

Item No. 16**SCHEDULE C**

APPLICATION NUMBER	CB/09/05282/FULL
LOCATION	Bumblebees Playgroup, Appenine Way, Leighton Buzzard, LU7 3AJ
PROPOSAL	Erection of single storey rear extension to playgroup building.
PARISH	Leighton-Linslade
WARD	Leighton Linslade Central
WARD COUNCILLORS	Cllrs Bowater, Johnstone, Sharer & Spurr
CASE OFFICER	Gill Claxton
DATE REGISTERED	06 August 2009
EXPIRY DATE	01 October 2009
APPLICANT	Mrs A Puttock
REASON FOR COMMITTEE TO DETERMINE	The land is owned by Central Bedfordshire Council
RECOMMENDED DECISION	Grant Planning Permission

That Planning Permission be GRANTED subject to the following:

- 1 The development shall begin not later than three years from the date of this permission.
REASON: To comply with Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 The external finish of the walls and roofing materials to be used for the extension to the playgroup building shall match that of the existing building as closely as possible.
REASON: To ensure that the development is in keeping with the existing building.
(Policy BE8, S.B.L.P.R).
- 3 **Before the commencement of development a Travel Plan shall be submitted to and approved in writing by the Local Planning Authority. The Travel Plan shall be implemented in full within 3 months of the building being occupied. Thereafter, the Travel Plan shall be monitored and reviewed annually, with a written report to be submitted to and agreed in writing by the Local Planning Authority which updates the plan and monitors the progress in meeting the agreed targets for reducing car journeys.**
REASON: In the interests of highway safety, to reduce congestion and to promote the use of sustainable modes of transport.
- 4 **Before development begins, details of the proposed method of surface water drainage for the site shall be submitted to and approved in writing by the Local Planning Authority. The drainage works as approved shall be constructed in accordance with the approved details before the development is first occupied or brought into use.**
REASON: To ensure satisfactory drainage of the site.

- 5 This permission relates only to the details shown on Drawing No. BPG/01 received 14/07/09 or to any subsequent appropriately endorsed revised plan.
REASON: To identify the approved drawing and to avoid doubt.

Notes to Applicant

1. In accordance with Article 22 of the Town & Country Planning (General Development Procedure) Order 1995 (as Amended), the Council hereby certify that the proposal as hereby approved conforms with the relevant policies of the Development Plan comprising of the Regional Spatial Strategy for the East of England (the East of England Plan and the Milton Keynes and South Midlands Sub-Regional Strategy), Bedfordshire Structure Plan 2011 and the South Bedfordshire Local Plan Review and material considerations do not indicate otherwise. The policies which refer are as follows:

Regional Spatial Strategy - East of England Plan (May 2008)

ENV7 - Quality in the Built Environment

T2 - Changing Travel Behaviour

T8 - Local Roads

T9 - Walking, Cycling and other Non-Motorised Transport

Milton Keynes and South Midlands Sub-Regional Strategy

South Bedfordshire Local Plan Review

BE8 - Design Considerations

2. In accordance with Article 22 of the Town and Country Planning (General Development Procedure) Order 1995 (as Amended), the reason for any condition above relates to the Policies as referred to in the Regional Spatial Strategy (RSS), Bedfordshire Structure Plan 2011 (BSP) and the South Bedfordshire Local Plan Review (SBLPR).
3. This permission relates only to that required under the Town & Country Planning Acts and does not include any consent or approval under any other enactment or under the Building Regulations. Any other consent or approval which is necessary must be obtained from the appropriate authority.
4. In connection with Condition 3 above, The Travel Plan shall contain details of some or all of the following:
- plans for the establishment of a working group involving the playgroup, parents and representatives of the local community;
 - pupil travel patterns and barriers to sustainable travel;
 - measures to reduce car use; and
 - an action plan detailing targets and a timetable for implementing appropriate measures and plans for annual monitoring and review.
- For further advice and guidance on the preparation of the Travel Plan, please contact the Sustainable Transport Team, Planning & Development Strategy, Sustainable Communities, Central Bedfordshire Council, Borough Hall, Bedford, MK42 9AP - Tel: 01234 276329.

[Note: 1. In advance of the consideration of the application, the Committee were advised of the consultation received as set out in the late sheet appended to these minutes.]