

Item No. 10

SCHEDULE C

APPLICATION NUMBER	CB/11/01079/FULL
LOCATION	Ickwell Fields, Ickwell Road, Upper Caldecote
PROPOSAL	Erection of 2No agricultural storage buildings
PARISH	Northill
WARD	Northill
WARD COUNCILLORS	Cllr Mrs Turner
CASE OFFICER	Clare Golden
DATE REGISTERED	21 July 2011
EXPIRY DATE	15 September 2011
APPLICANT	Mr Maudlin
REASON FOR COMMITTEE TO DETERMINE RECOMMENDED DECISION	The Applicant is related to a Member of the Council Full Application - Granted

Recommendation

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 **Details of the storm water disposal design and construction for the site shall be submitted to and approved in writing by the Local Planning Authority before any work on the site commences. The drainage works shall be constructed in accordance with the approved plans before any part of the development is brought into use.**

Reason: To ensure that adequate surface water drainage is provided to prevent water pollution and flooding, in accordance with Policy DM3 of the Adopted Core Strategy, Development Management Policies, 2009 and PPS25: Development and Flood Risk.

- 3 The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers: 150311/1; 150311/2; 150311/3; 150311/4; 150311/5; 150311/6; 150311/7; Flood Risk Assessment, prepared by Scott White and Hookins, dated July 2011.

Reason: For the avoidance of doubt.

Reasons for Granting

The proposal for two agricultural buildings would not have a negative impact on the character of the area or an adverse impact on the residential amenity of neighbouring properties and is acceptable in terms of highway safety therefore by reason of its site, design and location, is in conformity with Policies CS16, DM3 and DM14 of the Core Strategy and Management Policies, November 2009; Planning Policy Statement 1, Planning Policy Statement 7, Planning Policy Statement 25, Regional policies in the East of England Plan (May 2008) and the Milton Keynes and South Midlands Sub-Regional Strategy (March 2005). It is further in conformity with the technical guidance Design in Central Bedfordshire, a Guide for Development, 2010 and Mid Bedfordshire Landscape Character Appraisal, 2007.

Notes to Applicant

The Applicant is advised to undertaking a landscaping scheme to help screen the new buildings with planting to help reduce their visual impact within the open countryside. The applicant is advised to discuss an appropriate level, type of planting and species with the Council's Tree and Landscape Officer, Pat Longland 0300 300 4431.