

Item No. 14

APPLICATION NUMBER	CB/12/01266/FULL
LOCATION	Water Lane Farm, Biggleswade Road, Upper Caldecote, Biggleswade, SG18 9BP
PROPOSAL	Proposed Farm Office Building and Car Parking
PARISH	Northill
WARD	Northill
WARD COUNCILLORS	Cllr Mrs Turner
CASE OFFICER	Nikolas Smith
DATE REGISTERED	10 April 2012
EXPIRY DATE	05 June 2012
APPLICANT	GJ Maudlin and Sons
AGENT	Richard Beaty (Building Design) Ltd
REASON FOR COMMITTEE TO DETERMINE	Applicant is related to a Councillor.
RECOMMENDED DECISION	Approve subject to conditions

Recommendation:

That Planning Permission is granted subject to the following conditions:

- 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 The materials used in the construction of the external surfaces of the development shall match those shown on drawing 08.201.01 unless otherwise agreed beforehand in writing by the Local Planning Authority.

Reason: To ensure that the appearance of the building is satisfactory.

- 3 The building shall be used solely for commercial purposes ancillary to the use of Water Lane Farm and shall not be used for any other purpose.

Reason: To prevent potentially inappropriate independent commercial uses at the site.

- 4 **Before the development commences, a landscaping scheme to include any hard surfaces and the approved parking area 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 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 a satisfactory standard of landscaping.

- 5 The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers [08.50.OSmap, 08.201.01].

Reason: For the avoidance of doubt.

Reason for approval:

The development would cause no harm to the appearance of the site, would cause no harm to living conditions at neighbouring houses and would help to support the rural economy. It would be in accordance with the National Planning Policy Framework (2012) and policies CS11 (Rural Economy and Tourism), DM3 (High Quality Development) and DM16 (Green Infrastructure) of the Central Bedfordshire Core Strategy and Development Management Policies (2009).