

**Item No. 19****SCHEDULE B**

<b>APPLICATION NUMBER</b>	<b>CB/11/01833/FULL</b>
<b>LOCATION</b>	<b>Tempsford Hall, Station Road, Tempsford, Sandy</b>
<b>PROPOSAL</b>	<b>New office building including part demolition and internal refurbishment of existing offices, extension to existing workshop for energy centre, construction of new fitness centre, multi use games area &amp; trim trail and extension to associated car park</b>
<b>PARISH</b>	<b>Tempsford</b>
<b>WARD</b>	<b>Potton</b>
<b>WARD COUNCILLORS</b>	<b>Cllr D Gurney &amp; Cllr A Zerney</b>
<b>CASE OFFICER</b>	<b>Clare Golden</b>
<b>DATE REGISTERED</b>	<b>11 May 2011</b>
<b>EXPIRY DATE</b>	<b>06 July 2011</b>
<b>APPLICANT</b>	<b>Kier Limited</b>
<b>AGENT</b>	<b>R H Partnership Architects</b>
<b>REASON FOR COMMITTEE TO DETERMINE</b>	<b>Cllr Gurney has called the application to Committee on the grounds of the proposal having a detrimental impact on visual amenity, neighbour amenity and over development</b>
<b>RECOMMENDED DECISION</b>	<b>Full Application - Granted</b>

**Recommendation:**

The neighbour consultation period for some properties expires on 18.08.11 which is the day after this meeting. Should the Committee be minded to approve the application, it is recommended that delegated powers be granted to the Head of Development Management to approve the application subject to no new issues being raised after the end of the consultation period.

It is recommended that Planning Permission be **Granted** subject to the following:

- 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 a scheme setting out measures for protecting all trees, shrubs and other natural features during construction work shall be submitted to and approved in writing by the Local Planning Authority. No work shall commence on site until all trees, shrubs and features to be protected are fenced with 2.3 high**

weldmesh fencing securely mounted on standard scaffolding poles driven firmly in the ground in accordance with BS 5837:2005;

- for trees and shrubs the fencing shall follow a line 1.0m outside the furthest extent of the crown spread, unless otherwise agreed in writing by the Local Planning Authority;
- for upright growing trees at a radius from the trunk not less than 6.0m, or two thirds of the height of the tree whichever is the greater;
- for other natural features along a line to be approved in writing by the Local Planning Authority.

Such fencing shall be maintained during the course of the works on the site. No unauthorised access or placement of goods, fuels or chemicals, soil or other materials shall take place inside the fenced area.

**Reason: To safeguard the existing trees on the site in the interests of visual amenity, in accordance with Policies CS16, DM3 and DM14 of the Adopted Core Strategy, Development Management Policies, 2009.**

- 3 **A scheme for replacement tree planting including number, location, size, species and a planting and maintenance schedule shall be submitted to and approved in writing by the Local Planning Authority before any felling takes place. Planting shall be carried out in accordance with the approved scheme.**

**Reason: In the interests of the visual amenities of the site and the area generally, in accordance with Policies CS16, DM3 and DM14 of the Adopted Core Strategy, Development Management Policies, 2009.**

- 4 **Replacement planting in accordance with approved details shall take place as soon as practicable and in any event within six months of the felling being carried out. The replacement planting shall be maintained for a period of three years beginning with the date of the felling operation and during this period any trees that die or become diseased shall be replaced with trees of the same size and species.**

**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, in accordance with Policies CS16, DM3 and DM14 of the Adopted Core Strategy, Development Management Policies, 2009.**

- 5 **Full details of both hard and soft landscaping shall be submitted to and approved in writing by the Local Planning Authority. These details shall include:-**

- **proposed finished levels or contours;**
- **materials to be used for any hard surfacing;**
- **proposed and existing functional services above and below ground level;**
- **planting plans, including schedule of size, species, positions, density and times of planting;**

- cultivation details including operations required to establish new planting;
- details of existing trees and hedgerows on the site, indicating those to be retained and the method of their protection during development works.

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

**Reason:** In order to ensure that the landscaping is carried out within a reasonable period in the interest of the visual amenities of the area, in accordance with Policies CS16, DM3 and DM14 of the Adopted Core Strategy, Development Management Policies, 2009.

