

Item No. 12

APPLICATION NUMBER	CB/12/02568/FULL
LOCATION	Twin Acres, Hitchin Road, Arlesey, SG15 6SE
PROPOSAL	Replacement of existing static caravan and the siting of four additional static caravans and an amenity block together with associated parking and hardstanding (PLEASE NOTE AMENDED DESCRIPTION).
PARISH	Arlesey
WARD	Arlesey
WARD COUNCILLORS	Cllrs Dalgarno, Drinkwater & Wenham
CASE OFFICER	Nikolas Smith
DATE REGISTERED	20 August 2012
EXPIRY DATE	15 October 2012
APPLICANT	Mr L Connors
AGENT	Philip Brown Associates
REASON FOR COMMITTEE TO DETERMINE RECOMMENDED DECISION	This application was called to committee by Cllr Dalgarno because of significant local interest.
	Full Application - Granted

Recommendation

That Planning Permission be granted subject to the following conditions:

- 1 This permission does not authorise use of the land as a caravan site by any persons other than gypsies and travellers, as defined in Planning Policy for Traveller Sites (CLG, 2012).

Reason: To limit the use of the site to gypsies and travellers.
- 2 No more than 5 caravans shall be stationed on the site at any one time.

Reason: To control the level of development in the interests of visual and residential amenity.
- 3 No commercial activities shall take place on the land, including the storage of materials.

Reason: In order to protect the amenities of local residents.
- 4 No additional external lighting to be installed on the site unless and until a scheme has been submitted to and approved in writing by the Local Planning Authority, the scheme shall include the design of the lighting unit, any supporting structure and the extent of the area to be illuminated, the

lighting shall then be installed and operated in accordance with the approved scheme.

Reason: To protect the visual amenities of the site and its surrounding area.

5 The use hereby permitted shall cease and all caravans, structures, equipment and materials brought onto the land for the purposes of such use shall be removed within 28 days of the date of failure to meet any one of the requirements set out in (1) to (4) below:-

1. within 3 months of the date of this decision:

- a scheme for improved visibility splays at the site showing minimum dimensions of 2.4m measured along the centre line of the proposed access from its junction with the channel of the public highway and 215m measured from the centre line of the proposed access along the line of the channel of the public highway and;
- a scheme showing that, gates provided at the access to the site shall be set back a distance of at least 15m from the near side edge of the carriage way of the adjoining highway and shall open away from the highway

shall have been submitted for written approval of the local planning authority and the said scheme shall include a timetable for its implementation (hereafter referred to as the site development scheme).

2. within 11 months of the date of this decision the site development scheme shall have been approved by the local planning authority or, if the local planning authority refuse to approve the scheme, or fail to give a decision within the prescribed period, an appeal shall have been made to, and accepted as validly made by, the Secretary of State.

3. if an appeal is made in pursuance of (ii) above, that appeal shall have been finally determined and the submitted site development scheme shall have been approved by the Secretary of State.

4. the approved scheme shall have been carried out and completed in accordance with the approved timetable.

Reason: In the interest of highway safety.

6 The hard and soft landscaping shown on drawing CBC/002 shall be completed during the planting season after the date of this permission and shall be permanently retained thereafter.

Reason: In the interest of visual amenity.

7 The development hereby permitted shall not be carried out except in

complete accordance with the details shown on the submitted plans, numbers [CBC/001, CBC/002, CBC/003, CBC/004, CBC/005 and CBC/006].

Reason: For the avoidance of doubt.

Reason for approval:

The principle of additional caravan pitches in this location would be acceptable and would help to meet future identified need for Gypsy and Traveller accommodation in Central Bedfordshire. There would be no harm caused to the appearance of the site and no harm caused to living conditions at neighbouring properties. Access to the site would be improved so that highway safety would be acceptable. The development would be in accordance with the National Planning Policy Framework (2012) Planning Policy for Traveller Sites, the Central Bedfordshire Core Strategy and Development Management Policies (2009), the Mid Beds Local Plan First Review - Saved Policies (2005) and Design in Central Bedfordshire - a guide for development (2010).

Notes to Applicant

1. Land contamination

The applicant is advised that while the Council has no reason to believe this site is contaminated, and is not aware of any potentially contaminative past use, it is the developer's responsibility to ensure that final ground conditions are fit for the end use of the site. Any staining, odours or other indications of contamination discovered during development should be described to CBC Public Protection. Any imported material for gardens and landscaping (including earth bunding) must be of a quality that adheres to British Standard for Topsoil BS3882:2007, as expected by the NHBC and other bodies. Further information can be obtained from Andre Douglas, Contaminated Land Officer, Tel 0300 300 8000.

Noise

The proposed residential caravan site is located within 150m of the mainline London to Edinburgh railway to the west of the site. I would request that the following informative is attached to any approval.

The Council is concerned that Noise from the mainline railway may cause detriment to the residents of this development. Further information may be obtained from Public Protection on 0300 300 8000.

Caravan Site Licence

All mobile home sites are required to obtain a Site Licence under the provisions of the Caravan Sites and Control of Development Act 1960. Further information may be obtained from the Private Sector Housing Team, Central Bedfordshire 0300 300 8000.

2. 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.

[Note:

1. In advance of consideration of the application the Committee were advised that 91 additional representations, several by the same person but including Alistair Birt MP and Ickleford Parish Council. In addition, 500 individually signed copies of an objection letter had been received, as detailed in the Late Sheet.
2. Conditions 5 and 6 in the report are to be deleted and condition 5 replaced as above, with the one detailed in the Late Sheet, and the existing conditions 7 and 8 be renumbered 6 and 7 respectively.
3. In advance of consideration of the application the Committee received representations under the Public Participation Scheme.]