

SCHEDULE B

APPLICATION NUMBER	MB/09/00377/REG3
LOCATION	Land to the North West of Flitwick Leisure Centre, Steppingley Road, Flitwick
PROPOSAL	REG3: Replacement leisure facilities to include swimming pool, squash courts and health suites - Outline with all matters reserved.
PARISH	Flitwick
WARD	Flitwick West
WARD COUNCILLORS	Cllr Dennis Gale & Cllr Steve Male
CASE OFFICER	Hannah Pattinson
DATE REGISTERED	20 March 2009
EXPIRY DATE	19 June 2009
APPLICANT	Central Bedfordshire Council
AGENT	B3 Architects
REASON FOR COMMITTEE TO DETERMINE RECOMMENDED DECISION	Regulation 3 application- Major development Outline Permission

That Planning Permission be granted subject to the following:

- 1 The development hereby permitted shall be begun either before the expiration of three years from the date of this permission, or before the expiration of two years from the date of approval of the last of the reserved matters to be approved, whichever is the later.

Reason: To comply with the provisions of Sections 92 (2) (b) and (4) of the Town and Country Planning Act 1990.

- 2 Application for approval of the reserved matters shall be made to the Local Planning Authority before the expiration of three years from the date of this permission.

Reason: To comply with the provisions of Section 92 (2) (a) and (4) of the Town and Country Planning Act 1990.

- 3 **Approval of the details of:-**

- (a) the layout of the building(s);**
- (b) the scale of the building(s);**
- (c) the appearance of the building(s);**
- (d) the means of access of the site;**
- (e) the landscaping of the site;**

(hereinafter called "the reserved matters") shall be obtained from the Local Planning Authority in writing before any development is commenced. Plans and particulars of all of the reserved matters referred to above shall be submitted in writing to the Local Planning

Authority and the development shall be implemented as approved.

Reason: To enable the Local Planning Authority to exercise control over the said matters which are not particularised in the application for planning permission in accordance with Section 92 of the Town and Country Planning Act 1990 and Town and Country Planning (General Development Procedure) Order 1995.

- 4 Prior to the commencement of development details of the car park, to include the bus drop off point, layout, secure cycle parking, surfacing and details of spaces for disabled users shall be submitted to and approved in writing by the Local Planning Authority. The car park shall be constructed and operated solely in accordance with the approved details unless agreed otherwise in writing by the Local Planning Authority and shall be available for use prior to the development hereby permitted coming into use.**

Reason: To ensure a satisfactory development and for the avoidance of doubt.

- 5 Details of the method of disposal of foul and surface water drainage shall be submitted to and agreed in writing by the Local Planning Authority including any land drainage system, before the development is commenced. Thereafter no part of the development shall be brought into use until the approved drainage scheme has been implemented.**

Reason: To ensure that adequate foul and surface water drainage is provided and that existing and future land drainage needs are protected.

- 6 Prior to the commencement of development full details of both hard and soft landscaping shall be submitted to and approved in writing by the Local Planning Authority. These details shall include:-**

- proposed finished levels or contours;**
- materials to be used for any hard surfacing;**
- materials to be used for any fencing including details of proposed locations;**
- public art;**
- minor structures (e.g. furniture, play equipment, signs, etc);**
- proposed and existing functional services above and below ground level;**
- planting plans, including schedule of size, species, positions, density and times of planting;**
- cultivation details including operations required to establish new planting;**
- details of existing trees and hedgerows on the site, indicating those to be retained and the method of their protection during development works.**

The development shall be carried out solely in accordance with the approved details.

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

- 7 Prior to the commencement of development, details of CCTV cameras to be provided on the site, including their position, and coverage, shall be submitted to and approved in writing by the Local Planning Authority. The cameras shall be provided and available for use prior to the development hereby permitted first coming into use in accordance with the approved details.**

Reason: To ensure the amenity of both existing and future residents and to ensure site security.

- 8 Prior to the commencement of development the two senior football pitches and one junior football pitch which will be lost at this development site shall be completed and open for use on the site at 94 Ampthill Road, Flitwick.**

Reason: To ensure the continued provision of football pitches in Flitwick

- 9 Prior to the commencement of development details of any external lighting to be installed on the site shall be submitted to and approved in writing by the Local Planning Authority. The details submitted shall include any supporting structure and the extent of the area to be illuminated. The development shall be implemented solely in accordance with the approved details.**

Reason: To ensure the amenity of both existing residential amenity and future residential amenity.

