

Item No. 8

APPLICATION NUMBER	CB/12/03129/FULL
LOCATION	Little Park Farm, Station Road, Ampthill, Bedford, MK45 2RE
PROPOSAL	Demolition of commercial building and construction of dwelling with associated landscaping
PARISH	Ampthill
WARD	Ampthill
WARD COUNCILLORS	Cllrs Duckett, Blair & Smith
CASE OFFICER	Annabel Gammell
DATE REGISTERED	31 August 2012
EXPIRY DATE	26 October 2012
APPLICANT	Mr Olney
AGENT	Phillips Planning Services Ltd
REASON FOR COMMITTEE TO DETERMINE	Whilst it might be nominally Green Belt there are other residences there who's owners find the current building an eyesore and a health hazard too
RECOMMENDED DECISION	Full Application - Refused

Delegated Decision - See Minute No. DMC/12/

That the Head of Planning be delegated authority to approve the application subject to the following, in consultation with the Chairman and the Vice-Chairman:-

Reasons for Granting

The proposed development is in conflict with Green Belt policy however very special circumstances have been demonstrated to justify the departure from policy. The proposal would result in a significant environmental improvement to the appearance of the immediate residential area known as "Little Park Farm" and the proposed development would have a positive impact on the adjacent Listed Buildings and the setting of the Listed Buildings these benefits cumulatively outweigh any harm to the Green Belt. In addition to the very special circumstances, the development would have a positive impact upon neighbouring residential amenity, and would not result in any parking or highway issues. The cumulative benefits constitute very special circumstances and by reason of its siting and design is in conformity with the National Planning Policy Framework Paragraph 88 and Policies DM3, CS2, Central Bedfordshire Core Strategy and Development Management Policies. It is further in conformity with the Central Bedfordshire Supplementary Technical Guidance "Design in Central Bedfordshire, A Guide to Development".

The Council as the Local Planning Authority hereby gives notice of its decision to **GRANT PERMISSION** for the development specified above and shown on the submitted plans, subject to the following conditions:

1. The development hereby approved shall be commenced within three years of the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990 which is designed to ensure that a planning permission does not continue in existence indefinitely if the development to which it relates is not carried out.

2. **No works shall commence on site until a scheme is submitted to and approved in writing by the Local Planning Authority setting out the details of the materials to be used for the external walls, windows, doors and roof. The development shall be carried out in accordance with the approved scheme.**

Reason: To protect the visual amenities of the building and of the area generally.

3. **No works to commence on site until a landscaping scheme to include any boundary treatment, hard surfaces and earth mounding 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).**

Reason: To ensure a satisfactory standard of landscaping and boundary treatment.

4. **No works shall commence on site until details of the ground levels of the site, finished floor level of the dwelling in relation to adjacent dwelling (south east of the application site) are to be submitted to and approved in writing by the Local Planning Authority, and development shall thereafter be implemented accordingly.**

Reason: To produce a satisfactory relationship between the dwelling and adjacent properties.

5. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no extensions to the building, or outbuilding within the cartilage hereby permitted shall be carried out without the grant of further specific permission from the Local Planning Authority.

Reason: To control the external appearance of the building in the interests of the amenities of the area and to protect the Green Belt from further encroachment.

6. **1. Prior to the commencement of the development approved by this planning permission the developer shall submit to the Planning Authority for written agreement:**

- (a) A Phase 2 Site Investigation report further documenting the ground conditions of the site with regard to potential contamination, incorporating appropriate sampling, as shown to be necessary by the Phase 1 Desk Study by Applied Geology of June 2012 already submitted.
- (b) Where shown necessary by this Phase 2 investigation, a Phase 3 detailed scheme for remedial works and measures to be taken to mitigate any risks to human health, groundwater and wider environment.

2. Prior to occupation of the dwelling, the developer shall provide written confirmation that any and all works including responses to any unexpected contamination discovered during works have been completed in accordance with the agreed remediation scheme in the form of a Phase 4 validation report to incorporate photographs, material transport tickets and validation sampling.

Reason: To protect human health and the environment.

- 7. The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers SE2737/3A, 01, SE2737/1, SE2737, SE2737/2C.

Reason: For the avoidance of doubt.

Notes to applicant:

- 1. The British Standard for Topsoil, BS 3882:2007, specifies requirements for topsoils that are moved or traded and should be adhered to.

Applicants are reminded that, should groundwater or surface water courses be at risk of contamination during or after development, the Environmental Agency at Brampton should be approached for approval of measures to protect water resources separately, unless the Agency condition already forms part of this permission.

- 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.

[Note:

- 1. In advance of consideration of the application the Committee were advised that the agent for the applicant had provided comments to the report. The comments were detailed in the Late Sheet.
- 2. In advance of consideration of the application the Committee received representations under the Public Participation Scheme.]