

Item No. 15**SCHEDULE C**

APPLICATION NUMBER	CB/10/03655/FULL
LOCATION	Land To The Front Of 127 And 129, Mead End, Biggleswade
PROPOSAL	Full: 6No. parking bays and dropped kerb and crossover
PARISH	Biggleswade
WARD	Biggleswade
WARD COUNCILLORS	Cllrs Jones, Lawrence, Lawrence & Vickers
CASE OFFICER	Annabel Gammell
DATE REGISTERED	21 October 2010
EXPIRY DATE	16 December 2010
APPLICANT	Aragon Housing Association
AGENT	Aragon Housing Association
REASON FOR COMMITTEE TO DETERMINE RECOMMENDED DECISION	An objection was received on land owned by Central Bedfordshire Council
	Full Application - Granted

Site Location:

The application site is Land to the front of number 127 and 129 Mead End in Biggleswade. This is currently grass amenity land outside residential properties along Mead End.

The dwellings adjacent are terrace properties of little architectural interest, Mead End is to the south of the centre of Biggleswade, it is a long residential street, the application site is north of Holmemead Middle School.

The Application:

The application is for a six parking bays, these would be located on the grass verge outside the dwelling houses.

RELEVANT POLICIES:**National Policies (PPG + PPS)**

- PPS 1 Delivering Sustainable Development (2005)
- PPS 3 Housing (2006)

Bedfordshire Structure Plan 2011

Not applicable

Core Strategy and Development Management Policies, November 2009

Policy DM3 - High Quality Development

South Bedfordshire Local Plan Review Policies

Not applicable

Supplementary Planning Guidance

Design in Central Bedfordshire: A Guide for Development, Design Supplement 4

Planning History

None

Representations: (Parish & Neighbours)

Biggleswade Town Council:
Neighbours:

No objections
One letter of objection received from 129
Mead End, grounds of being a waste of
money, detrimental to safety, loss of aesthetic
value.

Consultations/Publicity responses

Site Notice Posted on 04.11.10:
Highways

No comments received
No objections. Conditions regarding
construction of junction with highway prior to
development being used, and surfacing.

Determining Issues

The main considerations of the application are;

1. The effect on the character and appearance of the surrounding area
2. The impact on the residential amenity of neighbouring properties
3. Impact upon highway safety
4. Any other implications of the proposal

Considerations

1. Effect on the character and appearance of the area

The dwellings are of little architectural interest, it is considered that parking bays on the grass verge in front of them would not have a significant impact upon the character or appearance of the area. Currently on Mead End there are often cars parked on the highway, therefore it is judged that this development would improve the visual appearance of Mead End.

The materials would be appropriate for a development of parking bays, adjacent to a highway, the bays are also of an appropriate size this is considered in accordance with both Policy DM3 and in conformity with the Central Bedfordshire guidance *Extensions and Alterations: Movement, Streets and Places*.

2. Impact on the residential amenity of neighbouring properties

The parking area is in front of numbers 127 and 129 Mead End, it is considered that due to the nature of the application the development would not significantly impact upon residential amenity in terms of loss of light, overbearing impact, loss or privacy or outlook.

One letter of objection was received from a neighbouring resident:

The car parking spaces are a waste of money:

This is not a planning consideration.

Reduced protection for residents as green area would be used for parking:

The pedestrians would still walk adjacent to the dwellings as the pavement arrangement would be unaffected by this development, it is therefore judged that the parking spaces would not affect the safety of the area.

Aesthetic value of the green area, of green space lost replaced with tarmac:

It is considered that green space is desirable, and the parking area would only cover a proportion of one of the areas within the immediate area, and provide a suitable place for residents to park, it is therefore an acceptable loss of green space.

3. Impact upon highway safety

The highways department have no objections to this proposal, providing the bays are constructed in a suitable manner, and the junction built prior to use.

4. Any other implications

There were no other considerations to this application.

Reasons for Granting

The 6 parking bays would not have a negative impact on the character of the area or an adverse impact on the residential amenity of neighbouring properties and is acceptable in terms of highway safety therefore by reason of its site, design and location, is in conformity with Policy DM3 of the Core Strategy and Management Policies, November 2009; Planning Policy Statement 1 (2005), Planning Policy Statement 3 (2006), Regional policies in the East of England Plan (May 2008) and the Milton Keynes and South Midlands Sub-Regional Strategy (March 2005). It is further in conformity with the technical guidance Design in Central Bedfordshire, a Guide for Development, 2009.

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 All external works hereby permitted shall be carried out in materials to match as closely as possible in colour, type and texture, those of the existing building.

Reason: To safeguard the appearance of the completed development by ensuring that the development hereby permitted is finished externally with materials to match/complement the existing building(s) and the visual amenities of the locality.

- 3 The parking bays shall not be brought into use until the junction of the proposed vehicular access with the highway have been constructed in accordance with the approved details.

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

- 4 The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers 01/01/13, 01/01/05.

Reason: For the avoidance of doubt.

DECISION

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