

Item No. 15**SCHEDULE B**

APPLICATION NUMBER	CB/11/04334/FULL
LOCATION	54 High Street, Sandy, SG19 1AJ
PROPOSAL	Change of use from office to day care nursery(non residential) for main building and annexed building to rear of site.
PARISH	Sandy
WARD	Sandy
WARD COUNCILLORS	Cllrs Aldis, Maudlin & Sheppard
CASE OFFICER	Clare Golden
DATE REGISTERED	07 December 2011
EXPIRY DATE	01 February 2012
APPLICANT	Mini Explorers
AGENT	Priory Heritage
REASON FOR COMMITTEE TO DETERMINE RECOMMENDED DECISION	Councillor Aldis called the application to Committee on the grounds of concerns relating to pedestrian safety from increased vehicular movements
	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 **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 Green Travel Plan shall be implemented in full within 6 months of the development being occupied. In addition, the plan should 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.**

Reason: For the avoidance of doubt and to reduce reliance on the private car.

- 3 The garden area shall not be used for external play except between the hours of 10:00 hours and 16:30 hours Monday to Friday and not at all on weekends, Bank or Public Holidays without the prior agreement in writing of the Local Planning Authority.

The car park area at the rear of the premises shall not be used at any time

for the purposes of external play.

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

- 4 The use shall only operate between the hours of 08:15 to 18:15 on Monday-Friday, and not at all on Saturdays, Sundays or Bank Holidays. The use shall not operate at any other time without the prior agreement in writing of the Local Planning Authority.

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

- 5 The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers: 1104/4A; 1104/2A; 1104/2B' 1104/2; 1104/3; 1104/4; 1104/5; 1104/6.

Reason: For the avoidance of doubt.

Reasons for Granting

The change of use of the existing office building into a children's nursery (D1 use) has a minimal impact on the residential amenities of nearby occupiers, does not detract from the visual amenity of the surrounding area or setting of the conservation area. The proposal would also have acceptable parking and access arrangements. The proposal is therefore in conformity with policies CS1, CS3, CS10, CS14, CS15, DM3, DM4, DM9 and DM13 of the Core Strategy and Development Management Policies for Central Bedfordshire (North), East of England Plan (May 2008), Milton Keynes and South Midlands Sub-Regional Strategy (March 2005), PPS1 (Delivering Sustainable Development), PPS4 (Planning for Sustainable Economic Development), PPS5 (Planning for the Historic Environment), PPS7: Sustainable Development in Rural Areas and PPG24: Planning and noise. The proposal is also in accordance with the Council's Adopted Design Guide - Design in Central Bedfordshire, 2010.

Informatives

1. Parents are to be advised not to park on the pavement or illegally when dropping off or collecting children from the premises.
2. Measures shall be put in place on the site to prevent children from gaining access to the highway.

NOTES

- (1) In advance of the consideration of the application the Committee were advised of two additional informatives to be added to the permission. In addition the Committee were advised that the site plan in the agenda is incorrect and that the correct plan is attached to the late sheet.