

# Item No. 11

## SCHEDULE B

<b>APPLICATION NUMBER</b>	<b>CB/10/03712/FULL</b>
<b>LOCATION</b>	<b>Red Lion, Deadmans Cross, Shefford, SG17 5QQ</b>
<b>PROPOSAL</b>	<b>Full: Change of use of part of the external area of the site to the siting of touring caravans and camper vans. Erection of reception/office area and toilet block. Widening of existing access.</b>
<b>PARISH</b>	<b>Haynes</b>
<b>WARD</b>	<b>Maulden and Clophill</b>
<b>WARD COUNCILLORS</b>	<b>Cllr Angela Barker &amp; Cllr Howard Lockey</b>
<b>CASE OFFICER</b>	<b>Mary Collins</b>
<b>DATE REGISTERED</b>	<b>30 September 2010</b>
<b>EXPIRY DATE</b>	<b>25 November 2010</b>
<b>APPLICANT</b>	<b>Freedom Valley Investments</b>
<b>AGENT</b>	<b>Simic Associates</b>
<b>REASON FOR COMMITTEE TO DETERMINE</b>	<b>Cllr Barker – impact on community for a 24 hours usage as a tourist caravan site and on highway grounds</b>
<b>RECOMMENDED DECISION</b>	<b>Full Application - Granted</b>

### Conclusion

In light of the above considerations it is recommended that planning permission is Approved.

- 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 **Before development commences details of a kerbed build out into the site from the highway boundary and located at the east side of the access shall be submitted to and approved in writing by the Local Planning Authority and the development shall not be brought into use until the kerbed build out has been constructed in accordance with the approved details.**

**Reason: To limit the width of the access without interfering with the waiting bay or swept path of vehicles using the site.**

- 3 **Before development commences details of the demarcation and signage indicating the waiting area shall be submitted to and approved**

**in writing by the Local Planning Authority and the development shall not be brought into use until the signage and demarcation have been constructed in accordance with the approved details.**

**Reason: To provide an adequate waiting area clear of manoeuvring vehicles.**

- 4 The development shall not be brought into use until the junction of the proposed vehicular access with the highway has 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.

- 5 Details of materials to be used for the external finishes of the development hereby approved including the 1.8 metre high brick wall shall be submitted to and approved in writing by the Local Planning Authority and the development shall be carried out in accordance therewith.

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.

- 6 Prior to the commencement of the use, visibility splays shall be provided at the junction of the access with the public highway before the development is brought into use. 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 120.0m 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.

- 7 The kerbed build out adjacent to parking bay 1 and the area between the rear of bays 1 and 2 and the highway boundary shall be maintained free of any obstruction to visibility exceeding a height of 600mm above the adjoining carriageway level.

Reason: To provide driver/driver intervisibility between vehicles using the bays and the access and for the avoidance of doubt.

- 8 Before the development is brought into use the on site vehicular areas shall be constructed and surfaced in a stable and durable manner in accordance with details to be approved in writing by the Local Planning Authority for a distance of 20.0m into the site, measured from the highway boundary. Arrangements shall be made for surface water drainage from the site to be intercepted and disposed of separately so that it does not discharge into the highway.

Reason: To avoid the carriage of mud or other extraneous material or

surface water from the site so as to safeguard the interest of highway safety and reduce the risk of flooding and to minimise inconvenience to users of the premises and ensure satisfactory parking of vehicles outside highway limits.

- 9 Before the development is brought into use, any existing access within the frontage of the land to be developed, not incorporated in the access hereby approved shall be closed in a manner to the Local Planning Authority's written approval.

Reason: In the interest of road safety and to reduce the number of points at which traffic will enter and leave the public highway.

- 10 Before the development is brought into use all on site vehicular areas shall be surfaced in a stable and durable manner in accordance with details to be approved in writing by the Local Planning Authority. Arrangements shall be made for surface water drainage from the site to soak away within the site so that it does not discharge into the highway or into the main drainage system.

Reason: To avoid the carriage of mud or other extraneous material or surface water from the site so as to safeguard the interest of highway safety and reduce the risk of flooding and to minimise inconvenience to users of the premises and ensure satisfactory parking of vehicles outside highway limits.

- 11 Any means of illumination within the site shall be shielded so that no glare or dazzle occurs to drivers of vehicles using the public highway.

Reason: In the interest of road safety.

- 12 The proposed development shall be carried out and completed in all respects in accordance with the vehicular parking layout illustrated on the plan No. 10536.01C and defined by this permission and, notwithstanding the provision of the Town and Country Planning General Permitted Development Order 1995, (or any Order revoking or re-enacting that Order) there shall be no variation without the prior approval in writing of the Local Planning Authority.

Reason: To ensure that the development of the site is completed insofar as its various parts are interrelated and dependent one upon another and to provide adequate and appropriate access arrangements at all times.

