35

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) Order 2015.

[Notes:

1. In advance of consideration of the application the Committee received representations made under the Public Participation Scheme.
2. In advance of consideration of the application the Committee were advised of an additional comment of support which was contained in the Late Sheet.]

Item No. 8

APPLICATION NUMBER	CB/15/00777/FULL
LOCATION	The Green Man, High Street, Lidlington, Bedford, MK43 0RN
PROPOSAL	Erection of 1 no. three bedroom and 1 no. four bedroom dwellings and reconfiguration of car park
PARISH	Lidlington
WARD	Cranfield & Marston Moretaine
WARD COUNCILLORS	Cllrs Morris, Matthews & Mrs Clark
CASE OFFICER	Lisa Newlands
DATE REGISTERED	03 March 2015
EXPIRY DATE	28 April 2015
APPLICANT	Hawthorn Leisure Ltd
AGENT	WYG
REASON FOR COMMITTEE TO DETERMINE	Called in by Cllr Bastable over concerns relating to parking, viability of the Public House, impact on the street scene and listed building.
RECOMMENDED DECISION	Full Application - Approve

Recommendation

That Planning Permission be approved subject to the following:

RECOMMENDED CONDITIONS / REASONS

- 1 The development hereby permitted 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 take place on the construction of the dwellings hereby approved until samples of the materials to be used for the external surfaces of the dwellings hereby approved have been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved details.

Reason: To control the appearance of the building in the interests of the visual amenities of the locality.
(Policy 43, DSCB)
- 3 The parking area for the Public House shall be provided and laid out in accordance with the details shown in drawing number 14.2062.103 P3, prior to commencement on the housing development.

Reason & justification: To ensure that a suitable parking area is in place for the Public House during the construction period and minimise any impact on the public highway.

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

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

Justification: This condition is required to be pre-commencement in order to record any heritage assets prior to development commencing and disturbing the ground.

- 5 The planting area east of the replacement car park access for the pub shall be maintained free of any obstruction to visibility exceeding a height of 600mm above the adjoining road level.

Reason: To provide adequate visibility between the access to Whitehall and the proposed access to the replacement pub car park and the revised parking provision along access to Whitehall, and to make the accesses and parking safe and convenient for the traffic which is likely to use them.

- 6 The vehicular access to the proposed dwellings shall be surfaced in bituminous or other similar durable material as may be approved in writing by the Local Planning Authority for a distance of 5.0m into the site, measured from the highway boundary, before the premises are occupied. Arrangements shall be made for surface water drainage from the site to be intercepted and disposed of separately so that it does not discharge into the highway.

Reason: To avoid the carriage of loose aggregate or other extraneous material or surface water from the site into the highway so as to safeguard the interest of highway safety.

- 7 The proposed development shall be carried out and completed in all respects in accordance with the access siting and layout illustrated on the approved drawing No. 14.2062.103 Revision P3 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 and parking arrangements at all times.

- 8 The proposed means of illumination shall be shielded so that no glare or dazzle occurs to drivers of vehicles using the public highway.

Reason: In the interest of road safety.

- 9 Details of a refuse storage and collection point for the pub shall be submitted to and approved by the Local Planning Authority prior to the revised parking provision being brought into use. The scheme shall be fully implemented prior to the parking provision being implemented 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.

- 10 Prior to occupation of the dwellings hereby permitted, the applicant shall submit in writing for the approval of the local planning authority a scheme of noise attenuation measures which will ensure that internal noise levels from external road traffic noise sources and from noise associated with the operation of the adjacent Public House shall not exceed 35 dB LAeq, 07:00 – 23:00 in any habitable room or 30 dB LAeq 23:00 – 07:00 and 45 dB LAmax 23:00-07:00 inside any bedroom, and that external noise levels from these same noise sources shall not exceed 55 dB LAeq, (1hr) in outdoor amenity areas. Any works which form part of the scheme approved by the local authority shall be completed and the effectiveness of the scheme shall be demonstrated before any permitted dwelling is occupied, unless an alternative period is approved in writing by the Authority.

Reason: To protect the amenity of future residential occupiers of the development.

- 11 The dwellings hereby approved shall not be occupied until a landscaping scheme to include all hard and soft landscaping and a scheme for landscape maintenance for a period of five years following the implementation of the landscaping scheme have been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented by the end of the full planting season immediately following the completion and/or first use of any separate part of the development (a full planting season means the period from October to March). The trees, shrubs and grass shall subsequently be maintained in accordance with the approved landscape maintenance scheme and any which die or are destroyed during this period shall be replaced during the next planting season.

