

**Item No. 12****SCHEDULE B**

**APPLICATION NUMBER** CB/11/00297/FULL  
**LOCATION** Land Adjacent 84, Station Road, Ridgmont  
**PROPOSAL** Change of use of existing car park to area for storage of cars (Retrospective)  
**PARISH** Ridgmont  
**WARD**  
**WARD COUNCILLORS** Cllr Bastable, Cllr Clark, Cllr Matthews  
**CASE OFFICER** Vicki Davies  
**DATE REGISTERED** 28 January 2011  
**EXPIRY DATE** 25 March 2011  
**APPLICANT** Mr M Boyce  
**AGENT** Landscape Land and Property  
**REASON FOR COMMITTEE TO DETERMINE** Public Interest

**RECOMMENDED DECISION** Full Application - Granted

**Recommendation**

That Planning Permission be granted subject to the following:

- 1 This permission is limited to a period expiring on 31 June 2014 when the use shall be discontinued unless before that date the Local Planning Authority has granted permission for its (their) continuation.

Reason: To allow the Local Planning Authority to review the use when the permission expires.

- 2 No car transporters or other vehicles used for the delivery of cars shall be used to deliver cars to the site. A written scheme detailing the procedure for the delivery and removal of cars from the site hereby permitted shall be submitted within three months of the date of this permission. All deliveries and removals of cars shall then be carried out strictly in accordance with the approved scheme. If within three months of the date of this permission no scheme has been submitted the use hereby permitted shall cease and all vehicles removed from the site.

Reason: In the interests of highway safety and residential amenity.

- 3 Activity on the site shall only take place between the hours of 9am to 5pm Mondays to Fridays. Activity on the site shall only take place between the hours of 9am and 5pm on Saturdays for the purposes of maintaining the site, and not at all on Sundays and Bank Holidays.

Reason: To safeguard the amenities which the occupiers of neighbouring properties might reasonably expect to enjoy.

- 4 No members of the public shall be permitted to visit the site and no sales

shall take place from the land hereby permitted, either to traders or customers, nor shall it be used for the collection of goods by retailers or consumers.

Reason: In order to maintain control over the future use of the site in the interests of the general amenities of the area and/or highway safety.

- 5 The site shall be used for the storage of motor vehicles only. No washing, maintenance or other works to vehicles shall be permitted to take place on the site.

Reason: In the interests of residential amenity.

- 6 No more than 20 vehicles shall be permitted to be stored on the site at any one time.

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

- 7 No vehicles other than private motor cars shall be stored on the site.

Reason: In the interests of visual amenity

- 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 and highway safety.

- 9 This consent relates only to the details shown on plans CBC/001 & CBC/002 received 28/1/11 or to any subsequent appropriately endorsed revised plan.

Reason: To identify the approved plans and to avoid doubt.

- 10 Within three months of the date of this decision a scheme of existing and proposed signage for the site shall be submitted and approved in writing by the Local Planning Authority. If within three months of the date of this permission no such scheme has been submitted and approved the use hereby permitted shall cease and all vehicles removed from the site.

Reason: In the interests of visual amenity.

## **Reasons for Granting**

The proposal would not be in conflict with Green Belt policy, detrimentally impact upon the character and appearance of the area nor would there be any significant adverse impact on the amenities of neighbouring residents. Nor would there be any adverse impact on highway safety. The scheme therefore is in conformity with Planning Policy Statement 1 (2005), Planning Policy Guidance Note 2 (1995), Planning Policy Statement 4 (2009) and Planning Policy Statement 7 (2010) and Policies CS11, CS14, 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".

## **Notes to Applicant**

1. This permission represents the maximum extent of development which is considered appropriate in this location.
2. 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) The Committee received representations made under the Public Participation Scheme.**

**(2) The Committee were advised of an update to the planning history contained within the report, details of which are set out in the Late Sheet attached to these minutes.**