- 6 No development shall take place until the applicant or developer has secured the implementation of a Written Scheme of Archaeological Resource Management which has been submitted to and approved by the Local Planning Authority. The said development shall only be implemented in accordance with the scheme thereby approved.

**Reason:** To record and advance understanding of the significance of the archaeological heritage asset(s) in accordance with Policy HE12 of PPS5: Planning for the Historic Environment; this will include, where appropriate, the protection of archaeological remains in situ.

- 7 The development permitted by this planning permission shall only be carried out in accordance with the recommendations and mitigation measures proposed in the approved Ecology report by Kepwick Ecological Services, Phase I & II Ecological Assessment, July 2011.

**Reason:** To ensure the development proposals have a minimal impact to site ecology in accordance with Policies CS18, DM3 and DM15.

- 8 Prior to the commencement of development, a scheme showing the proposed external lighting for the MUGA and car parking shall be submitted to and approved in writing by the Local Planning Authority. The external car park lighting shall not be used except between the hours of 6am and 10pm, without the prior agreement in writing of the Local Planning Authority. The development shall be carried out in accordance with the approved details.

**Reason:** To preserve the residential amenities of occupiers of nearby residential dwellings, in accordance with Policy DM3 of the Adopted Core Strategy, Development Management Policies, 2009.

- 9 The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers: 015; 020 2; 1.02A; 307; 308; 400; 401; 402; 403; 404; 405; 410; 411; 415; 420; 421; 450; 451; 452; 460; 461; 462; 463; 464; 465; 466; TLL/B/0114040/EXT/RB/030511; SOR001843-04; SOR001843-05;

Reason: For the avoidance of doubt.

- 10 Before development commences details of the mitigation works and timing for implementation to be carried out at the site access and verge opposite on Everton Road shall be submitted to and be approved by the Local Planning authority and the approved details shall be implemented as approved.

Reason: In the interest of road safety.

- 11 On completion of the development the areas affected by construction, staff and commercial traffic at the site access and verge opposite Everton Road access shall be reinstated to grass.

Reason: In the interest of road safety.

- 12 Before development commences, the passing bay and relocation of the barrier at the Everton Road access shall be carried out as illustrated on drawing No 004 – 01.

Reason: In the interest of highway safety.

- 13 Before the development is occupied, a Travel Plan which includes the following:

- fully assess the policy context for Travel Plan
- include sufficient information on existing traffic flows on surrounding highway network and predicted flows after the proposed development is operational,
- confirm bus routes/frequencies that stop at the closest bus stop to the site;
- confirm whether cycle spaces and other facilities are currently provided on site;
- confirm the provision of pedestrian crossing points (if any) in the site vicinity;
- consider the introduction of car parking charging, installation of electric vehicle charging posts or home working policy for staff , shall be submitted to and approved by the Local Planning Authority and be implemented as approved.

Reason: In order to ensure that car travel to the development is reduced in the interest of highway safety and to encourage the use of sustainable modes of transport.

## **Reasons for Granting**

The proposal to demolish the existing 1960s, four storey north wing extension and replace

this with a new three storey office building, the extension of the existing workshop and erection of a new fitness centre with a Multi-Use Games Area and extension to the existing car park to provide an additional 104 car parking spaces, would not impact detrimentally upon either the character and appearance of the existing buildings or the Parkland, or surrounding area, or upon the residential amenity of any nearby residential properties, or highway safety. The scheme therefore, by reason of its site, design and location, is in conformity with Planning Policy Statement 1 (2005), Planning Policy Statement 3 (2010), PPS4: Planning for Sustainable Economic Growth, PPS5: Planning for the Historic Environment, PPS7: Sustainable Development in Rural Areas, PPS9: Biodiversity and Geological Conservation, PPG13: Transport and Policies CS4, CS9, CS10, CS11, CS13, CS14, CS15, CS16, CS18, DM1, DM2, DM3, DM4, DM14 of the Central Bedfordshire Council's Core Strategy and Development Management Policies Development Plan Document (2009). It is further in conformity with the Central Bedfordshire Council's Technical Guidance - Design in Central Bedfordshire (2010).

## NOTES

(1) In advance of the consideration of the application the Committee were advised of consultation received from neighbours as set out in the Late Sheet appended to these minutes. The Highways Department suggested additional conditions which were agreed by the Committee. In addition the Committee were advised of amendments to the report as detailed in the Late Sheet appended to these minutes.

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