

Item No. 15

APPLICATION NUMBER	CB/12/00440/FULL
LOCATION	Walkers Farm, Leighton Road, Great Billington, Leighton Buzzard, LU7 9BJ
PROPOSAL	Erection of two storey side extension, porch and internal/external alterations.
PARISH	Billington
WARD	Eaton Bray
WARD COUNCILLORS	Cllr Mrs Mustoe
CASE OFFICER	Abel Bunu
DATE REGISTERED	03 February 2012
EXPIRY DATE	30 March 2012
APPLICANT	Mr R J Rogers
AGENT	Maze Planning Ltd
REASON FOR COMMITTEE TO DETERMINE	Application called in at the request of Cllr Mrs M Mustoe as the very special circumstances referred to in the Design and Access Statement have not been proven; a condition for any subsequent granting of a further revised planning application should be that the property should not be used for any non-agricultural commercial purpose.
RECOMMENDED DECISION	Full Application - Granted

Recommendation

That Planning Permission be **GRANTED** subject to the following:

- 1 The development shall begin not later than three years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

- 2 **Before development begins, and notwithstanding the details submitted with the application, a landscaping scheme to include the removal of parts of the existing hardstanding and any other hard surfaces 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 completion and/or first use of any separate part of the development (a full planting season means the period from October to March). The trees, shrubs and grass 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 ensure that the development does not have a cumulatively adverse impact on the openness of the Green Belt and to secure improvements to the residential environment of the area.
(Policy BE8, S.B.L.P.R).

- 3 **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 141 of the *National Planning Policy Framework*.

- 4 **Prior to the commencement of work on site, samples of bricks, roof tile, glazed link glass and framing, rainwater goods and weatherboard cladding shall be submitted to and approved in writing by the Local Planning Authority. The development shall only thereafter proceed in accordance with the approved details.**

**Reason: To control the appearance of the buildings.
(Policy BE8, S.B.L.P.R).**

- 5 **Pursuant to Condition 4, the weatherboard cladding shall be finished in a black tar paint, and all new window and door joinery installed as part of the approved development shall be finished in a gloss paint finish, of a colour to be agreed in writing by the Local Planning Authority, and be maintained as such thereafter.**

**Reason: To ensure the use of appropriate finishes which preserve the integrity of the building as an historic asset, located in a Conservation Area setting.
(Policy BE8, S.B.L.P.R).**

- 6 **Prior to the commencement of the development hereby approved and notwithstanding the details shown on the submitted drawings, further details drawn at an appropriate scale between 1:10 and 1:20, of all new windows and doors to be installed as part of the development hereby approved shall be submitted to and approved in writing by the Local Planning Authority. The development shall only thereafter proceed in accordance with the approved details.**

**Reason: To control the appearance of the buildings.
(Policy BE8, S.B.L.P.R).**

- 7 **The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers CBC/01 - 12.**

Reason: For the avoidance of doubt.

Reasons for Granting

The proposed development would not, be inappropriate in the Green Belt, detract from the character and appearance of the Grade II Listed Building and would enhance the appearance of the Conservation Area thereby conforming to the

development plan policies comprising Policies ENV7 and ENV6 of the Regional Spatial Strategy for the East of England, Policies BE8, H8 and H13 of the South Bedfordshire Local Plan Review and national advice contained in the National Planning Policy Framework and the supplementary planning guidance, 'Design in Central Bedfordshire, A Guide for Development', 2010.

Notes to Applicant

1. In accordance with Article 31 of the Town and Country Planning (Development Management Procedure) (England) Order 2010, the Council hereby certify that the proposal as hereby approved conforms with the relevant policies of the Development Plan comprising of the Regional Spatial Strategy for the East of England (the East of England Plan and the Milton Keynes and South Midlands Sub-Regional Strategy), Bedfordshire Structure Plan 2011 and the South Bedfordshire Local Plan Review and material considerations do not indicate otherwise. The policies which refer are as follows:

Regional Spatial Strategy

East of England Plan (May 2008)

ENV6 The Historic Environment

ENV7 Quality in the Built Environment

South Bedfordshire Local Plan Review

BE8 Design Considerations

H8 Extensions to dwellings

H13 Control of Extensions to Dwellings in the Green Belt

2. In accordance with Article 31 of the Town and Country Planning (Development Management Procedure) (England) Order 2010, the reason for any condition above relates to the Policies as referred to in the Regional Spatial Strategy (RSS), Bedfordshire Structure Plan 2011 (BSP) and the South Bedfordshire Local Plan Review (SBLPR).
3. This permission relates only to that required under the Town & Country Planning Acts and does not include any consent or approval under any other enactment or under the Building Regulations. Any other consent or approval which is necessary must be obtained from the appropriate authority.
4. In respect of weatherboard cladding, the Conservation Officer advises the Applicant and Applicant's Agent that weatherboard of traditional thicknesses and profile will be required - most commonly 175mm (7") wide with sectional thicknesses of 25mm (1") at the lower, exposed, edge, tapering down to 6mm (1/4") at the top edge.
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.

NOTES

(1) In advance of the consideration of the application the Committee were advised that the Applicant's agent had responded to the Parish Council's comments.

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