

APPLICATION NUMBER	CB/10/03733/FULL
LOCATION	1 - 23 Osborn Crescent, Shefford
PROPOSAL	Full: 19 No Driveways to houses and flats.
PARISH	Shefford
WARD	Shefford
WARD COUNCILLORS	Cllr Lewis Birt & Cllr Tony Brown
CASE OFFICER	Clare Golden
DATE REGISTERED	21 October 2010
EXPIRY DATE	16 December 2010
APPLICANT	Aragon Housing Association
AGENT	Aragon Housing Association
REASON FOR COMMITTEE TO DETERMINE	Central Bedfordshire Council own part of the land within the application site and an objection has been received from the Occupiers of a neighbouring property.
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 development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers 01/01/14 and 01/01/05.

Reason: For the avoidance of doubt.

- 3 Before any of the accesses are first brought into use, a triangular vision splay shall be provided on each side of the 3 new accesses and shall be 2.0m measured along the back edge of the highway from the centre line of the anticipated vehicle path on the nearest parking bay to a point 2.0m measured from the back edge of the highway into the site along the centre line of the anticipated vehicle path. The vision splays so described and on land under the applicant's control shall be maintained free of any obstruction to visibility exceeding a height of 600mm above the adjoining footway level.

Reason: To provide adequate visibility between the existing highway and the proposed accesses, and to make the accesses safe and convenient for the traffic which is likely to use it.

Reasons for Granting

The proposal is in conformity with Policies DM3 and CS4 of the Core Strategy and Development Management Policies, Central Bedfordshire (North), November 2009 and the Adopted Design Guide SPD, 'Design in Central Bedfordshire, Supplement 7: Movement, Streets and Places' as the proposal is appropriate in terms of siting, use and scale, does not seriously harm the amenities of neighbours and there is no unacceptable impact upon the character and appearance of the street scene or general locality or on highway safety.

Notes to Applicant

1. The applicant is advised that no works associated with the construction of the 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, Technology House, 239 Ampthill Road, Bedford, MK42 9BD 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 or similar of the Highways Act to be implemented. The applicant is also advised that if any of the works associated with the construction of the 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.