

Item No. 14**SCHEDULE B**

APPLICATION NUMBER	CB/09/05342/FULL
LOCATION	Flitwick Mill, Greenfield Road, Flitwick, Bedford, MK45 5BE
PROPOSAL	Full: Conversion of existing mill to dwelling.
PARISH	Flitwick
WARD	Flitwick West
WARD COUNCILLORS	Cllr D Gale & Cllr S Male
CASE OFFICER	Mary Collins
DATE REGISTERED	08 July 2009
EXPIRY DATE	02 September 2009
APPLICANT	Mr & Mrs D Whelan
AGENT	C W & R C Shrimplin, Architects and Town Planners
REASON FOR COMMITTEE TO DETERMINE	Assistant Director, Development Management consider it prudent to refer the application to committee
RECOMMENDED DECISION	Full Conditional Approval

Recommendation

That Planning Permission be granted subject to the following:

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

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

- 2 **No site works / development shall be undertaken until the full implementation of an appropriate programme of building recording and analysis has been agreed in writing with the Local Planning Authority, and undertaken by a specialist acceptable to the Local Planning Authority and in accordance with an agreed written brief and specification.**

Reason: To enable a proper record of the building to be made and in accordance with PPG15 (Planning and the Historic Environment 1994).

- 3 **Details of a scheme of archaeological investigation of the site shall be submitted to and approved in writing by the Local Planning Authority before the development hereby approved is commenced. The said development shall only be implemented in accordance with the scheme thereby approved.**

Reason: To safeguard any material of archaeological interest which

exists on the site in accordance with PPG16 Archaeology and Planning.

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Prior to the commencement of any phase of development approved by this planning permission, with the exception of works undertaken in order to allow intrusive testing, which must only be undertaken with the supervision of the Conservation Officer to the Local Planning Authority, the developer shall submit to the Planning Authority, in duplicate and electronic form where possible;

a) A Phase 1 Desk Study incorporating a site walkover, site history, maps and all further features of industry best practice relating to potential contamination.

b) Where shown to be necessary by the Phase 1 Desk Study, a Phase 2 Site Investigation report further documenting the ground conditions of the site with regard to potential contamination, incorporating appropriate soils, gas and groundwater sampling; the latter copied to the Environment Agency for comment.

c) Where shown necessary by the Phase 2 investigation, a Phase 3 detailed scheme for remedial works and measures to be taken to mitigate any risks to human health, groundwater and the wider environment.

c) On completion of the development, the developer shall provide written confirmation that all works have been completed in accordance with the agreed remediation scheme in the form of a Phase 4 validation report incorporating photographs and soil transport receipts where applicable.

Any remediation scheme shall be agreed in writing by the local planning authority prior to the commencement of works.

Any remediation scheme, as agreed in writing shall be fully implemented before the development hereby permitted is first occupied.

All variations to any remediation scheme shall be agreed in writing with the Local Planning Authority and any unexpected discoveries of contamination during development reported to the Local Planning Authority.

Reason: To ensure that any potential land contamination is identified and appropriate remedial measures taken to produce a site that is free from harm to humans and suitable for its proposed end use.

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No development shall take place until full details of materials to be used for any hard surfacing including kerbs and edging have been submitted to and approved in writing by the Local Planning Authority and these works shall be carried out as approved.

Reason: To safeguard the special architectural and historic interest of this statutorily Listed Building, its setting and the character and appearance of the area generally in accordance with PPG15 (Planning and the Historic Environment) 1994.

- 6 **Details of the construction, design, materials and external finish to the footbridge hereby permitted shall be submitted to and agreed in writing prior to the commencement of the development hereby permitted. The footbridge shall be implemented only in accordance with the approved details.**

Reason: To safeguard the special architectural and historic interest of this statutorily Listed Building, its setting and the character and appearance of the area generally in accordance with PPG15 (Planning and the Historic Environment) 1994.

