

Item No. 14

SCHEDULE B

APPLICATION NUMBER	CB/10/02726/FULL
LOCATION	The Village Hall, High Street, Ridgmont, Bedford, MK43 0TS
PROPOSAL	The Village Hall, High Street, Ridgmont, Bedford, MK43 0TS
PARISH	Ridgmont
WARD	Woburn & Harlington
WARD COUNCILLORS	Cllr B Wells, Cllr F Chapman
CASE OFFICER	Mary Collins
DATE REGISTERED	16 July 2010
EXPIRY DATE	10 September 2010
APPLICANT	Trustees of the Ridgmont Charity
AGENT	Kirkby & Diamond
REASON FOR COMMITTEE TO DETERMINE	Contrary to Policy CS3
RECOMMENDED DECISION	Full Application – Granted subject to the completion of a legal agreement.

Reasons for Granting

The proposal is in conformity with Policies CS15 and DM13 of the Core Strategy and Development Management Policies, Central Bedfordshire (North), November 2009 as it is not considered inappropriate development within a Conservation Area and Policy DM3 as the proposal respects the amenity of surrounding properties and respects and complements the context and setting of the designated Ridgmont Conservation Area. It is also in accordance with Planning Policy Guidance: PPS1: Delivering Sustainable Development, PPS3: Housing and PPS5: Planning for Historic Environment as the development does not unacceptably adversely impact upon the character or appearance of the Conservation Area.

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 **No development shall take place until internal floor plans to a scale of 1:50 or 1:100 have been submitted to and approved in writing by the Local Planning Authority showing the final first and ground floor layout of the dwelling.**

Reason: To protect the visual amenities of conservation area and to protect the amenities of adjoining properties.

- 3 **No development shall take place until details of a privacy screen to be installed to the parapet walls on each side of the flat roofed single storey extension to the northern end of the existing building and to achieve an overall height of 2m have been submitted to and agreed in writing by the Local Planning Authority.**

The screens shall be constructed in accordance with the approved details and shall be retained in perpetuity.

Reason: To ensure that the privacy of adjoining residential properties is not detrimentally affected.

- 4 **No development shall commence until a scheme for the secure and covered parking of cycles on the site (including the internal dimensions of the cycle parking area, stands/brackets to be used and access thereto), calculated at one cycle parking space per bedroom and 2 short stay spaces, has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be fully implemented before the development is first occupied or brought into use 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.

- 5 Notwithstanding Schedule 2, Part 1, Class A, B, C, D, E, F, G and H of the Town and Country Planning (General Permitted Development Order) 1995 (or any Order revoking or re-enacting that Order with or without modification) no works shall be commenced for the external alteration or extension of the dwelling hereby permitted or for the erection of any building/ structure within its curtilage without the specific grant of planning permission.

Reason: To protect the visual amenities of conservation area and to protect the amenities of adjoining properties.

- 6 The internal ground and first floor levels of the building shall not be raised or lowered unless otherwise agreed in writing by the Local Planning Authority.

Reason: To protect the visual amenities of conservation area and to protect the amenities of adjoining properties.

- 7 Before the premises are occupied all on site vehicular areas shall be surfaced in a stable and durable manner in accordance with details to be approved in writing by the Local Planning Authority. Arrangements shall be made for surface water drainage from the site to soak away within the site so that it does not discharge into the highway or into the main drainage system.

Reason: To avoid the carriage of mud or other extraneous material or surface water from the site so as to safeguard the interest of highway safety and reduce the risk of flooding and to minimise inconvenience to users of the premises and ensure satisfactory parking of vehicles outside highway limits.

- 8 Details of bin collection point shall be submitted to and approved by the Local Planning Authority prior to the occupation of any dwelling.

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

- 9 This permission relates to the change of use of the building to a single dwelling only.

Reason: For the avoidance of doubt.

Notes to Applicant

1. 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, Technology House, 239 Ampthill Road, Bedford MK42 9BD.
2. The applicant is advised that photographs of the existing highway that is to be used for access and delivery of materials will be required by the Local Highway Authority. Any subsequent damage to the public highway resulting from the works as shown by the photographs, including damage caused by delivery vehicles to the works, will be made good to the satisfaction of the Local Highway Authority and at the expense of the applicant. Attention is drawn to Section 59 of the Highways Act 1980 in this respect.
3. The applicant is advised that all cycle parking to be provided within the site shall be designed in accordance with the Bedfordshire County Council's "Cycle Parking Guidance - August 2006".
4. The privacy screen to be installed to the parapet walls on each side of the flat roofed single storey extension to the northern end of the existing building shall be to an overall height of two metres measured from flat roof level. An obscurely glazed screen is considered to be a contemporary material which would be appropriate on this building and would prevent loss of privacy through overlooking.

[Note:

1. In advance of consideration of the application the Committee received representations made in accordance with the Public Participation Scheme.
2. It was agreed that approval was conditional upon satisfactory receipt of a S106 agreement.]