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

- 12 Development shall not commence on the housing development until the tree protection measures detailed in section 5 of the Arboricultural Implications Assessment and Method Statement have been implemented and retained for the duration of the construction work.

Reason: To protect the trees so enclosed in accordance with Section 8 of BS 5837 of 2012 or as may be subsequently amended.
(Policies 43 and 59, DSCB)

- 13 Prior to the use of the reconfigured car parking arrangements details of any external lighting to be installed on the site, including the design of the lighting unit, any supporting structure and the extent of the area to be illuminated, shall be submitted to and approved in writing by the Local Planning Authority. The external lighting shall be carried out in accordance with the approved details.

Reason: To protect the amenity of and prevent light nuisance to future residents of the proposed development.

- 14 The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers 14.2062.100 P1; 14.2062.101 P1; 14.2062.102 P1; 14.2062.103 P3; 14.2062.104 P1; 14.2062.105 P1; 14.2062.106 P1; 4827/01

Reason: To identify the approved plan/s and to avoid 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. The applicant is advised that, under the provisions of the Highways Act 1980, no structure, including lighting, signage, planting, boundary treatments and outdoor furniture shall be erected or installed in, under or overhanging the public highway and no window, door or gate shall be fixed so as to open outwards into the highway.

The Highway Authority has the power under Section 143 of the Highways Act 1980, to remove any structure erected on a highway
3. The applicant is advised that the requirements of the New Roads and Street Works Act 1991 will apply to any works undertaken within the limits of the existing public highway. Further details can be obtained from the Traffic Management Group Highways and Transport Division, Central Bedfordshire

Council, Priory House, Monks Walk, Chicksands, Shefford, SG17 5TQ

4. 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.
5. 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 further details can be obtained from Bedfordshire Highways (Amey), District Manager (for the relevant area) via the Central Bedfordshire Council's Customer Contact Centre on 0300 300 8049.
6. 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 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 vehicles leaving the site

Statement required by the Town and Country Planning (Development Management Procedure) (England) Order 2015 - Article 35

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) Order 2015.

[Notes:

1. In advance of consideration of the application the Committee received representations made in accordance with the Public Participation Scheme.
2. In advance of consideration of the application the Committee were advised of additional comments, as detailed in the Late Sheet, from the following:
 - i. Historic England (formerly English Heritage) offered no comment.
 - ii. Public Rights of Way Officer confirmed no public rights of way affected.
 - iii. Parish Council raised concerns re parking and public rights of way.]

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Item No. 13

APPLICATION NUMBER	CB/15/00992/FULL
LOCATION	Land at Chapel Close, Clifton, Shefford, SG17 5YG
PROPOSAL	Retention of existing low level emergency lighting column and hard surfacing associated with existing pumping station (in addition to the provision of a new permitted development 1 m high close boarded fence, gate and bollard and the planting of a new hornbeam hedge to screen enclosure) (Resubmission of planning application CB/14/02134/FULL)
PARISH	Clifton
WARD	Arlesey
WARD COUNCILLORS	Cllrs Dalgarno, Shelvey & Wenham
CASE OFFICER	Amy Lack
DATE REGISTERED	17 March 2015
EXPIRY DATE	12 May 2015
APPLICANT	JVD Developments Limited
AGENT	Phillips Planning Services Limited
REASON FOR COMMITTEE TO DETERMINE	The application has been called in by Councillor Wenham for the following reasons: A loss of amenity - has a big impact on residents; Overbearing - proposes a much larger than original single cabinet pump; Highway safety grounds - gate as implemented swings across carriageway; Design - clearly not designed; Impact on landscape - Huge impact on Streetscene, new design no improvement on previous application; and Other - Impact on street scene.
RECOMMENDED DECISION	Full Application - Approval

Recommendation

That Planning Permission be GRANTED subject to the following:

RECOMMENDED CONDITIONS / REASONS

- 1 Within three months of the date of this planning permission being issued the widened junction of the vehicular access with the highway shall be constructed in accordance with the approved details and any surplus lengths of the existing access within the frontage of the enclosure shall be closed and reinstated and any gates shall open away from the highway.**

Reason: In order to minimise danger, obstruction and inconvenience to users of the highway and the enclosure (Policy DM3 of the Core Strategy and Development Management Policies (2009)).

