

## Item No. 14

## SCHEDULE C

<b>APPLICATION NUMBER</b>	<b>CB/11/00691/FULL</b>
<b>LOCATION</b>	<b>29B Hitchin Road, Upper Caldecote</b>
<b>PROPOSAL</b>	<b>Change of use of existing garage/workshop to MOT Bay and erection of workshop/garage facilities with associated car parking areas</b>
<b>PARISH</b>	<b>Northill</b>
<b>WARD</b>	<b>Northill and Blunham</b>
<b>WARD COUNCILLORS</b>	<b>Cllrs Caroline Maudlin &amp; Tricia Turner</b>
<b>CASE OFFICER</b>	<b>Dee Walker</b>
<b>DATE REGISTERED</b>	<b>03 March 2011</b>
<b>EXPIRY DATE</b>	<b>28 April 2011</b>
<b>APPLICANT</b>	<b>Mr Maudlin</b>
<b>AGENT</b>	<b>ICS Design Ltd</b>
<b>REASON FOR COMMITTEE TO DETERMINE</b>	<b>Applicant related to Cllr Maudlin</b>
<b>RECOMMENDED DECISION</b>	<b>Full Application - Granted</b>

### RECOMMENDATION

APPROVE Planning Permission for the application set out above subject to the following condition(s):

- 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 **Prior to the commencement of development details shall be submitted for written approval by the Local Planning Authority setting out the materials to be used for the external walls and roof. The development shall be carried out in accordance with the approved scheme.**

**Reason: To protect the visual amenities of the building and of the area generally.**

- 3 The use hereby approved shall not operate except between the hours of 08:00 to 18:00 on Mondays to Fridays, 08:00 to 16:00 on Saturdays and not at all on Sundays and Bank Holidays.

Reason: To safeguard the amenities of neighbouring properties.

- 4 The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans,

numbers 120110/01, 120110/02, 120110/03, 120110/04, 120110/05, 120110/06, 120110/07, 120110/08.

Reason: For the avoidance of doubt.

### **Reasons for Granting**

In conclusion, the scheme by reason of its site, design and location would not harm the character and appearance of the area, have an adverse impact on the residential amenity of neighbouring properties or have a detrimental impact on highway safety. As such the proposal is in conformity with Policy DM3 of the Central Bedfordshire Adopted Core Strategy and Development Management Policies 2009; Planning Policy Statement 1 (2005). It is therefore considered **acceptable** and that planning permission should be granted subject to conditions.

### **Notes to Applicant**

1. The applicant is advised that the proposed process (the use of a waste oil burner) is likely to require authorisation under the provisions of the Environmental Protection Act 1990 prior to becoming operational. (Failure to obtain such an authorisation is an offence punishable on summary conviction by a fine of £20,000). Further information can be obtained from Public Protection at Central Bedfordshire Council on 0300 300 8000.

### **NOTES**

In advance of the consideration of the application the Committee were advised of consultation which advised of a desk based Heritage Assessment that had been submitted and considered by the Archaeological Officer. Their previous objections had been withdrawn.