

**Item No. 15****SCHEDULE C**

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

**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.

### **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.