- 2 **Within three months of the date of this planning permission, notwithstanding the details shown on the approved plans 14-02, a Laurel hedge shall be planted in the position annotated with a Hornbeam hedge. The Laurel hedge shall be planted as bare root plants in suitable cultivated soil, in a single row spaced at three plants per metre. The plants shall subsequently be maintained for a period of at least 5 years from the date of this permission and any which die or are destroyed during this period shall be replaced during the next planting season (period from October to March).**

Reason: To ensure an acceptable standard of landscaping, in accordance with policy DM3 of the Core Strategy and Development Management Policies (2009).

- 3 The means of illumination shall be shielded and/or positioned so that no glare or dazzle occurs to drivers of vehicles using the public highway.

Reason: In the interest of road safety, in accordance with policy DM3 of the Core Strategy and Development Management Policies (2009).

- 4 The development hereby permitted shall, with the exception of the details required to satisfy the discharge of condition 2 of this permission, shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers: 14-01; 14-02; and 14-03.

Reason: To identify the approved plan/s and to avoid doubt.

- 5 Within three calendar months of the date of this decision the close boarded timber fencing as indicated on the plans hereby approved shall be installed and treated in a darker brown coloured paint or satin finish. Thereafter the fencing shall remain and maintained as such in perpetuity.

Reason: In the interests of the visual amenity of the street scene (Policy DM3 of the Core Strategy and Development Management Services 2009).

- 6 Within three calendar months of the date of this decision the column supporting the lighting, the aerial (inclusive of its prongs) and floodlight casings hereby approved shall all be painted black. Thereafter the column supporting the lighting, the aerial (inclusive of its prongs) and floodlight casings shall all remain and be maintained as such in perpetuity.

Reason: In the interests of the visual amenity of the street scene (Policy DM3 of the Core Strategy and Development Management Services 2009).

- 7 Prior to the installation of the bollard to be installed details of its design, materials of its construction and its appearance to be finished in green shall be submitted to and approved in writing by the local planning authority. Thereafter the development shall be carried out in accordance with the approved details.

Reason: In the interests of the visual amenity of the street scene (Policy DM3 of the Core Strategy and Development Management Services 2009).

- 8 Within three calendar months of the date of this decision the concrete hardstanding hereby approved shall be painted a green colour, the shade of

which is to be agreed with the local planning authority in writing prior to its application. Thereafter the hardstanding shall remain and be maintained as such in perpetuity.

Reason: In the interests of the visual amenity of the street scene (Policy DM3 of the Core Strategy and Development Management Services 2009).

Notes to Applicant

1. **Any conditions in bold must be complied with within the timeframes specified. Failure to comply with this requirement could invalidate this permission and/or result in enforcement action.**
2. The applicant is advised that no works associated with the widening of the vehicular access and reinstatement of the surplus lengths 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 - Tel: 0300 300 8049 quoting the Planning Application number. 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 widening 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. The applicant is also advised that the closure of surplus lengths of the existing access shall include the reinstatement of the highway to include any footway, verge and kerbing and no works associated with the closure of the vehicular access should be carried out within the confines of the public highway without prior consent. To fully discharge condition 1 the application should provide evidence to the Local Planning Authority that Bedfordshire Highways have undertaken construction works in accordance with the approved plan. The applicant will be expected to bear all costs involved in closing the access.
3. The applicant is advised that, under the provisions of the Highways Act 1980, no part of the structure, including boundary foundations and planting shall be erected or installed in, under or overhanging the public highway and no door or gate shall be fixed so as to open outwards into the highway.

The Highway Authority has the power under Section 143 of the Highways Act 1980, to remove any structure erected on a highway.

Statement required by the Town and Country Planning (Development Management Procedure) (England) Order 2015 - Part 5, Article 35

It is recommended that planning permission be 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) Order 2015.

[Notes:

1. In advance of consideration of the application the Committee received representations made in accordance with the Public Participation Scheme.
2. In advance of consideration of the application the Committee were advised of additional consultation / publicity responses, detailed in the Late Sheet:
 - a. from an owner/occupier asking for the Committee to view the photographs and information
 - b. letter from the agent on behalf of the applicant in response to third party representations
 - c. 4 conditions 5, 6, 7 and 2 above have been revised as detailed.
3. The Committee have asked for additional conditioning in relation to the concrete and bollard to reduce the visual impact as much as possible.]

