

## **Item No. 10**

<b>APPLICATION NUMBER</b>	<b>CB/11/04051/FULL</b>
<b>LOCATION</b>	<b>The Firs 85 High Street, Ridgmont, Bedford, MK43 0TY</b>
<b>PROPOSAL</b>	<b>Change of use from shop to mixed A1 and cafe (A3) with hot and cold food to takeaway. Creation of outside dining area for cafe to west of private garden area and cafe dining area to front forecourt.</b>
<b>PARISH</b>	<b>Ridgmont</b>
<b>WARD</b>	<b>Cranfield &amp; Marston Moretaine</b>
<b>WARD COUNCILLORS</b>	<b>Cllrs Bastable, Matthews &amp; Clark</b>
<b>CASE OFFICER</b>	<b>Sarah Fortune</b>
<b>DATE REGISTERED</b>	<b>16 November 2011</b>
<b>EXPIRY DATE</b>	<b>11 January 2012</b>
<b>APPLICANT</b>	<b>Mrs Woolard</b>
<b>AGENT</b>	<b>Mr S Everitt</b>
<b>REASON FOR COMMITTEE TO DETERMINE</b>	<b>Called in by Councillor A Bastable and referred to Committee by Head of Development Management due to complex issues.</b>
<b>RECOMMENDED DECISION</b>	<b>Full Application - Granted</b>

### **Recommendation**

That Planning Permission be granted subject to the following:

- 1 The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plan number SE 2698/E

Reason: For the avoidance of doubt.

- 2 Within 2 months of the date of this decision a scheme for fume/odour control including details of the current extraction system shall have been submitted for the written approval to the Local Planning Authority including a timetable for its implementation. Thereafter all equipment installed as part of the scheme shall thereafter be operated and maintained in accordance with the scheme and/or manufacturer's instructions.

Reason: To safeguard the amenities of occupiers of nearby dwellings.

- 3 The area cross hatched - on drawing No. SE 2698/E - shall only be used as a private domestic garden area for the personal enjoyment of Mr and Mrs Woolard, Mrs Woolard senior and family and shall not be used for any commercial purposes except access to the Bed and Breakfast Accommodation. No tables or commercial paraphernalia shall be placed on the private garden area other than one table for personal use by persons

named above and their family.

#### Reason

To define the permission hereby granted, for the avoidance of doubt and to safeguard the amenities of occupiers of the nearby residential properties.

- 4 No outside area other than the area hatched in green on Plan No. SE 2698/E shall be used as a cafe garden area for the customers of the cafe and the bed and breakfast accommodation. Within two weeks of the date of this permission, a detailed scheme for the provision of signage to each garden area and a picket fence to the rear of the cafe garden area, as indicated on drawing No SE 2698/E, shall be submitted to the Local Planning Authority for its approval in writing. The approved signage and fence shall be erected before the cafe garden area is first brought into use and thereafter retained.

#### Reason

To ensure that the various areas of the site are clearly indicated with signage so that the amenities of occupiers of the nearby residential properties is safeguarded at all times.

- 5 The proposed signs shall be finished in non reflective materials and located outside of the public highways.

#### Reason

To avoid undue distraction to motorists and to avoid possible resemblance to and confusion with bona-fide road signs.

- 6 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development Order) 1995, (or any Order revoking or re-enacting that Order with or without modification) no fence, wall, gate or other means of enclosure shall be erected in the private garden area to the front of The Old Chapel unless otherwise agreed in writing by the Local Planning Authority.

Reason: To protect the amenities of adjacent occupiers and the character and appearance of the area.

- 7 The uses hereby permitted are for part A1 (retail) use and Part A3 use (cafe/takeaway). The floor areas for A1 use defined on Plan number SE2698/E which accompanies this planning permission shall be retained for retail sales purposes.

#### Reason

To define this permission and to ensure that A1 use is retained as part of this permission.

- 8 The café and takeaway shall only be open to the public between the hours of 08.00 - 15.30 Monday to Friday and 09.00 -12.00 Saturday and Sunday and at no time on Bank or Public Holidays.

Reason: To protect the amenities of the area.

- 9 A triangular vision spay shall be provided on the west side of the access and shall measure 1.8m along the fence, wall, hedge or other means of definition of the front boundary of the site, and 1.8m measured into the site at right angles to the same line along the side of the access drive. The vision splays so described and on land under the applicant's control shall be maintained free of any obstruction to visibility exceeding a height of 600mm above the adjoining footway level.

Reason

To provided adequate visibility between the existing highway and the access, and to make the access safe and convenient for the traffic which is likely to use it.

- 10 Within a month of the dated of this permission being issued a scheme for short stay cycle parking shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall be fully implemented within three months of the date of approval and thereafter retained for this purpose.

Reason

To ensure the provision of adequate cycle parking to meet the needs of the users of the proposed development in the interests of encouraging the use of sustainable modes of transport.

### **Reasons for Granting**

The retrospective change of use of this shop (A1) to mixed use for cafe (A3) and shop (A1) and the use of an outside area of land for dining is felt to be acceptable in relation to the character of the area, will not have an unduly adverse impact on the amenities of neighbours would prefer the character of the Concervation Area, and there are no other concerns. The application is in conformity with the Nationa Planning Policy Frameworkand 2012 and complies with policies DM3, DM4, DM6, DM8 and CS14 in the Core Strategy and Development Management Panning Document dated 2009.

### **Note to Applicant**

1. The applicant is advised that all cycle parking to be provided within the site shall be designed in accordance with the Central Bedfordshire Council's "Cycle parking Annexes - July 2010".

### **NOTES**

- (1) In advance of the consideration of the application the Committee were advised of additional consultation received from the owner of the Old Chapel.

- (2) In advance of the consideration of the Committee received representations made under the Public Participation Scheme.