

Item No. 10**SCHEDULE B**

APPLICATION NUMBER	CB/11/04549/FULL
LOCATION	The Bell, High Street, Westoning, Bedford, MK45 5JH
PROPOSAL	Alterations and extensions to existing building and erection of three dwellings. Revised application CB/11/03239/FULL
PARISH	Westoning
WARD	Westoning, Flitton & Greenfield
WARD COUNCILLORS	Cllr Jamieson
CASE OFFICER	Annabel Gammell
DATE REGISTERED	09 January 2012
EXPIRY DATE	05 March 2012
APPLICANT	Oak Tree Management Service
AGENT	Paul Lambert Associates Ltd
REASON FOR COMMITTEE TO DETERMINE RECOMMENDED DECISION	Cllr Jamieson called the application to committee on grounds of style of houses. Full Application - Granted

Reason for Committee to determine - Cllr Jamieson called the application to committee on grounds of style of houses.

Site Location:

The application site is the Bell public house which is a Grade II early C17th building with a timber frame structure, red brick infill which has been cream colour washed, with red clay plain tiles.

The site is roughly triangular with the Public House situated within the southern corner, a large children's play area central, and an unlaidd out car park partially surrounded by a row of high conifer hedges. The surrounding area is characterised by residential dwellings that vary in age and style, the site is north central within Westoning located adjacent to the intersection of High Street and Greenfield Road, Westoning Lower School is to the south east of the site. The property is entirely enclosed within the defined settlement envelope of Westoning.

The Application:

Full Planning Permission for:

Alterations and extensions to the Public House including a single storey side and rear extension measuring some 12.5 metres by 7.5 metres with a height of 3.8 metres (note maximum dimensions). This would follow the removal of an existing side extension. The redevelopment of the Public House site to layout the car park to mark out 20 spaces including 1 disabled parking bay, and re-landscape the pub garden area.

Three detached dwelling houses, each measuring some 9 metres in depth, by 10.6 metres in width, with a maximum height of 7.8 metres to the ridge, and 8.2 metres to the chimney. Each dwelling would have off street parking provision for 3 cars, and a minimum rear garden area of 108 sqm.

RELEVANT POLICIES:

National Policies (PPG + PPS)

- PPS 1 Delivering Sustainable Development (2005)
- PPS 3 Housing (2006)
- PPS 5 Planning for the Historic Environment (2010)

Core Strategy and Development Management Policies, November 2009

- Policy CS1- Development Strategy
- Policy CS2 - Developer Contributions
- Policy CS5 - Providing Housing
- Policy CS15- Heritage
- Policy DM3 - High Quality Development
- Policy DM4- Development Within and Beyond Settlement Envelopes
- Policy DM13- Heritage in Development

South Bedfordshire Local Plan Review Policies

Not applicable

Supplementary Planning Guidance

- Design in Central Bedfordshire: A Guide for Development 2010
- Planning Obligations Supplementary Planning Document: 2008

Planning History

Recent:

An application for alterations to the public house and the erection of 3 dwelling houses was recently submitted, this was withdrawn by the applicant on the advice of the planning officer. This was reference CB/11/03239/FULL.

Historical:

- MB/04/00440/ADV - Advertisement Consent: House name letters, facility signs, replacement pictorial post sign, siting of new pictorial post sign. Granted 18/06/04
- MB/91/01378/FA - Full: Retention of timber building in car park. Granted 18/11/91
- MB/90/01232/FA - Full: Ladies toilet and conservatory extension. Refused 09/10/90
- MB/90/01243/LB - Listed Building Consent: Ladies toilet and conservatory extension. Refused 09.10.90
- MB/88/00933/FA - Full: Retention of timber building in car park. Granted 30.09.88
- MB/84/00857/ADV - Advertisement Consent: Pictorial sign within frame on post. Granted 18/12/84

Representations:
(Parish & Neighbours)

Westoning Parish Council: Object.