Item No. 14

APPLICATION NUMBER	CB/15/00945/FULL
LOCATION	84 High Street, Henlow, SG16 6AB
PROPOSAL	Proposed 2 bedroom, 2 storey detached dwelling
PARISH	Henlow
WARD	Arlesey
WARD COUNCILLORS	Cllrs Dalgarno, Shelvey & Wenham
CASE OFFICER	Mark Spragg
DATE REGISTERED	12 March 2015
EXPIRY DATE	07 May 2015
APPLICANT	Mr R Collins
AGENT	EHW Ltd
REASON FOR COMMITTEE TO DETERMINE	Cllr call in - Cllr Richard Wenham Reasons: Impact on Grade 2 listed dwelling and Henlow Conservation Area, impact on residents, access, insufficient parking left for existing dwelling.
RECOMMENDED DECISION	Full Application - Recommended for Approval.

Recommendation

Recommended for approval subject to the following conditions:

RECOMMENDED CONDITIONS / REASONS

- The development hereby permitted 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.
- No development shall take place, notwithstanding the details submitted with the application, until details of the materials to be used for the external walls and roofs of the development and for the brick wall on the frontage of the site hereby approved have been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved details.**

Reason: To control the appearance of the building in the interests of the visual amenities of the locality.
(Policy 43, DSCB)
- Notwithstanding the approved plans, all new rainwater goods shall be of black painted [cast iron/aluminium] and shall be retained thereafter.

Reason: To safeguard the special architectural and historic interest of this statutorily listed building. (Policy 45, DSCB)

- 4 The dwelling hereby approved shall not be occupied until a landscaping scheme to include all hard and soft landscaping and a scheme for landscape maintenance for a period of five years following the implementation of the landscaping scheme have been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented by the end of the full planting season immediately following the completion and/or first use of any separate part of the development (a full planting season means the period from October to March). The trees, shrubs and grass shall subsequently be maintained in accordance with the approved landscape maintenance scheme and any which die or are destroyed during this period shall be replaced during the next planting season.

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

- 5 No development shall take place until a scheme for protecting the proposed dwelling from noise from road traffic from the High Street has been submitted to and approved in writing by the Local Planning Authority. Any works which form part of the scheme approved by the Local Authority shall be completed and shown to be effective before the permitted dwelling is occupied, unless an alternative period is approved in writing by the Local Planning Authority.

Reason: To protect the amenity of future occupiers of the development.

- 6 The development hereby approved shall not be occupied until such time that the widened vehicle access has been constructed to the satisfaction of the Local Planning authority.

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

- 7 The development shall not be occupied or brought into use until the parking and turning for the new dwelling and the parking for the existing property No.84 has been completed in accordance with the approved site plan.

Reason: To ensure provision for car parking clear of the highway.
(Policy 27, DSCB)

- 8 **The dwelling hereby approved shall not be occupied until a scheme indicating the positions, design, materials and type of boundary treatment to be erected has been submitted to and approved in writing by the local planning authority. The boundary treatment shall be completed in accordance with the approved scheme before the use hereby permitted is occupied and be thereafter retained.**

Reason: To safeguard the appearance of the completed development and the visual amenities of the locality. (Policy 43, DSCB)

- 9 The first floor window in the north elevation of the development hereby permitted shall be permanently fitted with obscured glass of a type to substantially restrict vision through it at all times and shall be non-opening, unless the parts of the window(s) which can be opened are more than 1.7m above the floor of the room(s) in which the window(s) is installed. No further windows or other openings shall be formed in the north or south elevations.

Reason: To safeguard the privacy of occupiers of adjoining properties (Policy 43, DSCB)

- 10 No development shall take place, notwithstanding the details submitted with the application, until a details showing the full extent of demolition of the existing garage and rear store/potting shed have been submitted to and approved in writing by the Local Planning Authority and the development shall thereafter be carried out in accordance with the approved details.

Reason: Details are required before commencement to ensure that the special architectural and historic interest of this statutorily listed building is retained. (Policy 45, DSCB)

- 11 The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers PL100C, 101B.

Reason: To identify the approved plan/s and to avoid 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. The applicant is advised that no works associated with the widening of the existing dropped kerb access and footway crossover construction 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, 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.
3. 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.

This application is recommended for approval. The Council has 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: In advance of consideration of the application the Committee were advised of an update on the planning history of the site, which is detailed in the Late Sheet.]

