

Item No. 9**SCHEDULE B**

APPLICATION NUMBER	CB/11/03370/FULL
LOCATION PROPOSAL	Land To The Rear Of 197, Hitchin Road, Arlesey Retention of use of land as a residential caravan site for 6 Gypsy families, including hardstanding, utility blocks and landscaping
PARISH	Arlesey
WARD	Arlesey
WARD COUNCILLORS	Cllrs Dalgarno, Drinkwater & Wenham
CASE OFFICER	Vicki Davies
DATE REGISTERED	21 September 2011
EXPIRY DATE	16 November 2011
APPLICANT	Mr Rooney
AGENT	Philip Brown Associates
REASON FOR COMMITTEE TO DETERMINE RECOMMENDED DECISION	At the request of the Ward member, Cllr Mrs Drinkwater, due to the level of public interest
	Full Application - Granted

Recommendation

That Planning Permission be granted subject to the following:

- 1 This permission does not authorise use of the land as a caravan site by any persons other than gypsies and travellers, as defined in paragraph 15 of ODPM Circular 01/2006.

Reason: To limit the use of the site to gypsies and travellers.

- 2 No more than 12 caravans (of which no more than 6 shall be static caravans) shall be stationed on the site at any one time.

Reason: To control the level of development in the interests of visual and residential amenity.

- 3 Within three months of the date of this permission the gates to the site shall open away from the highway and be set back a distance of at least 13m from the nearside edge of the carriageway of the adjoining highway.

Reason: To enable vehicles towing a caravan to draw off the highway before the gates are opened.

- 4 Within three months of the date of this decision, a landscaping scheme showing planting along the eastern boundary of the site shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented by the end of the full planting season immediately following the approval of the details (a full planting season means the period from October to March). The trees and shrubs shall subsequently be maintained for a period of five years from the date of planting and any which die or are destroyed during this period shall be

replaced during the next planting season and maintained until satisfactorily established.

Reason: To protect the amenities of neighbouring residents and to provide satisfactory standard of landscaping.

- 5 Within three months of the date of this permission details of foul and surface water drainage shall be submitted to and approved in writing by the local planning authority. Any works required to implement or improve the foul and surface water drainage systems shall be completed within 3 months of the date of the approval of the details.

Reason: to prevent pollution of surface water and ground water.

- 6 No vehicle over 3.5 tonnes shall be stationed, parked or stored on this site.

Reason: In order to protect the amenities of local residents.

- 7 No commercial activities shall take place on the land, including the storage of materials.

Reason: In order to protect the amenities of local residents.

- 8 No additional external lighting to be installed on the site unless and until a scheme has been submitted to and approved in writing by the Local Planning Authority, the scheme shall include the design of the lighting unit, any supporting structure and the extent of the area to be illuminated, the lighting shall then be installed and operated in accordance with the approved scheme.

Reason: To protect the visual amenities of the site and its surrounding area.

- 9 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, CBC/003 & PBA1.

Reason: For the avoidance of doubt.

Reasons for Granting

The proposal is in conformity with Policy HO12 of the Mid Bedfordshire Local Plan First Review 2005 and policy GT3 of the draft Gypsy and Traveller DPD as there is no unacceptable impact upon the character and appearance of the surrounding countryside, the amenities of nearby residential properties are not unacceptably harmed and a safe, convenient and adequate standard of access can be provided. The proposal also meets an identified need as set out in the draft Gypsy and Traveller DPD. It is also in conformity with Planning Policy Guidance: PPS1 Delivering Sustainable Development, PPS3 Housing and Circular 1/2006.

Notes to Applicant

1. The Council is concerned that Noise from the mainline railway may cause detriment to the residents of this development. Further information may be obtained from Public Protection on 0300 300 8000.

2. Any material used for earth bunding should be suitable for safe and secure occupancy which is the developer's responsibility to ensure.
3. All mobile home sites are required to obtain a Site Licence under the provisions of the Caravan Sites and Control of Development Act 1960. Further information may be obtained from the Private Sector Housing Team, Central Bedfordshire 0300 300 8000.
4. The applicant is advised that contact should be made with the Environment Agency regarding the drainage ditch which crosses the application site and its status within the local surface water drainage system.
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.

NOTE: In advance of the consideration of the application the Committee received representations made under the Public Participation scheme.