

Item No. 9**SCHEDULE B**

APPLICATION NUMBER	CB/11/00528/FULL
LOCATION	Shaah Group, Watling Street, Hockliffe, Leighton Buzzard, LU7 9LJ
PROPOSAL	Change of use from motor vehicle repairs to motor vehicle repairs and sale of motor vehicles
PARISH	Hockliffe
WARD	Heath & Reach
WARD COUNCILLORS	Cllr Versallion
CASE OFFICER	Vicki Davies
DATE REGISTERED	26 May 2011
EXPIRY DATE	21 July 2011
APPLICANT	Shaah Group
AGENT	Lee Butler MRICS
REASON FOR COMMITTEE TO DETERMINE	Ward Councillor Versallion call in request due to concern over parking of vehicles on the verges and pavements and the unauthorised sales of cars from the site.
RECOMMENDED DECISION	Full Application - Granted

Recommendation

That Planning Permission be granted subject to the following conditions:

- 1 Prior to the commencement of motor vehicle sales from the site a scheme for the parking of vehicles on the site shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall define areas for customer and staff car parking and shall be fully implemented prior to the commencement of motor vehicle sales from the site and thereafter retained for that purpose.**

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

- 2 Prior to the commencement of motor vehicle sales from the site, details of a turning space for delivery and service vehicles, including car transporters, within the curtilage of the site shall be submitted to and approved in writing by the Local Planning Authority. The approved turning space shall then be constructed and marked out in accordance with the details prior to the commencement of motor vehicle sales from the site, kept clear of obstruction at all times and thereafter maintained in perpetuity.**

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.

- 3 **Prior to the commencement of motor vehicle sales from the site details of the method of disposal of foul and surface water drainage shall be submitted to and agreed in writing by the Local Planning Authority including any land drainage system, before the development is commenced. Prior to the commencement of motor vehicle sales from the site the approved drainage scheme shall be implemented and thereafter retained in accordance with the approved details.**

Reason: To ensure that adequate foul and surface water drainage is provided and that existing and future land drainage needs are protected.

- 4 **Prior to the commencement of motor vehicle sales from the site, a landscaping scheme to provide screening of the site 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 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. (Policy BE8, S.B.L.P.R).

- 5 The premises shall only be open to customers of the motor vehicle repair business between the hours of 8am to 6pm Mondays to Fridays, 9am to 5pm on Saturdays, 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.

- 6 The premises shall only be open to customers of the motor vehicle sales business between the hours of 9am to 6pm Mondays to Fridays, 9am to 5pm on Saturdays, and 10am to 5pm Sundays and Bank Holidays.

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

- 7 No more than 30 vehicles shall be permitted to be parked on the site for the purposes of sale or repair. The 30 vehicles shall not include cars belonging to staff or customers parked within the designated parking area.

Reason: In the interests of highway safety.

- 8 The premises shall only be used for motor vehicle repairs and motor vehicle sales and for no other purpose.

Reason: To control the development in the interests of amenity. (Policy BE8 S.B.L.P.R).

- 9 Notwithstanding the provisions of the Town and Country (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no buildings, extensions or other structures shall be erected or constructed within the site without the grant of further specific permission from the Local Planning Authority.

Reason: To control the development in the interests of the amenities of the area. (Policy BE8 S.B.L.P.R.).

- 10 The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers CBC/001.

Reason: For the avoidance of doubt.

Reasons for Granting

The proposed development would not detrimentally impact upon the character and appearance of the locality nor would there be any adverse impact on the amenities of neighbouring residents. The proposed development would not have any adverse impact on highway safety. The scheme would thereby be in conformity with policies BE8, T10 and GB3 of the South Bedfordshire Local Plan Review, Policy ENV7 in the East of England Plan and Planning Policy Statement 1 and it is further in conformity with the technical guidance, Design in Central Bedfordshire, A Guide for Development, 2010.

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:

Regional Spatial Strategy

East of England Plan (May 2008)

ENV7 - Quality in the Built Environment

Bedfordshire Structure Plan 2011

No relevant policies

South Bedfordshire Local Plan Review Policies

GB3 - Green Belt Villages

BE8 - Design Considerations

T10 - Controlling parking in new developments

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 & 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. This permission is granted under the provisions of Section 73A of the Town and Country Planning Act 1990.
5. The applicant is advised that the watercourse on the boundary, or passing through this site is under the statutory control of the Internal Drainage Board. In accordance with the Board's byelaws, no development should take place within 9 metres of the bank top, without the Board's prior consent, this includes any planting, fencing or other landscaping.
6. 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.

NOTES

- (1) In advance of the consideration of the application the Committee were advised of consultation received subsequent to the despatch of the agenda as set out in the Late Sheet appended to these Minutes. This therefore resulted in amended conditions.
- (2) In advance of the consideration of the application the Committee received representations made under the Public Participation Scheme.