Item No. 12

APPLICATION NUMBER	CB/15/00675/FULL
LOCATION	Iveldale 11 Clifton Road, Shefford, SG17 5AA
PROPOSAL	Erection of detached dwelling and detached garage to rear garden of Iveldale, 11 Clifton Road.
PARISH	Shefford
WARD	Shefford
WARD COUNCILLORS	Cllrs Birt & Brown
CASE OFFICER	Amy Lack
DATE REGISTERED	24 February 2015
EXPIRY DATE	21 April 2015
APPLICANT	Mr & Mrs A Brown
AGENT	Robert J Larman Architectural Services
REASON FOR COMMITTEE TO DETERMINE	One of the applicants is a Central Bedfordshire Councillor

RECOMMENDED DECISION	Full Application - Approval
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Recommendation

That Planning Permission be approved subject to the following:

RECOMMENDED CONDITIONS / REASONS

- 1 The development hereby permitted 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, notwithstanding the details submitted with the application, until such time as full details of the materials to be used for the external walls and roofs of the development hereby approved have been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved details.**

Reason: To control the appearance of the building in the interests of the visual amenities of the locality (Policy DM3 of the Core Strategy and Development Management Policies 2009).

- 3 **No development shall commence until such time as details of the final ground and slab levels of the building hereby approved have been submitted to and approved in writing by the Local Planning Authority. The details shall include sections through the site and the adjacent ground levels. Thereafter the site shall be developed in full accordance with the approved details.**

Reason: To ensure that an acceptable relationship results between the new development and the surrounding area (Policy DM3 of the Core Strategy and Development Management Policies 2009).

- 4 Prior to the first occupation of the dwelling hereby approved full details of the boundary treatments to be erected shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the approved boundary treatments shall be implemented prior to the first occupation of the dwelling.

Reason: In the interests of the residential amenity of neighbouring occupiers and the visual amenity of the street scene (Policy DM3 of the Core Strategy and Development Management Policies 2009).

- 5 Notwithstanding any provision of the Town and Country Planning (General Permitted Development Order) 2015 (or any Order revoking or re-enacting that Order with or without modification) no development falling within classes A, B and E of Part 1 of the said order shall be carried out without the express written permission of the Local Planning Authority.

Reason: In order to control future development of the site given its size and the extent of built development proposed, and to protect the amenities of future occupiers. (Policy DM3 and DM4 of the Core Strategy and Development Management policies 2009).

- 6 Prior to the first occupation of the dwelling hereby approved the junction of the proposed vehicular access with the highway shall be fully 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 DM3 of the Core Strategy and Development Management Policies 2009).

- 7 Prior to the first occupation of the dwelling and associated garage hereby approved visibility splays shall be provided at the junction of the access with the public highway before the development is brought into use. The minimum dimensions to provide the required splay lines shall be at least 2.4 metres measured along the centre line of the proposed access from its junction with the channel of the public highway and 25 metres measured from the centre line of the proposed access along the line of the channel of the public highway. The required vision splays shall for the perpetuity of the development hereby approved remain free of any obstruction to visibility.

Reason: To provide adequate visibility between the existing highway and the proposed access, and to make the access safe and convenient for the traffic which is likely to use it (Policy DM3 of the Core Strategy and Development Management Policies 2009).

- 8 The proposed vehicular access shall be surfaced in bituminous or other similar durable material as may be approved in writing by the Local Planning Authority for a distance of 5 metres into the site, measured from the highway boundary, before the premises are occupied. Arrangements shall be made for surface water drainage from the site to be intercepted and disposed of separately so that it does not discharge into the highway.

Reason: To avoid the carriage of mud or other extraneous material or surface water from the site into the highway so as to safeguard the interest of highway safety (Policy DM3 of the Core Strategy and Development Management Policies 2009).

- 9 Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 2015, 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 (Policy DM3 of the Core Strategy and Development Management Policies 2009).

- 10 The refuse collection point illustrated on approved drawing no. 192014/1C shall be fully implemented prior to occupation of the dwelling hereby approved 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 (Policy DM3 of the Core Strategy and Development Management Policies 2009).

- 11 Notwithstanding the details provided on the plans hereby approved the proposed window opening above ground floor level on the north and south elevations shall be first installed with obscure glazing only, and any openings shall be at least 1.7 metres above the internal finished floor level or the window(s) shall be fixed shut. Thereafter these windows shall remain as first installed in perpetuity.

Reason: To protect the amenities of neighbouring occupiers (Policy DM3 of the Core Strategy and Development Management Policies 2009).

- 12 The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers: CBC/001; 192014/1C; 192014/2C; 192014/3B

Reason: To identify the approved plan/s and to avoid 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. 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.

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 contact Central Bedfordshire Council's Highway Help Desk, Tel: 0300 300 8049 quoting the Planning Application number. 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 Traffic Management Group Highways and Transport Division, Central Bedfordshire Council, Priory House, Monks Walk, Chicksands, Shefford, SG17 5TQ
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 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.
7. Best practical means shall be taken at all times to ensure that all vehicles leaving the development site during demolition/construction of the development are in a condition such as not 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 vehicles leaving the site.
8. The applicant is advised that all cycle parking to be provided within the site shall be designed in accordance with the Central Bedfordshire Council's "Cycle Parking Annexes – July 2010".

