

Item No. 14**SCHEDULE C**

APPLICATION NUMBER	CB/10/04288/FULL
LOCATION	Rushmere Park, Old Linslade Road, Heath And Reach, Leighton Buzzard, LU7 0EB
PROPOSAL	Construction of new vehicular access (of 'bell mouth' T-junction design) off Old Linslade Road to serve operational traffic and to facilitate public use of Council-owned forestry land.
PARISH	Heath & Reach
WARD	Plantation
WARD COUNCILLORS	Cllrs Peter Rawcliffe & Alan Shadbolt
CASE OFFICER	Mr C Murdoch
DATE REGISTERED	26 November 2010
EXPIRY DATE	21 January 2011
APPLICANT	Central Bedfordshire Council
REASON FOR COMMITTEE TO DETERMINE	Call-in by Cllr Shadbolt and CBC application against which there have been objections
RECOMMENDED DECISION	Full Application - Granted

Recommendation

That Planning Permission be GRANTED subject to the following:

- 1 The development shall begin not later than three years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

- 2 Before the proposed vehicular access is first brought into beneficial use visibility splays shall be provided at the junction of the new access with the public highway. The minimum dimensions to provide the required splay lines shall be 2.4m measured along the centre line of the proposed access from its junction with the channel of the public highway and 120m measured from the centre line of the proposed access along the line of the channel of the public highway. The required vision splays shall, on land in the applicant's control, be kept free of any obstruction.

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

- 3 The maximum gradient of the proposed vehicular access shall be 10% (1 in 10).

Reason: In the interests of the safety of persons using the access and users of the highway.

- 4 Before the proposed vehicular access is first brought into beneficial use and notwithstanding the details submitted with the application, further particulars of the following elements of the new scheme and specified off-site works shall be submitted to and approved in writing by the Local Planning Authority.

- Details of any new gates, fencing, white lining and height restriction barrier and details of any vehicle entry/exit barriers and their means of operation;
- Details of the arrangements for implementing a 40mph speed limit along Old Linslade Road between its junction with The Stile and a point 60m west of its junction with Plantation Road/Bragenham Lane;
- Details of the arrangements for cutting back and managing existing roadside vegetation in order to maintain visibility at and adjacent the proposed access such that is appropriate for a road with a speed limit of 40mph;
- Details of the arrangements for implementing a Traffic Regulation Order to prevent all parking along Old Linslade Road, Plantation Road and Bragenham Lane (carriageway and highway verge) within a radius of 350m from the proposed access junction.
- Details of the arrangements for investigating and, if necessary, improving the existing road skid resistance of Old Linslade Road adjacent the proposed access.

Reason: To safeguard the rural character of Old Linslade Road and the landscape quality of the wider Area of Great Landscape Value and in the interest of the safety of persons using the proposed access and users of the highway.

(Policies 7, B.S.P. and NE3, S.B.L.P.).

- 5 The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, the Site Location Plan - Drawing No. CBC/001 and Drawing Nos. 400621-001-001, 400621-001-003A, 400621-001-004 and 400621-001-006.

Reason: For the avoidance of doubt.

Notes to Applicant

1. In accordance with Article 31 of the Town and Country Planning (Development Management Procedure) (England) Order 2010, the Council hereby certify that the proposal as hereby approved conforms with the relevant policies of the Development Plan comprising of the Regional Spatial Strategy for the East of England (the East of England Plan and the Milton Keynes and South Midlands Sub-Regional Strategy), Bedfordshire Structure Plan 2011 and the South Bedfordshire Local Plan Review and material considerations do not indicate otherwise. The policies which refer are as follows:

East of England Plan (May 2008) Policies

SS1 - Achieving Sustainable Development.

SS2 - Overall Spatial Strategy.

SS3 - Key Centres for Development and Change:

Luton/Dunstable/Houghton Regis & Leighton-Linslade.

SS7 - Green Belt.

SS8 - The Urban Fringe.

E6 - Tourism.

T2 - Changing Travel Behaviour

T8 - Local Roads.

T9 - Walking, Cycling and other Non-Motorised Transport.

T14 - Parking.

ENV1 - Green Infrastructure.

ENV2 - Landscape Conservation.

ENV3 - Biodiversity and Earth Heritage.

ENV5 - Woodlands.

WAT4 - Flood Risk Management.

Milton Keynes and South Midlands Sub-Regional Strategy (March 2005)

Strategic Policy 1: The Spatial Framework - Locations for Growth:

Luton/Dunstable/Houghton Regis (with Leighton-Linslade).

Strategic Policy 3: Sustainable Communities.

Bedfordshire and Luton Policies 2(a) and 2(b): Luton/Dunstable/Houghton Regis and Leighton-Linslade.

Bedfordshire Structure Plan 2011

Policy 7 - Areas of Great Landscape Value.

South Bedfordshire Local Plan Review Policies

NE3 - Control of development in Areas of Great Landscape Value.

BE8 - Design and environmental considerations.

T10 - Controlling parking in new developments.

R14 - Protection and improvement of informal recreational facilities in countryside.

2. In accordance with Article 31 of the Town and Country Planning (Development Management Procedure) (England) Order 2010, the reason for any condition above relates to the Policies as referred to in the Regional Spatial Strategy (RSS), Bedfordshire Structure Plan 2011 (BSP) and the South Bedfordshire Local Plan Review (SBLPR).

3. This permission relates only to that required under the Town and Country Planning Acts and does not include any consent or approval under any other enactment or under the Building Regulations. Any other consent or approval which is necessary must be obtained from the appropriate authority.
4. 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, P.O. Box 1395, Bedford, MK42 5AN.
5. The Environment Agency advises that the proposal to culvert the roadside watercourse will require an application to be submitted for Flood Defence Consent. A minimum diameter of 450mm for culverting watercourses is recommended. It is recommended also that the applicant contacts the Environment Agency's Development and Flood Risk team as soon as possible to discuss appropriate designs for the culvert.
6. The applicant is advised that throughout the duration of the construction period the following facilities should be provided.
 - Wheel cleaning facilities at all site exits in order to prevent the deposit of mud or other extraneous material on the public highway;
 - On-site parking for construction workers.
7. Please note that the unnumbered drawing submitted in connection with this application has been given a unique number by the Local Planning Authority. The number can be sourced by examining the plans on the 'View a Planning Application' pages of the Council's website www.centralbedfordshire.gov.uk.

[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.]