

Item No. 11

APPLICATION NUMBER	CB/12/02812/FULL
LOCATION	Village Hall, Hillside Road, Lower Stondon, Henlow, SG16 6LQ
PROPOSAL	Single storey side extension to village hall, new parking area & change of use of open space to school playing field.
PARISH	Stondon
WARD	Arlesey
WARD COUNCILLORS	
CASE OFFICER	Nikolas Smith
DATE REGISTERED	06 August 2012
EXPIRY DATE	01 October 2012
APPLICANT	Waterway Estates Limited
AGENT	JLM ARCHITECTURE LIMITED
REASON FOR COMMITTEE TO DETERMINE	This application was called to Committee by Cllr Dalgarno because of local interest.
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 **No development shall commence at the site before samples of materials to be used in the external surfaces of the extension have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out as approved.**

Reason: To ensure that the appearance of the development would be satisfactory.

- 3 The development shall not be occupied before details of showing that all on site vehicular areas shall be surfaced in a stable and durable manner have been submitted to and approved in writing by the Local Planning Authority. The details shall show arrangements for surface water from the site to a soak away within the site. so that it does not.

Reason: In the interests of highway safety and sustainable drainage.

- 4 **No development shall commence at the site before details of secure and covered cycle/scooter parking and a buggy bar have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out as approved.**

Reason: In the interest of sustainable transport.

- 5 **No development shall commence at the site before a scheme to show construction worker parking arrangements 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 construction causes the minimum disruption to other road users.

- 6 **No development shall commence at the site before a landscaping scheme for the site has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include a tree to replace that which would be felled at the front of the site and shall be carried out as approved in the planting season after the development is commenced.**

Reason: To ensure a satisfactory appearance at the site.

- 7 Prior to the first use of the extension hereby approved, the additional parking spaces shall be provided as approved and be permanently retained thereafter.

Reason: To ensure that adequate car parking is provided to meet the needs of the development.

- 8 The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers [10351-LP, 10351-05, 10351-04-C, 10351-01 and 10351-02].

Reason: For the avoidance of doubt.

Reason for approval:

The development would improve this community facility in Stondon and would be acceptable in principle. The loss of outdoor play space would be acceptable by virtue of its existing value as recreation space and the wider community benefits of the development. There would be no harmful impact on the appearance of the site or on living conditions at neighbouring properties. There would be no harmful impact on the safe and free flow of traffic. 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. The applicant is advised that the approval of this planning application in no way implies the agreement of the Council to any land exchange, which will need to be considered independently to this application.

[Notes:

1. In advance of consideration of the application the Committee were advised that five 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 121 signatures as detailed in the Late Sheet.
2. In advance of consideration of the application the Committee received representations under the Public Participation Scheme.]