- *Style of Houses* - Inconsistent and unsympathetic to the existing dwellings in Bell Close. Concern residents will face a brick wall. Concern that the loft will be used as a bedroom. Rear dormers giving a "town house" impression within a village location. Too many houses in Westoning in this style, no more are needed.
- *Car Park* - Insufficient space for the clientele of the pub. Believes that the number of spaces currently available is 40.
- *Impact upon Greenfield Road* - A busy road, concern that the road will be used as "over spill" when the pub car park is full. Concern that the dray lorry will not be able to get into the site. Insufficient room for cars to turn within Bell Close. The drop off point for the school bus is close, at certain times there will be a large number of children around the site.
- *Noted not planning issues but wish the committee to be aware of* - Disappointed in loss of pub garden area, and petanque facility. The Council produced a Parish Plan in 2009, 70% of those responding to questionnaire indicated they wished to see no further development in the village. If houses are approved, the Parish Council would like to see a condition requiring the works to the pub to be carried out prior to the construction of the dwelling houses.

Neighbours:

17 letters of objection received:

- *Highway/Parking Issues*. Largely relating to Bell Close being used by people using the pub, the lower school and recreation ground and the pub car park being able to accommodate more than the stated "22 existing spaces". Bell Close being too narrow to accommodate additional houses and potential additional visitor parking spaces. Concern that emergency vehicles would not be able to get through to the existing houses. School bus movements and school pick up/drop off congestion.
- *Design of houses*. *inconsistent* with village style, considered too large, possibly be 5 bedrooms, not 4 bedrooms. Design not appropriate or sympathetic with other dwellings within Bell Close.
- *Over development of the site*. Historically the site has been open, and this would be more land built on.

- *Issues over levels within Bell Close*, due to sloping nature of site. The site section shows houses of a similar height.
- *Detriment of the village*. Westoning is large enough, it needs the parking more than the houses. The houses would have a negative impact upon the character and appearance of the area.
- *Houses and car park would have a detrimental impact upon Public House*. People will no longer want to visit the pub because of parking problems around the site.
- *Loss of garden area for the Public House*. Also impact upon the trees.
- *Loss of bottle bank and clothing bin*.
- *There are other 4 bed family homes within Westoning unsold*, therefore no need for further development.
- *Issues relating to the Section 106 monies*. Suggestions were made that they are used for improvements to the highway close to the site.
- *The housing would be used as a money making scheme*.
- *General support for the improvement to the Public House*.

Consultations and Publicity responses

Site Notice Posted on 19.01.12:	17 letters were received these have been represented above
Advertised on 20.01.12	17 letters were received these have been represented above
Conservation and Design	No objections, recommended conditions
Highways	No objections, recommended conditions
Trees and Landscape	No objections, in accordance with site plan 2527-02g
Archaeology	No objections, recommended condition
Public Protection	No objections, recommended conditions
Waste	No comments received
Internal Drainage Board	No comments received

Determining Issues

The main considerations of the application are;

1. The principle of development
2. The effect on the character of the local area
3. The impact that the proposal will have on the residential amenity of neighbouring properties
4. The highway safety implications
5. The planning obligations strategy
6. Impact upon Listed Building

7. Issues relating to Trees and Landscaping
8. Any other implications

Considerations

1. Principle of Development

Principle of extending the Bell Public House:

Extensions to Listed Buildings and Public Houses are considered appropriate should the merit of the design and scale of development be considered appropriate within the setting, using Core Strategy and Design Guide Policies, it is judged that the principle of extending the Public House is acceptable.

Principle of additional housing within Westoning:

As Westoning is considered a Large Village in the Central Bedfordshire Core Strategy, "within the settlement envelopes in Large Villages, small scale housing and employment uses, together with new retail and service facilities to serve the village and its catchment will be permitted." This is dependant upon ensuring that there would be no adverse impact upon the character of the area or on the residential amenity of neighbouring properties and that satisfactory access can be achieved. In addition PPS 3 encourages the use of previously developed land and maximising the use of land in urban areas.