- 13 The site shall only be used as a touring caravan and camping site with a maximum stay of 28 consecutive nights for each touring caravan or tent and shall not, at any time, be used for permanent accommodation. No mobile homes shall be sited on the land.

Reason: To protect the character and appearance of the rural surroundings.

- 14 No more than 23 camper vans/touring caravans shall be permitted to be on the site at any one time.

Reason: To protect the amenities of nearby residents and in the interests of highway safety.

- 15 Notwithstanding the approved plans, no external lighting shall be installed without the prior written approval of the Local Planning Authority.

Reason: To protect the amenity of neighbouring properties and highway safety.

- 16 A landscaping scheme to include supplementary planting to the northern, eastern and southern boundary of the application site, screen planting labelled as Planting Areas, A, B, C and D on drawing 10536:01 C and planting to the 1.8 metre high brick wall hereby permitted shall be submitted to and approved in writing by the Local Planning Authority before the start of the next planting season and these works shall be carried out as approved. These details shall include planting plans, including schedule of size, species, positions, density and times of planting and cultivation details including operations required to establish new planting.

The development shall be carried out in accordance with the approved details.

Reason: In the interests of the visual amenities of the site and the area generally.

- 17 The scheme approved in Condition 16 shall be carried out by a date which shall be not later than the end of the full planting season immediately following the completion of the development.

Thereafter the planting shall be adequately maintained for a period of five years from the date of planting. Any of the trees or shrubs or both which die or are removed, or which become severely damaged or seriously diseased (during the said period of five years) shall be replaced with trees or shrubs or both, as the case may be, of similar size and species to those originally required to be planted and the same shall be maintained until properly established.

Reason: In order to ensure that the planting is carried out within a reasonable period in the interest of the visual amenities of the area.

- 18 The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers [10536:01 C, 10536:02].

Reason: For the avoidance of doubt.

### **Reasons for Granting**

The proposed development would not detrimentally impact upon the character and appearance of the streetscene nor would there be any significant adverse impact on the amenities of neighbouring residents. The scheme therefore, by reason of its site, design, materials and location, is in conformity with PPS1, PPS4 and PPS7 and Policies CS11, CS14 and DM3 of the Core Strategy and Development Management Policies, November 2009. It is further in conformity with the Central Bedfordshire Supplementary Technical Guidance "Design in Central Bedfordshire, A Guide for Development".

## Notes to Applicant

1. All mobile home sites are required to obtain a Site Licence under the provisions of the Caravan Sites and Control of Development Act 1960. Further information may be obtained from the Private Sector Housing Team, Central Bedfordshire 0300 300 8000.
2. All waste produced on site as a result of the occupancy of the building is classified as commercial and will not be collected by the Council. This collection and disposal service will therefore need to be carried out by a commercial contractor. Appropriate arrangements for the collection and disposal of waste need to be made by the applicant and put in place prior to the completion of the development.
3. 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 Highway Help Desk, Technology House, 239 Amphill Road, Bedford MK42 9BA 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 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.
4. The applicant is advised that, under the provisions of the Highways Act 1980, no part of the boundary structure, including foundations shall be erected or installed in, under or overhanging the public highway and no gate shall be fixed so as to open outwards into the highway.
5. The Highway Authority has the power under Section 143 of the Highways Act 1980, to remove any structure erected on a highway.
6. 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, Technology House, 239 Amphill Road, Bedford MK42 9BD.
7. The applicant is advised that photographs of the existing highway that is to be used for access and delivery of materials will be required by the Local Highway Authority. Any subsequent damage to the public highway resulting from the works as shown by the photographs, including damage caused by delivery vehicles to the works, will be made good to the satisfaction of the Local Highway Authority and at the expense of the applicant. Attention is drawn to Section 59 of the Highways Act 1980 in this respect.

8. The applicant is advised that the closure of the existing access shall include the reinstatement of the highway to include any footway, verge and kerbing in a manner to be agreed in writing with Central Bedfordshire Council's Customer Contact Centre on 0300 300 8308. No work shall be carried out within the confines of the public highway without prior consent. The applicant will also be expected to bear all costs involved in closing the access.
9. The applicant is advised that in order to achieve the vision splays in condition 6 of the permission it may be necessary for vegetation overhanging the public highway to be removed. Prior to the commencement of work the applicant is advised to contact Central Bedfordshire Council's Customer Contact Centre on 0300 300 8308 to request the removal of the overhanging vegetation on the public highway.
10. Please note that the unnumbered drawings submitted in connection with this application have been given unique numbers by the Local Planning Authority. The numbers can be sourced by examining the plans on the View a Planning Application pages of the Council's website [www.centralbedfordshire.gov.uk](http://www.centralbedfordshire.gov.uk).

## NOTES

(1) In advance of the consideration of the application the Committee were advised that a revised plan had been received 10536:01 Rev C. Therefore Conditions 12, 16 and 18 had been amended to incorporate the change.

(2) In advance of the consideration of the application the Committee received representations made under the Public Participation Scheme.