

Item No. 10

APPLICATION NUMBER	CB/12/01152/FULL
LOCATION	Shefford Post Office, 6 Southbridge Street, Shefford, SG17 5DB
PROPOSAL	Change of use on first floor from office to provide 3 one bedroom flats & ancillary commercial floor space & two storey rear extensions.
PARISH	Shefford
WARD	Shefford
WARD COUNCILLORS	Cllrs Birt & Brown
CASE OFFICER	Nikolas Smith
DATE REGISTERED	16 May 2012
EXPIRY DATE	11 July 2012
APPLICANT	Basra Enterprises Ltd
AGENT	Roscoe Milne Partnership
REASON FOR COMMITTEE TO DETERMINE RECOMMENDED DECISION	A family member of an objector is employed by the Council Full Application - Granted

Recommendation:

That Planning Permission be 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 All external works hereby permitted shall be carried out in materials to match as closely as possible in colour, type and texture, those of the existing building and the approved rooflights shall be of a 'Conservation' style.

Reason: To safeguard the appearance of the completed development by ensuring that the development hereby permitted is finished externally with materials to match/complement the existing building(s) and the visual amenities of the locality.

- 3 **No development shall commence before details of waste and recycling storage and collection for the approved residential units at the site has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out as approved.**

Reason: To ensure that waste storage and collection arrangements are satisfactory.

- 4 **No development shall commence before an acoustic assessment has been submitted to and approved by the Council that sets out what measures would be introduced to prevent harm being caused to living conditions for future residents by the ground floor use of the building and uses at neighbouring sites. The development shall be carried out as approved.**

Reason: To safeguard living conditions for future occupiers.

- 5 The windows serving the first floor staff rest room shall be obscurely glazed and non-openable below a height of 1.7m from finished floor level and shall be permanently retained as such.

Reason: To protect living conditions at neighbouring properties.

- 6 The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers P01 and P02.

Reason: For the avoidance of doubt.

NOTES

(1) In advance of the consideration of the application the Committee were advised of additional consultation received. An objection from the owner of 4 Southbridge Street had been withdrawn. An objection from a tenant at No 4 raised concerns about construction disturbance and its impact on the operation of the café.

It was advised that uncertainty over the boundary between No's 4 and 6 is located. The applicant had confirmed that they were satisfied that proper notices had been served in respect of this planning application and the Council had accepted this together with evidence from the Land Registry. Future land ownership issues that might impact on the implementation of development would be a civil matter between the two parties.

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