It is considered that in principle the residential development in this location is acceptable, as it is judged that a development of 3 dwellings would be considered a small scale housing scheme. The pub site is previous developed land considered brownfield in accordance with PPS 3.

2. Character and Appearance of the Local Area

The alterations to the Public House:

It is considered that the alterations to the Public House building would not have a significant impact upon the character or appearance of the area, it would involve the removal of an existing small side extension. The development would be relatively prominent, but it is judged that the scale and design would be in keeping with the existing building and therefore the design would appear complimentary within the setting.

The three additional dwelling houses:

Currently the site is used as informal car parking associated with the Public House, part of the site is bounded by high conifer trees, there is a belt of mature trees to the west of the site. The car park is unlaidd out, currently in a state of dilapidation. The area of land to be redeveloped for the dwellings would be approximately 673m², this would amount to approximately 44 dph, in accordance with the Central Bedfordshire Design Guide, new residential development within villages should be between 30-45dph.

Design of dwellings:

The houses would form three large detached family homes, each with four bedrooms, a rear garden, space for three cars to park off street. The dwellings would front Bell Close and the rear gardens would be bounded by a brick wall to the laid out pub car park. Each plot would measure approximately 12 metres in width by 22 metres in length.

The houses appear to have been designed with local influences, it is considered that brick dwellings with gable ended slate roofs would be similar in materials to those properties opposite. The small front bay windows and the stone heads above the fenestration echo other properties within Bell Close. The scale of the rear gardens in relation to the size of the properties is considered to be in accordance with the Central Bedfordshire Design Guide which requires approximately 100m². It is accepted that the scale of the properties is larger than other adjacent houses but it is judged that the scale of the dwellings is acceptable in relation to the plots which they would occupy. To ensure the quality of the materials to be used a condition would be attached to see the materials prior to the properties being constructed.

In terms of the impact of the dwellings on the character and appearance of the area:

When viewed from the north looking down Greenfield Road it is considered that this development would be an enhancement to the character of the area, the corner where there are existing conifer trees screening views to The Bell Public House, would be opened up with low level soft landscaping allowing improved views of the building.

When viewed from the south looking up Greenfield Road it is considered that the boundary treatment including a 1.8 metre brick wall with stone copings to the rear of the car park, and picket style low level fencing and soft landscaping to the side of the properties would appear visually appropriate.

When viewed from The High Street, the side and rear aspect of plot 3 is considered to be of a suitable design standard for the area. The belt of mature trees within the triangle of important open space to the west would also be retained to soften the houses from this aspect.

When viewed from Bell Close, the conifer trees would be removed and three dwellings set back some 5 metres from the road measuring some 7.8 metres would be erected, the dwellings would be of a typical simplistic appearance with wide frontages. It is relatively common to have dwelling houses along both sides of residential roads, the dwellings are considered to be of a reasonable design standard in accordance with the Central Bedfordshire Design Guide. It is considered that there would not be significant harm to the character and appearance of Bell Close.

It is judged that the design of the dwellings and the alterations to the Public House in this location would be acceptable and in accordance with policies DM3 and DM13 of the Core Strategy and Development Management Policies, 2009.

3. Residential Amenity of Neighbouring Properties

The Bell Public House is situated on a cross road with The High Street and Greenfield Road. To the south east is Westoning Lower School, Recreation Ground and Recreation Club. To the east is De Sanford Court which are relatively modern residential flats. To the north are numbers 2, 4, 6, 8, 10, 12, 14 Bell Close. To the west is the High Street, properties within this immediate area do not front the High Street. It is considered that the alterations to the Public House and the addition of the three additional dwellings would not significantly impact upon the residential amenity of any neighbouring property in terms of:

Loss of light:

Alterations to the Public House:

The extensions, though visible due to the location on the side of the public house, would be approximately 33 metres from any residential property, and as the extensions are to be of single storey, it is considered that this distance is sufficient to safeguard residential amenities with no harmful loss of light.

