

Item No. 15**SCHEDULE B**

APPLICATION NUMBER	CB/10/03413/FULL
LOCATION	Cranfield University playing field, land adjacent to Prince Philip Avenue, Cranfield
PROPOSAL	Full: Erection of a multi use games area, consisting of two five-a-side football pitches, floodlighting and associated landscaping.
PARISH	Cranfield
WARD	Cranfield
WARD COUNCILLORS	Cllr K Matthews, Cllr A Bastable
CASE OFFICER	Clare Golden
DATE REGISTERED	13 September 2010
EXPIRY DATE	08 November 2010
APPLICANT	Cranfield University
AGENT	Turnberry Consulting
REASON FOR COMMITTEE TO DETERMINE	Councillor Bastable requested that this application be brought to the Development Management Committee following concerns from Cranfield Parish Council about the impact of the proposed floodlighting on surrounding residential amenity.
RECOMMENDED DECISION	Full Application - Granted

Reasons for Granting

The scheme, by reason of its site, design and location is in conformity with Planning Policy Guidance: PPS1: Delivering Sustainable Development, PPS7: Rural Areas, PPG13: Transport, PPG17: Sport and Recreation, and Planning Policies CS3, CS4, DM3, DM4, DM11 and DM17 of the Core Strategy Development Management Policies, Adopted November 2009, and 'Design in Central Bedfordshire', Adopted Supplementary Planning Document, 2010.

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 **Development shall not commence until a scheme detailing temporary access provision to and from the site for construction traffic, which details shall show what arrangements will be made for restricting such vehicles to approved points of access and egress has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be operated throughout the period of construction work and thereafter the temporary access shall be closed and re-instated.**

Reason: To ensure the safe operation of the surrounding road network in the interests of road safety.

- 3 **Development shall not commence until a scheme detailing provision for temporary on site parking for construction workers for the duration of the construction period has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented throughout the construction period and thereafter the temporary parking area shall be closed and re-instated to its former condition.**

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

- 4 **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;**

- 1. 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;**
- 2. 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;**
- 3. 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. No unauthorised access or placement of goods, fuels or chemicals, soil or other materials shall take place inside the fenced area.

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

- 5 **The proposed means of illumination shall be shielded so that no glare or dazzle occurs to drivers of vehicles using the public highway. (HC 34)**

Reason: In the interest of road safety.

- 6 **No development shall commence until a wheel cleaning facility has been provided at all site exits in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority. The wheel cleaner(s) shall be removed from the site once the groundworks have been completed.**

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

- 7 External lighting on the development site shall not be used except between the hours of 8am and 10pm without the prior agreement in writing of the Local Planning Authority.

Reason: To preserve the residential amenities of occupiers of nearby residential dwellings.

- 8 The external lighting installed on the site shall be implemented and maintained as approved. Should any unacceptable glare be caused to occupiers of the surrounding dwellings in the first 12 months following installation of the floodlights, the lighting shall be revised or adjusted to rectify this.

Reason: To preserve the residential amenities of occupiers of nearby residential dwellings.

- 9 Before development begins, a scheme for the short stay parking of cycles on the site (including the dimensions of the cycle parking area, stands/brackets to be used and access thereto), calculated at 5 cycle parking spaces per pitch, shall be 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 in accordance with Policy CS4 of the Adopted Core Strategy and PPG13: Transport.

Notes to Applicant

1. The applicant is advised that no works associated with the construction of the temporary 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 Highway Help Desk, Technology House, 239 Ampthill Road, Bedford MK42 9BA 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 temporary 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.
2. 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 Amphill Road, Bedford MK42 9BD.

3. 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.
4. The applicant is advised that the closure and re-instatement of the temporary access at the end of the construction period shall include the reinstatement of the highway to include any footway, verge and kerbing in a manner to be agreed in writing with Central Bedfordshire Council's Customer Contact Centre on 0300 300 8049. No work shall be carried out within the confines of the public highway without prior consent. The applicant will also be expected to bear all costs involved in closing and re-instatement of the temporary access.

[Notes:-

1. 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.
2. In advance of consideration of the application the Committee received representations made in accordance with the Public Participation Scheme.
3. In addition, it was noted that condition 9 was revised as above and a new condition 10 has been added.]