

Item No. 13**SCHEDULE C**

APPLICATION NUMBER	CB/09/06581/FULL
LOCATION	Clubhouse, Rectory Road, Steppingley, Bedford, MK45 5AT
PROPOSAL	Full: Erection of new cricket pavillion to replace existing.
PARISH	Steppingley
WARD	Flitwick West
WARD COUNCILLORS	Cllr Gale & Cllr Male
CASE OFFICER	Hannah Pattinson
DATE REGISTERED	02 December 2009
EXPIRY DATE	27 January 2010
APPLICANT	Steppingley Parish Council
AGENT	
REASON FOR COMMITTEE TO DETERMINE RECOMMENDED DECISION	Agent related directly to Councillor Full Application - Granted

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 **Prior to the commencement of development, a scheme showing wheelchair access to be provided for the convenience of disabled persons shall be submitted to and approved in writing by the District Planning Authority. The approved scheme shall be fully implemented before the development is first occupied or brought into use.**

REASON: To safeguard the interests of disabled persons.

- 3 **Prior to the commencement of development a scheme setting out measures for protecting all trees, shrubs and other natural features during construction work shall be submitted to and approved in writing by the Local Planning Authority. No work shall commence on site until all trees, shrubs and features to be protected are fenced with 2.3 high weldmesh fencing securely mounted on standard scaffolding poles driven firmly in the ground in accordance with BS 5837:2005;**

- **for trees and shrubs the fencing shall follow a line 1.0m outside the furthest extent of the crown spread, unless otherwise agreed in writing by the Local Planning Authority;**

- for upright growing trees at a radius from the trunk not less than 6.0m, or two thirds of the height of the tree whichever is the greater;
- for other natural features along a line to be approved in writing by the Local Planning Authority.

Such fencing shall be maintained during the course of the works on the site.

Reason: To safeguard the existing trees on the site in the interests of visual amenity.

4 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:-

- planting plans to gap up the existing holly hedge on the western side of the site;
- cultivation details including operations required to establish new planting;

The development shall be carried out in accordance with the approved details during the first planting season following commencement of development.

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.