

Item No. 12**SCHEDULE C**

APPLICATION NUMBER	CB/10/00880/FULL
LOCATION	Land to the east of Stotfold extending from Mill Lane to Baldock Road, Mill Lane, Stotfold
PROPOSAL	Full: Change of use of land to nature reserve, ancillary car park, boardwalk, information point/shelter and interpretation boards
PARISH	Stotfold
WARD	Stotfold & Arlesey
WARD COUNCILLORS	Cllrs Dalgarno, Saunders, Street, Turner
CASE OFFICER	Vicki Davies
DATE REGISTERED	10 March 2010
EXPIRY DATE	05 May 2010
APPLICANT	Stotfold Mill Preservation Trust
AGENT	
REASON FOR COMMITTEE TO DETERMINE	Central Bedfordshire Council owned land
RECOMMENDED DECISION	Full Application - Granted

Recommendation

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 The area of land between the forward visibility curve as indicated on the approved drawing and the highway boundary shall be kept free from all obstructions.

Reason: In the interests of road safety.

- 3 Visibility splays shall be provided at the junction of the access with the public highway within 12 months of the date of this permission. The minimum dimensions to provide the required splay lines shall be 2.4m measured along the centre line of the proposed access from its junction with the channel of the public highway and 70.0m measured from the centre line of the proposed access along the line of the channel of the public highway to the north-east and 43.0m measured from the centre line of the proposed access along the line of the channel of the public highway to the south-west. The required vision splays shall, on land in the applicant's control, be kept free of any

obstruction.

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.

- 4 Any gates provided shall open away from the highway and be set back a distance of at least 5.0m from the nearside edge of the carriageway of the adjoining highway.

Reason: To enable vehicles to draw off the highway before the gates are opened.

- 5 Within 12 months of date of this permission the crossover/access shall be constructed and surfaced in a stable and durable manner measured from the channel of the nearside carriageway to the highway boundary.

Reason: To avoid the carriage of mud or other extraneous material from the site so as to safeguard the interest of highway safety.

- 6 Before the car park extensions hereby approved are brought into use they shall be surfaced in a manner in accordance with details to be approved in writing by the Local Planning Authority. 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 or into the main drainage system.

Reason: In order to minimise danger, obstruction, and inconvenience to users of the highway and of the premises.

- 7 The proposed sign shall be finished in non reflective materials.

Reason: To avoid undue distraction to motorists and to avoid possible resemblance to and confusion with bona-fide road signs.

- 8 Within 6 months of the date of this permission, a scheme for the secure and covered parking of cycles on the site for 8 cycles (including child sized stands) shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall be fully implemented within 6 months of the date the scheme is approved and thereafter retained for this purpose.

Reason: To ensure the provision of adequate cycle parking to meet the needs of occupiers of the proposed development in the interests of encouraging the use of sustainable modes of transport.

- 9 The frames of the interpretation boards hereby permitted shall be dark green in colour.

Reason: To enhance the appearance of the development

- 10 Within 6 months of the date of this permission a plan showing the exact

position that the steel containers would be relocated to shall be submitted to the Local Planning Authority. The steel containers shall be relocated to the approved location and 2 metre high wooden fencing erected to provide screening within 6 months of the date of approval.

Reason: In the interests of visual amenity.

- 11 No external lighting shall be installed unless and until the details of the location, appearance and technical details of the proposed lights have been submitted to and approved in writing by the Local Planning Authority. The lighting shall then be installed and maintained in accordance with the approved scheme.

Reason: To protect the amenity of neighbouring properties and highway safety.

- 12 Before the car park extensions hereby approved are brought into use a plan showing the access from Mill Lane into the site and the layout of the extended car park and disabled parking area including any signage, marking out etc shall be submitted and approved in writing by the Local Planning Authority. The car parking areas shall then be provided and maintained in accordance with the approved details.

Reason: To ensure that cars can park within the site in the interests of highway safety.

Notes to Applicant

1. The applicant is advised that, under the provision of the Highways Act 1980, no part of the structure, including boundary treatments and their foundations and any signage or lighting shall be erected or installed in, under or overhanging the public highway and no gate shall be fixed so as to open outwards into the highway.

The Highway Authority has the power under Section 143 of the Highways Act 1980, to remove any structure erected on a highway.

2. The applicant is advised that no works associated with the surfacing of the vehicular access to comply with condition 5 should be carried out within the confines of the public highway without prior consent, in writing, of Central Bedfordshire Council. Upon receipt of this Notice of Planning Approval, the applicant is advised to write to Central Bedfordshire Council's Highway Help Desk, P.O.Box 1395, Bedford, MK42 5AN 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 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.

3. The applicant is advised that 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 Traffic Management Group, Highways and Transport Division, Central Bedfordshire Council, P.O. Box 1395, Bedford, MK42 5AN.
4. The applicant is advised that in order to achieve the vision splays in conditions 1 and 2 of the permission it may be necessary for vegetation overhanging the public highway to be removed. Prior to the commencement of work the applicant is advised to contact Central Bedfordshire Council's Customer Contact Centre on 0300 300 8049 to request the removal of the overhanging vegetation on the public highway.
5. The applicant is advised that all cycle parking to be provided within the site shall be designed in accordance with Central Bedfordshire Council's "Cycle Parking Guidance - August 2006".
6. Planning permission does not absolve the applicant from complying with the relevant law protecting species including obtaining and complying with the terms and conditions of any licences required, as described in Part IV B of Circular 06/2005.

[Notes:

1. In advance of consideration of the application the Committee received representations made in accordance with the Public Participation Scheme.
2. In advance of consideration of the application the Committee were advised of consultation received as set out in the Late Sheet attached to these Minutes.]