

Item No. 18**SCHEDULE C**

APPLICATION NUMBER	CB/10/00272/FULL
LOCATION	Beecroft Community Centre, Westfield Road, Dunstable, LU6 1DL
PROPOSAL	Installation of retractable awning on front elevation
PARISH	Dunstable
WARD	Northfields
WARD COUNCILLORS	Cllrs Jeanette Freeman & Julian Murray
CASE OFFICER	Gill Claxton
DATE REGISTERED	09 February 2010
EXPIRY DATE	06 April 2010
APPLICANT	Mr D Ross
REASON FOR COMMITTEE TO DETERMINE	Ward Councillor is on the Management Committee of the Community Centre
RECOMMENDED DECISION	Full Application - Granted

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 This permission relates only to the details shown on the Site Location Plan, Floor and Elevation Plan and specifications received 28/01/10 or to any subsequent appropriately endorsed revised plan.
REASON: To identify the approved plans and specifications 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:

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 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 Environmental Health Officer advises as follows:

The smoking ban made under the Health Act is now in force and Statutory Instrument 2006 No 3368 states what constitutes "enclosed" and "substantially enclosed" premises for the purposes of the Act. Should the applicant wish to use the area of the proposed development as a smoking area they are advised to seek an opinion as to whether it would comply with regulations. The applicant should contact Jonathan Judd or Brett Warren, the Environmental Health Technical Support Officers, Central Bedfordshire Council in this regard.

A variation of the premise licence may be required. The applicant should contact Dave McBain, Licencing Officer and Maurice Clay, Senior Environmental Health Officer, for licencing and Health and Safety matters that may arise from this grant of permission.