

Item No. 7

APPLICATION NUMBER	CB/12/01409/RM
LOCATION	White Lion Retail Park, Boscombe Road, Dunstable, LU5 4WL
PROPOSAL	Reserved Matters: Erection of four storey building comprising 24 residential units. Construction of new access (Outline)
PARISH	Dunstable
WARD	Dunstable Icknield
WARD COUNCILLORS	Cllrs McVicar & Young
CASE OFFICER	Vicki Davies
DATE REGISTERED	18 April 2012
EXPIRY DATE	18 July 2012
APPLICANT	White Lion RP Ltd
AGENT	GVA Grimley
REASON FOR COMMITTEE TO DETERMINE	The application is for a major development of more than 10 dwellings to which the Town Council has raised concerns which cannot be overcome by condition.
RECOMMENDED DECISION	Reserved Matters - Granted

Recommendation

That Planning Permission be GRANTED subject to the following:

- 1 The noise attenuation measures implemented in the flats hereby permitted shall be in accordance with the revised Cole Jarman Noise Report dated October 2008 unless otherwise agreed in writing by the Local Planning Authority.

Reason: To protect residents from unacceptable noise levels within dwellings.

- 2 Prior to the occupation of the development hereby permitted details of a residents only parking scheme shall be submitted to and approved in writing by the Local Planning Authority. The parking will thereafter be managed in accordance with the approved scheme unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure the parking spaces provided for the residents of the development are retained for this use.

- 3 The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers 120004 (D)100 rev A, (D)101 rev A, (D)102 rev B, (D)103 rev A, (D)104 rev A, (D)105 rev A, (D)106 rev A, (D)107 rev A, (D)108 rev A, (D)109 rev A, (D)110 rev A, BDA126/01D, BDA126/02D, BDA126/03D, BDA126/04C & BDA126/05B.

Reason: For the avoidance of doubt.

Reasons for Granting

The proposed development would not detrimentally impact upon the character and appearance of the area or wider streetscene nor would there be any adverse impact on the amenities of neighbouring residents. The proposal would not result in any highway, parking or other issues. The scheme by reason of its siting and design is in conformity with the National Planning Policy Framework and South Bedfordshire Local Plan First Review policies BE8 and H2. It is further in conformity with the Central Bedfordshire Supplementary Technical Guidance "Design in Central Bedfordshire, A Guide for Development".

Notes to Applicant

1. 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).
2. 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.

NOTES

(1) In Advance of the consideration of the application the Committee were advised of consultation received from the highway Authority who had no comment to make, Highways Development Control acknowledging that the application has provided more parking than that at the outline stage and that there could be some visitor parking on the access road. It is also acknowledged that this area is in a very sustainable location.

The committee were advised that it is understood that development on site has not commenced and that the delay in submitting the reserved matters application relates to the Local Authority's use of the land in relation to the construction of the busway. The use of the land for the construction of the busway was agreed and the applicant accepted a delay in developing the site on the basis that they would be able to do so in accordance with the Section 106 agreement signed at the outline application stage.

The Committee were further advised of contributions if they were to be paid today.

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