Statement required by the Town and Country Planning (Development Management Procedure) (England) Order 2015 – Part 5, Article 35

The Council acted pro-actively through early engagement with the applicant at the pre-application stage which led to improvements to the scheme. The Council has therefore acted pro-actively to secure a sustainable form of development in line with the requirements of the Framework (paragraphs 186 and 187) and in accordance with the Town and Country Planning (Development Management Procedure) (England) Order 2015.

[Notes: In advance of consideration of the application the Committee received representations made in accordance with the Public Participation Scheme.]

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Item No. 15

APPLICATION NUMBER	CB/15/00424/FULL
LOCATION	48B Shortmead Street, Biggleswade, SG18 0AP
PROPOSAL	Erection of replacement two storey building to provide 2 No. two bedroom flats following demolition of existing single storey workshop building, detached garage/outbuildings, and provision of 3 No. parking spaces, amenity space and cycle storage.
PARISH	Biggleswade
WARD	Biggleswade North
WARD COUNCILLORS	Cllrs Jones & Mrs Lawrence
CASE OFFICER	Mark Spragg
DATE REGISTERED	12 March 2015
EXPIRY DATE	07 May 2015
APPLICANT	Mr A White
AGENT	JPT Design Consultants
REASON FOR COMMITTEE TO DETERMINE RECOMMENDED DECISION	Cllr call in - Cllr Jane Lawrence - Overdevelopment and highway safety grounds Full Application - Recommended for approval

Summary of Recommendation

The proposal is recommended for approval as it is considered acceptable in terms of the impact on the character and appearance of the site and its surroundings, which includes the Biggleswade Conservation Area, and the setting of the adjacent listed buildings. Also it is considered there would be no harm to the amenity of any existing neighbouring occupiers and would provide a suitable level of amenity and parking for future occupiers of the development, with no adverse impact on highway safety. As such the proposal would be in accordance with policies CS1, DM3, DM13, CS15 of the Core Strategy and Development Management Policies (2009) and the National Planning Policy Framework (2012).

Recommendation

The application is recommended for approval.

RECOMMENDED CONDITIONS / REASONS

- 1 The development hereby permitted 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 take place, notwithstanding the details submitted with the application, until details of the materials to be used for the external walls, roof, windows and rainwater goods of the development hereby approved have been submitted to and approved in writing by the**

Local Planning Authority. The development shall thereafter be carried out in accordance with the approved details.

Reason: To control the appearance of the building in the interests of the visual amenities of the locality.(Policy DM3 CSDMP)

- 3 The development shall not be brought into use until the parking area shown on the approved block plan has been provided and shall thereafter be retained for the parking of vehicles.

Reason: To enable vehicles to draw off, park and turn outside of the highway limits thereby avoiding the reversing of vehicles on to the highway. (Policy DM3 CSDMP)

- 4 Prior to occupation of each of the flats hereby approved covered storage for cycles shall be provided in accordance with details to be approved in writing by the Local Planning Authority.

Reason: To ensure the provision of adequate cycle parking to meet the needs of occupiers of the proposed development in the interests of encouraging the use of sustainable modes of transport.(Policy DM3 CSDMP)

- 5 **No development shall take place until a Construction Traffic Management Plan (CTMP) has been submitted to and approved in writing by the Local Planning Authority. The CTMP shall include proposals for any traffic control, signage within the highway inclusive of temporary warning signs, the management of junctions to, and crossing of, the public highway and other public rights of way, temporary removal and replacement of highway infrastructure and street furniture, the reinstatement of any signs, verges or other items displaced by construction traffic, banksman and escort details, delivery details, turning details and construction traffic parking provision. The CTMP shall be implemented in accordance with the approved details for the duration of the construction period.**

Reason: In order to minimise danger, obstruction and inconvenience to users of the highway and the site. (Policy DM3 CSDMP)

- 6 A scheme shall be submitted for approval 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 each flat is occupied and be thereafter retained.

Reason: To safeguard the appearance of the completed development and the privacy of adjoining properties.(Policy DM3 CSDMP)

- 7 The development shall be carried out in accordance with the detail shown on drawing 002 Rev D in respect of the levels of the approved building relative to the adjoining properties.

