

Item No. 11**SCHEDULE B**

APPLICATION NUMBER	CB/11/01842/VOC
LOCATION	Whistlebrook Stud, Sewell Lane, Sewell, Dunstable, LU6 1RP
PROPOSAL	Variation of Condition: Variation of condition 4 to enable the additional D2 use, of dog agility training.
PARISH	Houghton Regis
WARD	Houghton Hall
WARD COUNCILLORS	Cllrs Mrs Goodchild & Jones
CASE OFFICER	Abel Bunu
DATE REGISTERED	25 May 2011
EXPIRY DATE	20 July 2011
APPLICANT	Miss Stephanie Cook
AGENT	Dunstable Riding School
REASON FOR COMMITTEE TO DETERMINE	Member Call-in by Councillor Jones having regard to the objection from the Town Council and local residents
RECOMMENDED DECISION	Variation of Condition - Granted

Recommendation

That Planning Permission be **GRANTED** subject to the following:

- 1 The development shall begin not later than three years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

- 2 Horse riding tuition shall not take place at the site or based at the site except between the hours of 08.00 and 21.00 on any day.

Reason: To protect the amenities of nearby residential properties.
(Policy BE8, S.B.L.P.R).

- 3 Notwithstanding the provisions of Article 3 (1) of the Town and Country (General Permitted Development) Order 1995, no part of the site shall be used for any purpose other than as a riding school or for private recreation or dog agility training and the grazing of horses belonging to the applicant or her household, or for events solely to enable pupils of the riding school to compete against each other.

Reason: To protect the amenities of nearby residential properties.
(Policy BE8, S.B.L.P.R).

- 4 Pursuant to Condition 3 above, the dog agility training tuition hereby approved shall be conducted on not more than two days in any calendar week and for not more than two hours on those days between the hours of 0800 and 2100 hours when horse riding classes are not being carried out.

Reason: To protect residential amenity.
(Policy BE8, S.B.L.P.R).

- 5 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 variation of condition to include dog training on the application site would not, subject to the imposition of appropriate conditions, be detrimental to residential amenity and result in highway safety hazards thereby complying with the development plan policies comprising Policy ENV7 of the East of England Plan and Policy BE8 of the South Bedfordshire Local Plan Review and national advice contained in Planning Policy Statements 1 & 7 and Planning Policy Guidance 2, 13 & 24 and the supplementary planning 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

South Bedfordshire Local Plan Review
BE8 Design Considerations
T10 Parking - 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. 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 consideration of the application the Committee was advised of additional comments as set out in the Late Sheet appended to these Minutes.
2. In advance of consideration of the application the Committee received representations made in accordance with the Public Participation Scheme.
3. Condition 4 be amended to reflect the approval of two training sessions for no more than 2 hours each.
4. Condition 5 delete reference to "Agility Flyers – Rules" as detailed in the Late Sheet appended to these Minutes.]