- 7 **Prior to any development, an updated bat survey (comprising an internal/external inspection and activity surveys as necessary) will be undertaken during the optimum survey period of May to August inclusive, to confirm the use of the site by bats, the level of mitigation works required and whether the development requires a European Protected Species license under the Conservation (Natural Habitats etc) Regulations 1994 (as amended). Regardless of the findings of the bat survey, the development shall retain an open roof void with dimensions of no less than 2.5m (height) by 5m (width and depth), including sufficient roosting areas and access points to provide enhanced roosting opportunities for bats in the Flitwick Mill area.**

Reason: To mitigate against the possible loss of bat habitat.

- 8 The access shall have a minimum width of 2.75m and shall be located as shown on drawing no. 5041/26A.

Reason: In the interest of road safety and for the avoidance of doubt.

- 9 Visibility splays shall be provided at the junction of the vehicular access with the public highway. The splays shall extend to the limits of the site's highway frontage on each side of the access from a point on the centre line of the access measured 2m back from the road channel. The vision splays so described shall be maintained free of any obstruction.

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.

- 10 The proposed vehicular access shall be surfaced in a durable material as may be approved in writing by the Local Planning Authority for a distance of 5m 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.

- 11 Any gates provided shall open away from the highway and be set back a distance of at least 5.0m from the nearside edge of the carriageway of the

adjoining highway.

Reason: To enable vehicles to draw off the highway before the gates are opened.

- 12 The new vehicular access shall enter the public highway at the boundary at such a level as shall be agreed in writing by the Local Planning Authority. Any necessary gradient shall be constructed on the application site entirely outside highway limits.

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

- 13 Before the premises are occupied any existing access within the frontage of the land to be developed, not incorporated in the access hereby approved shall be closed in a manner to the Local Planning Authority's written approval.

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

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

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

- 15 The turning space for vehicles illustrated on the approved Plan (No 5041/26A) shall be constructed before development is first brought into use.

Reason: To enable vehicles to draw off, park and turn outside of the highway limits thereby avoiding the reversing of vehicles onto the highway.

- 16 Details of bin storage/collection point shall be submitted to and approved by the Local Planning Authority. The bin storage/collection point shall be implemented in accordance with the approved details prior to the occupation of the dwelling.

Reason: In the interest of highway safety.

- 17 Notwithstanding the details shown on approved site plan no. 5041:26A, this permission does not extend to the carport, boundary fence and entrance gates.

Reason: To define this permission.

- 18 A scheme shall be submitted for written approval by the Local Planning Authority indicating the positions, design, materials and type of boundary treatment to be erected. The boundary treatment shall be completed in accordance with the approved scheme before the use hereby permitted is

commenced

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

- 19 Site operators should ensure that there is no possibility of contaminated water entering and polluting surface or underground waters and that only clean, uncontaminated surface water, is discharged to any soakaway, watercourse or surface water sewer. No damage shall be caused to Flitwick Moor by any discharge from the development hereby approved, by the storage of materials or waste, or by direct disturbance.

Reason: To ensure that the features of wildlife value on the adjoining Flitwick Moor SSSI are not damaged as a result of the development in accordance with Policies NC3 of the Mid Bedfordshire Local Plan First Review 2005.

- 20 Details of a scheme to provide three bat boxes as recommended in the Bat Survey by Hillier Ecological Associates dated September 2008 shall be submitted to and approved in writing by the Local Planning Authority prior to the occupation of the dwelling and the boxes shall be erected in accordance with the approved details prior to the first residential occupation of the building.

Reason: To mitigate against the loss of a feeding perch.

- 21 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development Order) 1995, (or any Order revoking or re-enacting that Order with or without modification) no fence, wall, structure, equipment or domestic paraphernalia shall be erected unless otherwise agreed in writing by the Local Planning Authority.

Reason: To protect the setting of this Grade II Listed Building and the character and appearance of the area.

Notes to Applicant

- [Notes (1) In advance of the consideration of the application, the Committee were advised of consultation 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.]