Reason: To ensure that an acceptable relationship results between the new development and adjacent buildings.(Policy DM3 CSDMP)

- 8 Prior to occupation of each of the flats an amenity area shall be provided in accordance with the approved plan and thereafter retained as such.
- Reason: To ensure adequate amenity provision for future occupiers. (Policy DM3 CSDMP)
- 9 Prior to occupation of the ground floor flat the bottom glass panels of the north facing windows of the office building (48a) shall be obscurely glazed and thereafter retained as such.
- Reason: To ensure privacy for the occupants of the new development. (Policy DM3 CSDMP)
- 10 Prior to occupation of any part of the development 2 integral bat boxes shall be provided and thereafter retained as such.
- Reason: To ensure a net gain for biodiversity. (Policy DM15 CSDMP)
- 11 The first floor windows in the east and west elevations of the development hereby permitted shall be permanently fitted with obscured glass of a type to substantially restrict vision through it at all times and shall be non-opening, unless the parts of the window(s) which can be opened are more than 1.7m above the floor of the room(s) in which the window(s) is installed. No further windows or other openings shall be formed in the elevation.
- Reason: To safeguard the privacy of occupiers of adjoining properties. (Policy DM3 CSDMP)
- 12 The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers 002 rev D, 003 RevE.
- Reason: To identify the approved plan/s and to avoid doubt.

Notes to Applicant

1. Prospective purchasers of the flats are advised that any existing access rights will remain following completion of the development.
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. As the site is of long historic use there may be unexpected materials or structures in, on or under the ground. It is the responsibility of the Applicant to ensure safe and secure conditions, so any indications of potential contamination problems should be forwarded to the Contaminated Land Officer, Andre Douglas, for advice, on 0300 300 4004 or via andre.douglas@centralbedfordshire.gov.uk.

3. Best practical means shall be taken at all times to ensure that all vehicles leaving the development site during demolition/construction of the development are in a condition such as not 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 vehicles leaving the site

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

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

Planning permission is recommended for approval. 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. A further letter of support was received.
2. An informative will be added regarding the existing right of access for other site users.]

Item No. 11

APPLICATION NUMBER	CB/15/01068/FULL
LOCATION	Kingsmoor Lower School, Kingsmoor Close, Flitwick, Bedford, MK45 1EY
PROPOSAL	Retention of one double classroom temporary unit.
PARISH	Flitwick
WARD	Flitwick
WARD COUNCILLORS	Cllrs Mrs Chapman, Gomm & Turner
CASE OFFICER	Sarah Fortune
DATE REGISTERED	19 March 2015
EXPIRY DATE	14 May 2015
APPLICANT	Central Bedfordshire Council
AGENT	
REASON FOR COMMITTEE TO DETERMINE	The applicant is Central Bedfordshire Council and an objection has been received
RECOMMENDED DECISION	Full Application - Granted

Recommendation

That Planning Permission be granted subject to the following:

RECOMMENDED CONDITIONS / REASONS

- 1 The permission hereby granted shall be limited to a temporary period expiring five years after the date of this permission after which the temporary classroom unit shall be removed from the site and the land reinstated to its former condition within a period of 6 months to the satisfaction of the Local Planning Authority.

Reason: The proposal is stated in the application to be for a temporary period only and to ensure that the site is re-instated to a satisfactory condition.

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

Reason: To identify the approved plan/s and to avoid doubt.

Notes to Applicant**Statement required by the Town and Country Planning (Development Management Procedure) (England) Order 2015 - Article 35**

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) Order 2015.

[Notes: In advance of consideration of the application the Committee received representations made under the Public Participation Scheme.]

Item No. 9

APPLICATION NUMBER	CB/15/00667/FULL
LOCATION	Flitton Moor, Brook Lane, Flitton, MK45 5EJ
PROPOSAL	Erection of new shelter to replace existing.
PARISH	Flitton/Greenfield
WARD	Westoning, Flitton & Greenfield
WARD COUNCILLORS	Cllr Jamieson
CASE OFFICER	Annabel Robinson
DATE REGISTERED	20 February 2015
EXPIRY DATE	17 April 2015
APPLICANT	Central Bedfordshire Council
AGENT	
REASON FOR COMMITTEE TO DETERMINE	Central Bedfordshire is the applicant and objections have been received.

RECOMMENDED DECISION	Full Application - Approval
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Recommendation:

That the Planning Permission be Granted subject to the following conditions:

RECOMMENDED CONDITIONS / REASONS

- 1 The development hereby permitted 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 site CBC/001, CBC/002, CBC/003, CBC/004.

Reason: To identify the approved plan/s and to avoid 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.
2. The applicants attention is drawn to their responsibility under The Equality Act 2010 and with particular regard to access arrangements for the disabled.

