

## SCHEDULE C

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| <b>APPLICATION NUMBER</b>                | <b>CB/09/05425/FULL</b>  |
| <b>LOCATION</b>                          | <b>193 Poynters Road, Dunstable, LU5 4SH</b>   |
| <b>PROPOSAL</b>                          | <b>Construction of vehicular crossover and formation of parking area.</b>                            |
| <b>PARISH</b>                            | <b>Dunstable</b>   |
| <b>WARD</b>                              | <b>Icknield</b>  |
| <b>WARD COUNCILLORS</b>                  | <b>Cllr John Kane &amp; Cllr David McVicar</b>   |
| <b>CASE OFFICER</b>                      | <b>Donna Stock</b>   |
| <b>DATE REGISTERED</b>                   | <b>20 August 2009</b>  |
| <b>EXPIRY DATE</b>                       | <b>15 October 2009</b>   |
| <b>APPLICANT</b>                         | <b>Ms J Miles</b>  |
| <b>AGENT</b>                             | <b>Kingswood Design Ltd</b>  |
| <b>REASON FOR COMMITTEE TO DETERMINE</b> | <b>Part of the development has taken place on highway land owned by Central Bedfordshire Council</b> |
| <b>RECOMMENDED DECISION</b>              | <b>Grant Planning Permission</b>   |

### Recommendation

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 **Within 30 days of the date of this permission, details of the method of surface water drainage shall be submitted to and agreed in writing by the Local Planning Authority. The means of surface water drainage shall be fully implemented in accordance with the approved details before the hardstanding is first used.**  
**REASON:** To ensure that adequate provision is made for surface water drainage.
- 3 **Development shall not begin until details of the junction of the proposed vehicular access with the highway have been approved 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 minimise danger, obstruction and inconvenience to users of the highway and the premises.
- 4 Before the access is first brought into use a triangular vision splay shall be provided on each side of the new access and shall measure 1.8m along the fence, wall, hedge or other means of definition of the front boundary of the site, and 1.8m measured into the site at right angles to the same line along the side of the new access drive. The vision splays so described and on land under the applicant's control shall be maintained free of any obstruction to visibility exceeding a height of 600mm above the adjoining footway level.

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 .

- 5 Before the hardstanding is first used, it 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.

- 6 This permission relates only to the details shown on the Site Location Plan received on 18/08/09 and Block Plan and Drawing No. 1001-PL-010 received on 07/08/09 or to any subsequent appropriately endorsed revised plan.

REASON: To identify the approved plans 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 of the Built Environment)

SS1 (Achieving Sustainable Development)

##### **South Bedfordshire Local Plan Review**

BE8 (Design Considerations)

T10 (Parking)

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. 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 Highway Engineer, Central Bedfordshire Council, PO Box 1395, Bedford, MK42 5AN. The applicant is also advised that if any of the works associated with the construction of vehicular access affects or requires the removal and/or 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.