

Item No. 9

SCHEDULE B

APPLICATION NUMBER	CB/10/02161/FULL
LOCATION	Old Park Farm, Bridle Way, Toddington, Dunstable, LU5 6HP
PROPOSAL	Change of use of land to a Moto Cross Circuit.
PARISH	Toddington
WARD	Toddington
WARD COUNCILLORS	Cllrs Costin & Nicols
CASE OFFICER	Abel Bunu
DATE REGISTERED	15 July 2010
EXPIRY DATE	09 September 2010
APPLICANT	Luton & District Motorcycle Club Ltd
AGENT	Mr D Lewis
REASON FOR COMMITTEE TO DETERMINE	Member call in by Councillor Mrs C F Chapman MBE (original Ward Member) on grounds of adverse comments from Harlington residents relating to noise, pollution and difficulties of enforcing any conditions
RECOMMENDED DECISION	Full Application - 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 Access to and egress from the site for the purpose of the moto cross activity hereby permitted shall not be taken by way of the access road between the A579 Fancott Road and Old Park Farm.

Reason: In the interests of highway safety.

- 3 The site shall be used for moto cross activity on no more than seven days in any one calendar year and there shall be a minimum of four weeks between each event or session of moto cross activity.

Reason: To safeguard the amenity of the area.
(Policy BE8 S.B.L.P.R).

- 4 Notwithstanding the provisions of Schedule 2 to the Town and Country (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no buildings or other structures shall be erected or constructed within the application site without

the grant of further specific permission from the Local Planning Authority.

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

- 5 The duration of any event or session of moto cross activity shall be restricted to between the hours of 10:00 hours to 18:00 hours.

Reason: To safeguard the amenity of the area.
(Policy BE8 S.B.L.P.R).

- 6 The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers CBC/001 & CBC/002.

Reason: For the avoidance of doubt.

Reasons for Granting

The application site has previously been used for a moto cross circuit for seven days in a year and no adverse harm has been caused to residential amenity and highway safety during the two trial periods spanning from 1999. The proposed development would therefore conform with the development plan policies comprising policies ENV7 of the Regional Spatial Strategy for the East of England, policies BE8, T10 and R16 of the South Bedfordshire Local Plan Review and national advice contained in Planning Policy Statement 1 and Planning Policy Guidance 13 and 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:

East of England Plan (May 2008)

ENV7 - Quality in the Built Environment

South Bedfordshire Local Plan Review

BE8 - Design Considerations

R16 - Control - Sports/Recreational Facilities

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. The applicant and operator of this permission is advised that the organisation and operation of any moto cross event held on the site shall be in accordance with the Code of Practice on Noise from Organised Off-Road Motor Cycle Sport. The Council's Public Protection scheme shall be notified 56 days prior to an event taking place or the operators shall notify the Council of the year's events 56 days prior to beginning the season.
5. 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) The Committee were advised of additional consultation and publicity responses received subsequent to the agenda from the Environmental Health Officer and Harlington Parish Council as set out in the late Sheet as appended to these Minutes.
- (2) In advance of the consideration of the application the Committee received representations made under the Public Participation Scheme.