

Item No. 9

APPLICATION NUMBER	CB/12/02845/FULL
LOCATION	The Pastures, Lower Stondon, Bedford, SG16 6QB
PROPOSAL	Erection of a multi-use games area (MUGA) and associated works.
PARISH	Stondon
WARD	Arlesey
WARD COUNCILLORS	Cllrs Dalgarno, Drinkwater & Wenham
CASE OFFICER	Nikolas Smith
DATE REGISTERED	15 August 2012
EXPIRY DATE	10 October 2012
APPLICANT	Bovis Homes Limited
AGENT	
REASON FOR COMMITTEE TO DETERMINE	This application was called to committee by Cllr Drinkwater because of its association with an application for housing in Stondon.
RECOMMENDED DECISION	Full Application - Granted

Planning Context:

If planning permission is granted for this development, it is proposed that it would be delivered through a s106 agreement attached to an application for housing in Lower Stondon (12/2929). That application has not yet been determined. Notwithstanding the potential relationship between the two developments, this application should be determined on its individual merits.

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 The development shall be carried out in accordance with the specification shown on drawing Ston-03-100 rev C unless otherwise agreed beforehand in writing by the Local Planning Authority.

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

- 3 No flood lighting shall be used at the site between the hours of 2100 and 0800.

Reason: To protect living conditions at neighbouring properties.

- 4 No development shall commence at the site before a scheme has been submitted to the Council for approval outlining what measures shall be put in place to protect neighbouring properties from excessive noise and disturbance. The submission shall be supported by a noise assessment. The measures shall be carried out as approved and shall be permanently retained thereafter.

Reason: To protect living conditions at neighbouring properties.

- 5 No development shall commence at the site before a scheme has been submitted to the Council for approval outlining what measures shall be put in place to protect neighbouring properties from light pollution associated with the use of flood lighting. The submission shall be supported by a lighting assessment. The measures shall be carried out as approved and shall be permanently retained thereafter.

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 [STON-03-200 and Ston-03-100 rev C].

Reason: For the avoidance of doubt.

Reason for approval:

The development would represent a valuable local facility in Stondon, would cause no harm to the appearance of the site and subject to appropriate conditions, would cause no harm to living conditions at neighbouring properties. The development would be in accordance with the objectives of the National Planning Policy Framework (2012), the Central Bedfordshire Core Strategy and Development Management Policies (2009) and Design in Central Bedfordshire (a guide for development) (2010).

Notes to Applicant

1. For the avoidance of doubt, this permission does not imply consent for any pedestrian or vehicular gates at the entrance to the site from The Pastures.

[Notes:

1. In advance of consideration of the application the Committee were advised that six additional letters of objection had been received and the Stondon Residents for Centrally Place Community Facilities submitted a letter of objection supported by a petition with 120 signatures as detailed in the Late Sheet.
2. In advance of consideration of the application the Committee received representations under the Public Participation Scheme.]