Additional three dwellings:

The dwellings would replace an existing tall conifer hedge of approximately 6 metres in height, which is currently adjacent to the edge of the site. It is considered that the dwellings set back some 5 metres into the site at a height of 7.8 metres would not constitute a significant reduction in the light to the frontages of the properties in Bell Close. It is considered that no other properties would be close enough to the proposed houses to have a reduction in residential light amenity.

Overbearing impact:

Alterations to the Public House:

The extensions though would be visible due to the location on the side of the public house, would be approximately 33 metres from any residential property, and as the extensions are to be of single storey, it is considered that this distance is sufficient to ensure the addition would not cause a significant overbearing impact to any residential property.

Additional three dwellings:

The width of Bell Close is reasonably typical for a residential side street, which commonly serve dwellings on both sides of the road in a traditional frontage facing frontage design. It is considered that the spacing between the proposed and existing dwellings and the scale of the development would be suitable to ensure no significant overbearing impact. The distance of some 18 metres between the frontages of the properties are considered suitable to ensure no significant overbearing impact to adjacent residential properties.

Loss of privacy:

Alterations to the Public House:

It is considered due to the orientation of windows and the design of the proposed extension, the views from the Public House would not be significantly different to the existing property.

Additional three dwellings:

The location of the windows within the dwellings has been designed to minimise impact upon the adjacent properties, the first floor windows are predominately front and rear facing. There is some 18 metres between the front facing 1st floor windows, it is considered that this distance is reasonable to ensure no significant loss of privacy. The rear facing windows would over look the Public House car park, it is considered that this would lead to a satisfactory level of natural surveillance for this area, leading to enhanced levels of community safety in a meeting place.

Loss of outlook:

Alterations to the Public House:

Due to the scale and location of the alteration to the Public House it is considered it would not significantly impact upon the outlook of any adjacent residential property.

Additional three dwellings:

Currently the area is in an untidy condition, it is judged that a new dwellings providing they were of suitable materials would improve the appearance of the site, and that it would not result in a loss of outlook for any residential properties. The boundary treatment and landscaping would soften the development, creating a new small residential area.

17 letters of objection received from residents within Westoning, the Parish Council also objected:

- Highway/Parking Issues. Largely relating to Bell Close being used by people using the pub, the lower school and recreation ground and the pub car park being able to accommodate more than the stated "22 existing spaces". Bell Close being too narrow to accommodate additional houses and potential additional visitor parking spaces. Concern that emergency vehicles would not be able to get through to the existing houses. School bus movements and school pick up/drop off congestion.

This matter will be addressed in detail within the Highways Section of this report.

- Design of houses. inconsistent with village style, considered too large, possibly be used as 5 bedrooms, not 4 bedrooms. Design not appropriate or sympathetic with other dwellings within Bell Close.

The loft area is not considered inappropriate, in general rear facing dormer windows do not require planning permission, these are of moderate size and scale. It is not unreasonable to have a storage area, or play room within a property of this size. Detailed consideration of the design of these properties has been made within the Character and Appearance of the Local Area Section.

- Over development of the site. Historically the site has been open, and this would be more land built on.

This development is not considered to be over development of the site, the dwellings would not have a cramped appearance, they have been designed with suitable parking standard area, and garden (amenity land) provision. The site parking area associated with the Public House is deemed to be large enough for the capacity of the pub.

- Issues over levels within Bell Close, due to sloping nature of site. The site section shows houses of a similar height.

A levels condition could be imposed to ensure the houses are not constructed on a significantly raised ground level. It is considered that dwellings of 7.8 metres are not unduly high. The site levels have been submitted as part of the site plan 2527-02g, these show the ground levels within Bell Close being slightly higher on the southern side of the road (approximately 40cm higher).

- Detriment of the village. Westoning is large enough; it needs the parking more than the houses. The houses would have a negative impact upon the character and appearance of the area.

