

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

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.

- 16 Notwithstanding the provisions of Classes A, B, C, D and G of Part 1 of Schedule 2 to the Town and Country Planning (General Permitted Development (Amendment) (No. 2) (England) Order 2008, no extensions or alterations to the dwelling houses which forms part of the overall development hereby approved shall be carried out without the prior permission of the Council, obtained through the submission of a planning application.

Reason: To protect the appearance of the dwellings and preserve the character of the adjacent Listed Building.

- 17 **Prior to commencement of the development the revised ground floor lay outs of the three dwelling houses shall be submitted to and approved in writing by the Local Planning Authority, showing the internal garage dimensions at a minimum of 6 metres in length by 3.1 metres in width. The development shall be carried out in accordance with the approved plan.**

Reason: To ensure satisfactory internal dimensions to ensure sufficient space for the parking of a vehicle, and ancillary storage in accordance with the Central Bedfordshire Design Guide.

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.

NOTES

- (1) In advance of the consideration of the application the Committee were advised of additional consultation received subsequent to the despatch of the agenda which included two petitions in support of the development, 17 letters of support, one further letter of objection, letter from the Licensee.
- (2) In advance of the consideration of the application the Committee received representations made under the Public Participation Scheme.