- 10 No development shall commence until a wheel cleaning facility has been provided at all site exits in accordance with a scheme which has been submitted to and approved in writing by the Local Planning Authority. The wheel cleaner(s) shall be removed from the once the built form development and any works to highways in connection with the development hereby permitted has been completed to the satisfaction of the Local Planning Authority.**

Reason: In the interests of amenity and to prevent the deposit of mud or other extraneous material on the highway during the construction period.

- 11 Prior to the commencement of development details of noise mitigation measures to reduce noise levels to existing residential properties and to potential future residential properties from the proposed car park shall be submitted to and approved in writing by the Local Planning Authority. The approved mitigation measures shall be implemented solely in accordance with the approved details and prior to the development hereby permitted first being brought into use.**

Reason: To protect the amenity of both existing and future residents.

- 12 **Prior to commencement of development a scheme detailing the provision of on site parking for construction workers for the duration of the construction period shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented solely in accordance with the approved details and for the duration of the construction period.**

Reason: To ensure adequate off street parking during construction in the interests of road safety.

- 13 **Prior to the commencement of development a Code of Construction Practice shall be submitted to and approved in writing by the Local Planning Authority. The Code of Construction Practice shall detail methods that all developers, contractors and sub contractors will employ at all times during demolition, construction and other engineering operations on site. The Code of Construction Practice shall include:**

- (i) Details of traffic routes and points of access/egress to be used for construction purposes;**
- (ii) Measures to be used to control and suppress dust;**
- (iii) Measures to be used to reduce the impact of noise and vibration arising from noise generating activities on the site, in accordance with the best practice set out in BS:5228:1997 "Noise and vibration control on construction and open sites".**
- (iv) The siting and appearance of works compounds**

The implementation of development shall only be undertaken in accordance with the approved Code of Construction Practice.

Reason: To safeguard the amenities of adjoining occupiers and to protect the surrounding countryside.

- 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 Prior to the occupation of the development hereby permitted a Green Travel Plan shall be submitted to and approved in writing by the Local Planning Authority. The recommendations of the approved Green Travel Plan shall be implemented within 6 months of the development being first brought into use.

Reason: For the avoidance of doubt and to reduce reliance on the private car in the interests of sustainability of the development.

- 16 All planting, seeding or turfing comprised in the approved details of

landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development whichever is the sooner; and any trees or plants which within a period of 5 years of completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species unless the Local Planning Authority give written consent to any variation.

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

- 17 No equipment, goods, waste or other materials shall be deposited or stored in the open outside the buildings on the site.

Reason: To safeguard the character and appearance of the site and the surrounding area.

- 18 All plant, machinery and equipment installed or operated in connection with this permission shall be so enclosed, operated and/or attenuated that noise arising from such plant shall not exceed a level of 5dBA below existing background level (or 10dBA below if there is tonal quality) when measured or calculated in according to BS4142:1997, at the boundary of any neighbouring residential dwelling.

Reason: To protect the amenity of neighbouring residents.

- 19 Equipment shall be installed to effectively suppress and disperse fumes and/or odours produced by cooking and food preparation in the cafe, and the equipment shall be effectively operated for so long as the commercial food use continues. Full details of the method of odour abatement and all odour abatement equipment to be used, including predicted noise levels of the equipment in operation, shall be submitted to and approved by the Local Planning Authority prior to the installation of the equipment. The equipment shall be installed solely in accordance with the approved details and prior to the use hereby permitted commencing.

Reason: In order to prevent the adverse impact of odours arising from cooking activities on the amenity of nearby residents.

- 20 All works of demolition, construction or other engineering operations, including the use of plant, vehicles and machinery necessary for the implementation of this consent, shall only take place (other than as specifically approved by the Local Planning Authority prior to any works being undertaken) between 0800 hours and 1800 hours on Monday to Friday inclusive, and 0800 hours to 1300 hours on Saturdays and not at all on Sundays or Bank Holidays.

Reason: To safeguard the amenities of nearby occupiers.

- 21 This permission shall be implemented by and for the benefit of Central Bedfordshire Council only.

Reason: In accordance with Regulation 9 of the Town and Country Planning General Regulations 1992.

Notes to Applicant

1. The applicants are advised that the premises may require registration as a commercial food business under the Food Premises (Registration) Regulations 1991 and will need to comply with the standards contained in the relevant Food Hygiene Directives and Regulations. Further information may be obtained from the Public Protection Food Safety Team on 0300 300 8000.
2. 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 write to Central Bedfordshire Council's Customer Contact Centre, 6th Floor, Borough Hall, Bedford, MK42 9AP 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 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 Highways, Streetworks Co-ordination Unit, Borough Hall, Bedford. MK42 9AP.