

Item No. 9**SCHEDULE B**

APPLICATION NUMBER	CB/11/03406/FULL
LOCATION	Houghton Regis Medical Centre, Peel Street, Houghton Regis, Dunstable, LU5 5EZ
PROPOSAL	Single storey front extension.
PARISH	Houghton Regis
WARD	Tithe Farm
WARD COUNCILLORS	Cllr Williams
CASE OFFICER	Donna Lavender
DATE REGISTERED	23 September 2011
EXPIRY DATE	18 November 2011
APPLICANT	Houghton Regis Medical Centre
AGENT	Braund Technical Services
REASON FOR COMMITTEE TO DETERMINE	Called in by Ward Councillor P Williams due to contentious late opening hours of proposed pharmacy
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 **Before occupation of the development hereby approved, details of a Travel Plan shall be submitted to and approved in writing by the Local Planning Authority and the recommendations of the Travel Plan shall be implemented in full within 6 months of the development being occupied. In addition, the plan shall be monitored and the results of this monitoring be reviewed on an annual basis and further recommendations for improvements shall be submitted to and be approved in writing by the Local Planning Authority.**

Reason: To reduce reliance on the private car by promoting public transport and sustainable modes of transport.

- 3 The pharmacy building shall only be open to customers between the hours of 08:00 am to 12:00pm Mondays to Fridays, 09:00 am to 11:00pm on Saturdays, and 10:00am - 04:00pm on Sundays and Bank Holidays. Between the hours of 09:00pm - 12:00pm Mondays to Fridays and 08:00pm - 11:00pm on Saturdays there shall be no access for the public to the pharmacy other than through the dispensing hatch.

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

- 4 New external brickwork and roofing materials shall match those of the existing building as closely as possible.

Reason: To ensure that the development is in keeping with the existing building.

(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 11/1155/01, 11/1155/02B, 11/1155/03,11/1155/05 Rev C &CBC/001,

Reason: For the avoidance of doubt.

Reasons for Granting

The proposed front extension would not have a detrimental impact on the character of the area and the proposed extension and pharmacy open hours would not have an adverse impact on the residential amenity of neighbouring properties, therefore by reason of the siting, design and location of the extension, it is in conformity with Policy ENV7 of the East of England Plan (May 2008); Policies BE8 and H8 of the South Bedfordshire Local Plan Review 2004 and National Planning Policy Statement 1 "Delivering Sustainable Development". 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:

East of England Plan (May 2008)

ENV7 (Quality of the Built Environment)

SS1 (Achieving Sustainable Development)

T14 (Parking)

South Bedfordshire Local Plan Review

BE8 (Design Considerations)

T10 (Parking)

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. No access for the public to the pharmacy other than through the dispensing hatch.
4. No materials or vehicles associated with the development should be left on or near the public footpath which may cause a hazard or inconvenience to users. The applicant must ensure that there is no encroachment beyond the property's legal boundary onto the width of the public footpath. However if a footpath closure is needed this will require at least six weeks notice and any footpath closure would not apply to the access to the garages. Should scaffolding be required over the public footpath, the Council's Highway department would also require notice of this so that a scaffolding licence can be processed and granted.
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) In advance of the consideration of the application the Committee were advised of additional consultation and publicity responses received from The Rights of Way Officer, Houghton Regis Town Council and the Applicant. In addition the Committee were advised of an amendment to condition 3 and 5 and an additional informative.
- (2) In advance of the consideration of the application the Committee received representations made under the Public Participation Scheme.