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

These requirements are as follows:

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

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

For further information on disability access contact:

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

Central Bedfordshire Access Group (www.centralbedsaccessgroup.co.uk)

Statement required by the Town and Country Planning (Development Management Procedure) (England) Order 2015 - Article 35

Planning permission has been approved 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) Order 2015.

[Notes: In advance of consideration of the application the Committee received representations made in accordance with the Public Participation Scheme.]

Item No. 10

APPLICATION NUMBER	CB/15/01190/FULL
LOCATION	Land Adjacent to 62 Nottingham Close, Ampthill
PROPOSAL	Change of use of land to residential.
PARISH	Ampthill
WARD	Ampthill
WARD COUNCILLORS	Cllrs Duckett, Blair & Smith
CASE OFFICER	Annabel Robinson
DATE REGISTERED	26 March 2015
EXPIRY DATE	21 May 2015
APPLICANT	Mrs Winters
AGENT	Mr S Everitt
REASON FOR COMMITTEE TO DETERMINE	An owner of this property works in the Development Management Department

RECOMMENDED DECISION	Full Application - Granted
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Recommendation

That Planning Permission be approved subject to the following:

RECOMMENDED CONDITIONS / REASONS

- 1 The development hereby permitted 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, number SE2904/4.

Reason: To identify the approved plan/s and to avoid 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. **Will a new extension affect your Council Tax Charge?**

The rate of Council Tax you pay depends on which valuation band your home is placed in. This is determined by the market value of your home as at 1 April 1991.

Your property's Council Tax band may change if the property is extended. The Council Tax band will only change when a relevant transaction takes place. For example, if you sell your property after extending it, the new owner may have to pay a higher band of Council Tax.

If however you add an annexe to your property, the Valuation Office Agency may decide that the annexe should be banded separately for Council Tax. If this happens, you will have to start paying Council Tax for the annexe as soon as it is completed. If the annexe is occupied by a relative of the residents of the main dwelling, it may qualify for a Council Tax discount or exemption. Contact the Council for advice on **0300 300 8306**.

The website link is:

www.centralbedfordshire.gov.uk/council-and-democracy/spending/council-tax/council-tax-charges-bands.aspx

Statement required by the Town and Country Planning (Development Management Procedure) (England) Order 2015 - Article 35

Planning permission has been approved 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) Order 2015.

Item No. 16

APPLICATION NUMBER	CB/15/01464/FULL
LOCATION	14 Verne Drive, Ampthill, Bedford, MK45 2PS
PROPOSAL	First floor side extension above existing garage/utility room.
PARISH	Ampthill
WARD	Ampthill
WARD COUNCILLORS	Cllrs Duckett, Blair & Smith
CASE OFFICER	Mark Spragg
DATE REGISTERED	22 April 2015
EXPIRY DATE	17 June 2015
APPLICANT	Mrs L Brown
AGENT	Friend Associates Ltd
REASON FOR COMMITTEE TO DETERMINE RECOMMENDED DECISION	Applicant is a Council employee
	Full Application - Recommended for approval.

Recommendation

That Planning Permission be granted subject to the following:

RECOMMENDED CONDITIONS / REASONS

- 1 The development hereby permitted 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 and to accord with the detail of the elevation drawing 4A.

Reason: To safeguard the appearance of the completed development by ensuring that the development hereby permitted is finished externally with materials to match the existing building in the interests of the visual amenities of the locality.
(Policy 43, DSCB)
- 3 The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers 3A, 4A.

Reason: To identify the approved plan/s and to avoid 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. **Will a new extension affect your Council Tax Charge?**

The rate of Council Tax you pay depends on which valuation band your home is placed in. This is determined by the market value of your home as at 1 April 1991.

Your property's Council Tax band may change if the property is extended. The Council Tax band will only change when a relevant transaction takes place. For example, if you sell your property after extending it, the new owner may have to pay a higher band of Council Tax.

If however you add an annexe to your property, the Valuation Office Agency may decide that the annexe should be banded separately for Council Tax. If this happens, you will have to start paying Council Tax for the annexe as soon as it is completed. If the annexe is occupied by a relative of the residents of the main dwelling, it may qualify for a Council Tax discount or exemption. Contact the Council for advice on **0300 300 8306**.

The website link is:

www.centralbedfordshire.gov.uk/council-and-democracy/spending/council-tax/council-tax-charges-bands.aspx

Statement required by the Town and Country Planning (Development Management Procedure) (England) Order 2015 - Article 35

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) Order 2015.