

Item No. 9

SCHEDULE A

APPLICATION NUMBER	CB/09/01037/FULL
LOCATION	14 Birch Close, Broom, Biggleswade, SG18 9NR
PROPOSAL	Full: Single storey dwelling with associated access.
PARISH	Southill
WARD	Northill & Blunham
WARD COUNCILLORS	Councillors Blaine & Aldis
CASE OFFICER	Dee Walker
DATE REGISTERED	02 June 2009
EXPIRY DATE	28 July 2009
APPLICANT	DC Blayney Associates Ltd
AGENT	DC Blayney Associates Ltd
REASON FOR COMMITTEE TO DETERMINE	Cllr Aldis requested the application go to committee for the following reasons: The proposed building is of a sympathetic design to neighbouring properties, is of a suitable size for the plot offering good amenities to future occupiers and is in-fill as it has a separate entrance on to the road
RECOMMENDED DECISION	Refuse

Delegated Application – that the Director of Sustainable Communities be delegated authority to approve the application subject to the following conditions and to the submission of a Section 106 undertaking:-

1. The development hereby approved shall be commenced within three years of the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990 which is designed to ensure that a planning permission does not continue in existence indefinitely if the development to which it relates is not carried out.

2. Prior to the commencement of development a scheme shall be submitted for written approval by the Local Planning Authority setting out the details of the materials to be used for the external walls and roof. The development shall be carried out in accordance with the approved scheme.

Reason: To protect the visual amenities of the building and of the area generally.

4. Prior to the commencement of development a scheme shall be submitted for written approval by the Local Planning Authority setting out the following:
 1. Details of the construction of foundations in the vicinity of the sycamore tree;
 2. Details of the access and parking in the area of the sycamore tree;
 3. Details of the measures for protecting the sycamore tree and other

trees, shrubs and natural features during construction work.

No work shall commence on site until all trees, shrubs and features to be protected are fenced with 2.3 high weldmesh fencing securely mounted on standard scaffolding poles driven firmly in the ground in accordance with BS 5837:2005.

Reason: To ensure the protection of trees and hedgerows to be retained, and in particular to avoid unnecessary damage to their root systems.

5. Prior to the development hereby approved commencing on site details of the final ground and slab levels of the dwellings hereby approved shall be submitted to and approved in writing by the Local Planning Authority. Such details shall include sections through both the site and the adjoining properties, the location of which shall first be agreed in writing with the Local Planning Authority. Thereafter the site shall be developed in full accordance with the approved details.

Reason: To ensure that a satisfactory relationship results between the new development and adjacent buildings and public areas.

6. Development shall not begin until details of the junction of the proposed vehicular access with the highway have been approved in writing by the Local Planning Authority and no building shall be occupied until the junction has been constructed in accordance with the approved details.

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

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

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

8. A scheme shall be submitted for written approval by the Local Planning Authority indicating the type of boundary treatment to be erected. The boundary treatment shall be complied with the scheme before the building(s) is/are occupied.

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

Notes to Applicants

1. The applicant is advised that gravel is not a suitable surfacing material as it travels into the highway where it causes a hazard.
2. 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 the Central Bedfordshire Council's Customer Contact Centre on 0300 300 8049 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 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 Central Bedfordshire Council's Customer Contact Centre on 0300 300 8049.
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.

[Note: (1) In advance of the consideration of this application the Committee were advised of consultation received as set out in the late sheet appended to these Minutes.

(2) In advance of the consideration of the application the Committee received representations made under the public participation scheme.]