

**Item No. 14****SCHEDULE B**

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| <b>APPLICATION NUMBER</b>                | <b>CB/09/00691/FULL</b>  |
| <b>LOCATION</b>                          | <b>Flats 14 To 19, Gloucester Court, Ampthill</b>  |
| <b>PROPOSAL</b>                          | <b>Full: New Single storey front porch and single storey Bike hut and formation of vehicular access onto Dunstable Street.</b> |
| <b>PARISH</b>                            | <b>Ampthill</b>  |
| <b>WARD</b>                              | <b>Ampthill</b>  |
| <b>WARD COUNCILLORS</b>                  | <b>Councillors G Summerfield &amp; P Duckett</b>   |
| <b>CASE OFFICER</b>                      | <b>Sarah Fortune</b>   |
| <b>DATE REGISTERED</b>                   | <b>21 May 2009</b>   |
| <b>EXPIRY DATE</b>                       | <b>16 July 2009</b>  |
| <b>APPLICANT</b>                         | <b>Grand Union Housing Association</b>   |
| <b>AGENT</b>                             | <b>Kyle Smart Associates</b>   |
| <b>REASON FOR COMMITTEE TO DETERMINE</b> | <b>Councillor Summerfield - highways issues relating to new entrance/exit</b>  |
| <b>RECOMMENDED DECISION</b>              | <b>Full Conditional Approval</b>   |

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

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

- 2 All external works hereby permitted shall be carried out in materials to match as closely as possible in colour, type and texture, those of the existing building.

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

- 3 The permission shall extend only to the application as amended by plan numbers 0740wd2.02/P4, 0740/wd2.04/P2 and 0740wd2.01/P2.

Reason: For the avoidance of doubt and to ensure that the development is implemented in accordance with the plans formally approved by the Local Planning Authority.

- 4 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. The area of the access which is within the public highways needs to be surfaced in bituminous macadam and not block paved. Arrangements shall be made for surface water from the site to be intercepted and disposed of separately so

that it does not discharge into the highway.

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

- 5 The entrance and parking area shall be constructed using a “no-dig” method of construction as outlined in Arboricultural Practice Note no.1 (Driveways close to trees).

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

- 6 Apart from the provision of the new vehicular access no trees, shrubs or hedges existing on the site shall be removed or cut down without the prior written consent of the Local Planning Authority.

Reason: To safeguard the existing trees, shrubs and hedges on the site in the interest of visual amenity.

- 7 A scheme for replacement tree planting including number, location, size, species and a planting and maintenance schedule shall be submitted to and approved in writing by the Local Planning Authority before any felling takes place. Planting shall be carried out in accordance with the approved scheme.

Reason: In the interests of the visual amenities of the site and the area generally.

- 8 Replacement planting in accordance with approved details shall take place as soon as practicable and in any event within six months of the felling being carried out. The replacement planting shall be maintained for a period of three years beginning with the date of the felling operation and during this period any trees that die or become diseased shall be replaced with trees of the same size and species.

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

- [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.]