In accordance with the Central Bedfordshire Core Strategy Westoning is designated as a "Large Village" which is grouped within the "Rural Areas" provision. The number of new allocations required within these areas is 400 new dwellings. It is considered that a development of 3 new dwellings would not be to the detriment of the character of Westoning Village.

- Houses and car park would have a detrimental impact upon Public House. People will no longer want to visit the pub because of parking problems around the site.

The development is in general considered to be an enhancement to the Public House, the amenity area around the frontage would be more in keeping with the style of the building. Views of the Bell Public House would be opened up from Greenfield Road, to the benefit of the street scene. Parking issues will be detailed within the Highway Section.

- Loss of garden area for the Public House. Also impact upon the trees.

A landscaping condition would be recommended to any permission, to ensure the quality of the soft and hard landscaping. The Tree and Landscaping Officer has given no objection to the proposal. The pub would still have provision for a garden area.

- Loss of bottle bank and clothing bin.

This facility could be accommodated elsewhere within the site, or elsewhere within the village. Although this type of recycling is encouraged should the facilities be lost, it would not be strong enough justification for refusing the planning permission.

- There are other 4 bed family homes within Westoning unsold, therefore no need for further development.

Market conditions are not a material planning consideration. Westoning is a desirable village to live within and in accordance with Central Bedfordshire Council Core Strategy policies within the village envelope small scale housing developments will be supported.

- Issues relating to the Section 106 monies. Suggestions were made that they are used for improvements to the highway close to the site.

A Unilateral Undertaking was submitted with this application. The monies within this document are allocated for specific community facilities. The monies can not be redistributed to individual projects.

- The housing would be used as a money making scheme.

The housing would facilitate the improvements to the Listed Building, the profitability of the development is not a material planning consideration.

- General support for the improvement to the Public House.

Many resident letters did support the improvements to the Public House, as this is a well used community facility.

4. Highways Implications

The Central Bedfordshire Council Highway Section does not object to this development, they have recommended a number of conditions.

Existing provision for the Public House and proposed lay out:

The existing car park for the Bell Public House is privately owned land, and therefore not considered to be a public car park. It is parking associated with the Bell Public House. Should the owner of the Bell wish to close the car park off when the pub is not open then this would be at their own discretion. Currently the area is unlaid out, and therefore has a disorderly appearance. Within the Design and Access Statement it states there is currently a provision for 22 cars to park within the car park. It is accepted that this figure is open to interpretation, due to the unlaid out nature of the car park, it is a possibility that more than this number could park within the car park. Although the existing figure could possibly be more than the stated 22, the Central Bedfordshire Council Highway Section has stated that the required number that a pub of this capacity needs is 20 spaces. The proposed lay out would provide 20 spaces, with one disabled bay located as close to the front access as possible without significantly impacting on the setting of the Listed Building. It is considered that the car parking layout for the Public House would be acceptable and in accordance with the Central Bedfordshire Council Design Guide and detailed technical advice.

Parking provision for the three dwelling houses:

These are four bedroom properties and in accordance with Central Bedfordshire Council Design Guidance three off street parking spaces should be provided. The garages are deemed an acceptable size to be considered a parking space. The Highways Section were satisfied that adequate parking would be provided for the three additional dwellings.

Parking problems around Bell Close:

A number of photographs were provided by nearby residents and many of these show parking currently within the street, and also relate to the narrow nature of the residential road. The Highway Section was satisfied that the road is of a suitable width to accommodate the additional dwellings. The loss of the conifer hedge would improve visibility within the section of the highway, whilst the replacement fencing on the corner would be low level picket fencing, which would allow better inter-visibility on this corner. The lower school is located in close proximity to the site. The Highways Section is satisfied that the proposal meets adopted parking standards and that there would be no loss of parking for the school. Parents should be considerate to local residents when parking. It is considered that the three additional dwelling would not exacerbate the issue to such a degree that the application be refused.

