

**Item No. 8****SCHEDULE A**

<b>APPLICATION NUMBER</b>	<b>CB/11/00235/FULL</b>
<b>LOCATION</b>	<b>The Grove, Barton Road, Pulloxhill, Bedford, MK45 5HR</b>
<b>PROPOSAL</b>	<b>Full: Erection of marquee for Weddings and Corporate Events</b>
<b>PARISH</b>	<b>Pulloxhill</b>
<b>WARD</b>	<b>Westoning, Flitton &amp; Greenfield</b>
<b>WARD COUNCILLORS</b>	<b>Cllr Jamieson</b>
<b>CASE OFFICER</b>	<b>Vicki Davies</b>
<b>DATE REGISTERED</b>	<b>28 January 2011</b>
<b>EXPIRY DATE</b>	<b>25 March 2011</b>
<b>APPLICANT</b>	<b>Mr Nazir</b>
<b>AGENT</b>	<b>ATK Designs</b>
<b>REASON FOR COMMITTEE TO DETERMINE</b>	<b>Public Interest</b>
<b>RECOMMENDED DECISION</b>	<b>Full Application - Refused</b>

That the Head of Development Management be delegated authority to approve the application and subject to conditions on the grounds that the proposal would not have any significant adverse impact on the amenities of nearby residents. There are no highway safety or parking issues that cannot be resolved by conditions. The impact of the development on the countryside is considered acceptable due to the already urbanised setting adjacent to a large car park and the limited period of time the temporary structure would be erected. The scheme therefore, by reason of its site, design, materials and location, is in conformity with Planning Policy Statement 1, Planning Policy Statement 4, Planning Policy Guidance Note 13 and Planning Policy Guidance Note 24 and Policies DM3 and DM4 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".

- 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 begins, a landscaping scheme to include any hard surfaces and earth mounding shall be submitted to and approved in writing by**

the Local Planning Authority. The approved scheme shall be implemented by the end of the full planting season immediately following the completion and/or first use of any separate part of the development (a full planting season means the period from October to March). The trees, shrubs and grass shall subsequently be maintained for a period of five years from the date of planting and any which die or are destroyed during this period shall be replaced during the next planting season and maintained until satisfactorily established.

**Reason: To ensure a satisfactory standard of landscaping.**

- 3 Before development begins, a scheme for the parking of vehicles on the whole site, comprising both the areas outlined in red and blue on plan CBC/001, shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall comply with the standards of the Local Planning Authority and shall be fully implemented before the development is first occupied or brought into use and thereafter retained for this purpose.

**Reason: To ensure provision for car parking clear of the highway.**

- 4 Before the development hereby approved is commenced details of the refuse collection point shall be submitted to and approved by the Local Planning Authority. Refuse collection shall thereafter be carried out in accordance with the approved details.

**Reason: In the interest of highway safety.**

- 5 Before the development hereby approved is commenced a scheme for the closure of the access to the site from the A6 by way of a permanent structure shall be submitted and approved in writing by the Local Planning Authority. The location of the permanent structure shall prevent access into the car park of the public house/restaurant. The approved works shall then be carried out before the development is brought into use.

**Reason: In the interests of highway safety and for the avoidance of doubt.**

- 6 Before the development hereby permitted is commenced a plan at a scale of 1:100 showing the exact location of the marquee shall be submitted to and approved in writing by the Local Planning Authority. The marquee shall then be erected in the approved location only.

**Reason: In order to avoid doubt.**

- 7 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 85m measured from the centre line of the proposed access along the line of the channel of the public highway towards the south-eastern direction and 2.4m measured along the centre line of the proposed access from its junction with the channel of the public highway and 170m measured from the centre line of the proposed access along the line of the channel of the public highway towards the north west. The required vision splays shall be kept free of any obstruction in perpetuity.

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.

- 8 No external lighting shall be installed without the prior written approval of the Local Planning Authority.

Reason: To protect the amenity of neighbouring properties.

- 9 No noise amplification equipment shall be permitted to be used in the marquee or in any outdoor area.

Reason: To protect of the amenity of neighbouring properties.

- 10 The development shall not be brought into use until a turning area and parking space for stretched/delivery vehicles has been constructed within the curtilage of the site in a manner to be approved in writing by the Local Planning Authority.

Reason: To enable vehicles to draw off, park and turn outside of the highway limits thereby avoiding the reversing of vehicles on to the highway.

- 11 The land and buildings shall not be used outside the hours of 10.30 and 00.30 on Mondays to Fridays, outside the hours of 10.30 and 00.30 on Saturdays nor at any time on Sundays, Bank or Public Holidays.

Reason: To protect the amenities of the area.

- 12 The marquee hereby permitted shall only be erected during the months of April to October inclusive.

Reason: In the interests of visual amenity.

- 13 The marquee hereby permitted shall only be used for wedding and corporate functions unless otherwise agreed in writing by the Local Planning Authority.

Reason: In order to control the development.

- 14 The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers atk/11/NN/tp1, atk/11/NN/tp2 & CBC/001.

Reason: For the avoidance of doubt.

## **NOTES TO APPLICANT**

**Any conditions in bold must be discharged before the development commences. Failure to comply with this requirement could invalidate this permission and/or result in enforcement action.**

**Note:**

In advance of the consideration of the application the committee received representations made under the Public Participation Scheme.