

## Item No. 13

## SCHEDULE C

APPLICATION NUMBER	CB/10/03730/FULL
LOCATION	Land Fronting 18 To 22, Ivel Road, Shefford
PROPOSAL	Full: 9 No Parking Bays.
PARISH	Shefford
WARD	Shefford
WARD COUNCILLORS	Cllr Lewis Birt & Cllr Tony Brown
CASE OFFICER	Clare Golden
DATE REGISTERED	04 October 2010
EXPIRY DATE	29 November 2010
APPLICANT	Aragon Housing Association
AGENT	Aragon Housing Assoc
REASON FOR COMMITTEE TO DETERMINE	Central Bedfordshire Council own part of the land within the application site and Shefford Town Council object to the proposal on the grounds of highway safety.
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 There shall be no restriction on the use of the car parking spaces shown on the approved plans by members of the public using the highway.

Reason: To minimise the potential for on-street parking and thereby safeguard the interest of the safety and convenience of road users and for the avoidance of doubt.

- 3 **Before the development is brought into use, details of the construction and layout of the access and parking bays shall be submitted to and approved by the Local Planning Authority.**

**Reason: In the interest of road safety and traffic movement.**

### 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 in order to comply with Condition 2 of this permission it will be necessary for the developer of the site to enter into an agreement with Central Bedfordshire Council as Highway Authority under Section 278 of the Highways Act 1980 to ensure the satisfactory completion of the access and associated parking bays. Further details can be obtained from the Development Control Group, Development Management Division, Central Bedfordshire Council, Priory House, Monks Walk, Chicksands, Shefford SG17 5TQ.