Suggested Highway Conditions:

The Highway Section was satisfied that the development would be safe and appropriate in highway terms, and have suggested conditions relating to increase the depth of the footpath, vehicular area surfacing, retention of garage accommodation for the parking of vehicles, the layout of the pub car park, construction worker parking and construction traffic. It is considered that the access for the existing pub car park is of a reasonable standard, therefore it is judged that construction traffic could use this access without impeding highway safety.

5. Planning Obligation Strategy

The proposed dwellings would comprise three number four bedroom houses which falls within the criteria of the Planning Obligation Strategy therefore contributions for Local Infrastructure are required and a Unilateral Undertaking submitted by the applicant.

The Planning Obligation Strategy is an adopted Supplementary Planning Document and is therefore a material consideration in the determination of the planning applications. A Unilateral Undertaking has been submitted with this application, the draft Unilateral Undertaking has been accepted, the legal department have requested a signed copy, an update on this matter will be represented verbally or on the late sheet. There is willingness from the applicant to comply with the information requested therefore once the undertaking is considered acceptable the development is deemed to be in accordance with the Supplementary Planning Document: Planning Obligation Strategy (2008).

6. Impact upon Listed Building

This matter will be more thoroughly detailed within the accompanying application CB/11/04550/LB. In general terms it is considered that this development would be an enhancement for the Grade II Listed Building. The works to the Public House would improve the heritage asset and the immediate setting. It is considered that the houses would not significantly or detrimentally impact upon the setting of the Listed Building. Currently the parking area and untidy garden are negatively impacting upon the Listed Building and therefore the enhancement in the quality of landscaping and materials would ensure the future of the Listed Building. It is considered that the proposal is in accordance with PPS 5 (Planning for the Historic Environment) as the Listed Building and setting would be enhanced by the development. The Council Conservation Officer supports this development, providing the quality of materials and detail are conditioned.

7. Issues relating to Trees and Landscaping

Originally there were concerns regarding possible loss of mature trees, which can be seen from the High Street, and form part of a soft landscaping belt on this section of the road. The original block plan showed the loss of three maple trees. The applicant has been working with the Council Tree and Landscaping Officer who has accepted that one of the Maple trees has been damaged by a

vehicle, therefore there is no objection to its removal. A revised site plan showing one Maple tree removed and its replacement with a semi mature tree has been submitted, this is plan 2527-02g. It is now considered acceptable as a landscaping plan. The removal of the other trees within this plan are considered to not be to the detriment of the streetscene, or locality. A condition requiring landscaping timing would be recommended to ensure the scheme is carried out in accordance with the approved plan.

8. Other Implications

Public Protection:

The Public Protection Section have suggested a condition relating to sound proofing the dwelling houses to guard against disturbance from the Public House for future occupiers.

Archaeology:

The area is within an archaeologically sensitive site, it is considered appropriate to attach a condition requiring a written scheme of archaeological investigation, to protect any remains that may be on the site.

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 **Prior to commencement a scheme shall be submitted for written approval by the Local Planning Authority setting out the details of the materials to be used for the extensions external walls and roof of the Bell Public House. The development shall be carried out in accordance with the approved scheme.**

Reason: To protect the visual amenities of the building and of the area generally.

- 3 **Prior to commencement a scheme shall be submitted for written approval by the Local Planning Authority setting out the details of the materials to be used for the extensions external walls and roof of the new dwelling houses. The development shall be carried out in accordance with the approved scheme.**

Reason: To protect the visual amenities of the building and of the area generally.

- 4 **Prior to commencement a scheme shall be submitted for written approval by the Local Planning Authority setting out the materials and details of the boundary treatment for the development. The development shall be carried out in accordance with the approved scheme.**

Reason: To protect the visual amenities of the building and of the area generally.

- 5 All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the 1st dwelling or the completion of the development whichever is the sooner; and any trees or plants which within a period of 5 years of completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species unless the Local Planning Authority give written consent to any variation.

Reason: In the interests of the visual amenities of the site and the area generally.

- 6 **The development shall not begin until a scheme for protecting the proposed dwellings from noise generated by the use of public house adjacent to the proposed development has been submitted and approved by the Local Planning Authority. Any works that form part of the scheme approved by the local authority shall be completed and the effectiveness of the scheme shall be demonstrated through validation noise monitoring with the results reported to the Local Planning authority in writing, before any permitted dwelling is occupied unless an alternative period is approved in writing by the Authority.**

Reason: To protect the amenity of the future occupiers of the proposed dwellings hereby permitted.

- 7 **No development shall take place until the applicant or developer has secured the implementation of a Written Scheme of Archaeological Investigation which has been submitted to and approved in writing 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 heritage asset in accordance with Policy HE12.3 of PPS5: *Planning for the Historic Environment*.

- 8 **Prior to any building works being first commenced, detailed drawings of all proposed new doors & windows to a scale of 1:10 or 1:20, together with a detailed specification of the materials, construction & finishes, shall be submitted to & approved in writing by the Local Planning Authority.**

Reason: To ensure that the new development is sympathetic to the character & appearance of the listed building and its setting, in accordance with PPS5 and Policies CS15 and DM13 of the Council's Core Strategy.

- 9 The proposed vehicular accesses shall be constructed and surfaced in accordance with details to be approved in writing by the Local Planning Authority for a distance of 6m into the site, measured from the highway boundary, before the premises are occupied. Arrangements shall be made for surface water drainage from the site to be intercepted and disposed of separately so that it does not discharge into the highway.

Reason: To avoid the carriage of mud or other extraneous material or surface water from the site into the highway so as to safeguard the interest of the highway

- 10 Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 1995, or any amendments thereto, the garage accommodation on the site shall not be used for any purpose, other than as garage accommodation, unless permission has been granted by the Local Planning Authority on an application made for that purpose.

Reason: To retain off-street parking provision and thereby minimise the potential for on-street parking which could adversely affect the convenience of road users.

- 11 **Development shall not commence until a scheme detailing provision for on site parking for construction workers for the duration of the construction period has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented throughout the construction period.**

Reason: To ensure adequate off street parking during construction in the interests of road safety.

- 12 No dwelling shall be occupied until a 2.0m wide footway has been constructed on the south-western side of Bell Close between the access to Plot 3 and the access to Plot 1 in accordance with details of a scheme to be submitted to and approved by the Local Planning Authority. Any Statutory Undertakers equipment or street furniture shall be re-sited to provide an unobstructed footway.

Reason: In the interests of road safety and pedestrian movement.

- 13 Details of bin storage and collection points shall be submitted to and approved by the Local Planning Authority prior to the occupation of any dwelling. The development shall be carried out in accordance with the submitted details.

Reason: In the interest of amenity.

- 14 Prior to the occupation of any of the dwelling houses the works to the Listed Building and the construction of the approved car park shall be completed in accordance with the approved plans.

Reason: To ensure the enhancements to the Listed Building are complete prior to the completion of the development and to ensure a satisfactory level of parking for the Public House.

- 15 The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers 2527-06a, 2527-04b, 2527-07, 2527-03, 2527-01, 2527-05d, 2527-02e, 2527-02g, CBC/001 (site location plan).

Reason: For the avoidance of doubt.

Reasons for Granting

The proposal to extend and alter the Bell Public House, relaying out of car park and erection of three number four bedroom dwelling houses would not have a negative impact on the visual amenity of the surrounding area, and would preserve the character and appearance of the Listed Building. It would not have 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, the proposal is in conformity with Policies CS1, CS2, CS5, CS14, CS15, DM3, DM4, and DM13 of the Core Strategy and Management Policies, November 2009; Planning Policy Statement 1, Planning Policy Statement 3, Planning Policy Statement 5. It is further in conformity with the technical guidance Design in Central Bedfordshire, a Guide for Development, 2010, the Council's Planning Obligations Strategy.