

## Item No. 8

<b>APPLICATION NUMBER</b>	<b>CB/12/03535/FULL</b>
<b>LOCATION</b>	<b>Land rear of 197 Hitchin Road, Arlesey, SG15 6SE</b>
<b>PROPOSAL</b>	<b>Change of use of land to use as a residential caravan site for 4 additional gypsy families, with a total of 8 caravans including no more than 4 static caravans. Extension of hardstanding and erection of two amenity buildings and landscaping.</b>
<b>PARISH</b>	<b>Arlesey</b>
<b>WARD</b>	<b>Arlesey</b>
<b>WARD COUNCILLORS</b>	<b>Cllrs Dalgarno, Drinkwater &amp; Wenham</b>
<b>CASE OFFICER</b>	<b>Vicki Davies</b>
<b>DATE REGISTERED</b>	<b>17 October 2012</b>
<b>EXPIRY DATE</b>	<b>12 December 2012</b>
<b>APPLICANT</b>	<b>Mr Patrick Rooney</b>
<b>AGENT</b>	<b>Philip Brown Associates</b>
<b>REASON FOR COMMITTEE TO DETERMINE RECOMMENDED DECISION</b>	<b>At the request of Cllr Dalgarno in light of the significant public interest.</b>
	<b>Full Application - Granted</b>

Delegated Application – See Minute No. DM/12/308

That Planning Permission be delegated to the Head of Development Management to approve subject to consultation with the Chairman, Vice-Chairman and Ward Members to amend 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 Annexe 1 of Planning Policy for Traveller Sites, CLG, 2012.

Reason: To limit the use of the site to gypsies and travellers.

- 2 No more than 8 caravans (of which no more than 4 shall be static caravans) shall be stationed on the extension to the site hereby approved, as shown on plan CBC/002, and no more than 20 caravans (of which no more than 10 shall be static caravans) shall be stationed on the site as a whole.

Reason: To control the level of development in the interests of visual and residential amenity.

- 3 Notwithstanding the details of the application all caravans together with all buildings, other structures, materials and equipment including fences, telegraph poles and lighting columns, septic tanks/cesspits and pipes, cables, meter boxes and other services brought on to the Site in connection with the development hereby approved shall be removed and all hardcore, tarmac and other hard surfacings on the above areas shall also be broken up and completely removed and the Site levelled, topsoiled and seeded with grass or turfed, within one month of the date of failure to meet any one of the

requirements set out in (A) to (D) below:

- (A) within three months of the date of this decision a scheme detailing:
  1. the existing and proposed means of foul and surface water drainage of all parts of the Site;
  2. the existing and proposed external lighting on the boundary of and within all parts of the Site including the location of all individual luminaires, their output (in lumens) and any shields, baffles or louvres together with the details of any existing or proposed lighting columns;
  3. the existing walls, fencing, gates or other means of enclosure on the boundaries of and within all parts of the Site, together with any additional such walls, fencing, gates or other means of enclosure proposed;
  4. a landscaping scheme, clearly identifying ground preparation works, details of all tree, hedge and shrub planting and where appropriate earth mounding including details of species, plant sizes and proposed numbers and densities, together with the means of their protection;
  5. the layout of the site and positions of all existing and proposed caravans, utility buildings and any other buildings or structures; (hereafter referred to as the site development scheme) shall have been submitted for the written approval of the Local Planning Authority and the said scheme shall include a timetable for the implementation of the various components of the scheme
- (B) within 6 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;
- (C) if an appeal is made in pursuance of (B) above, that appeal shall have been finally determined and the submitted site development scheme shall have been approved by the Secretary of State; and
- (D) the approved scheme shall have been carried out and completed in accordance with the approved timetable, or in accordance with any amended details and/or revised timetables as might be agreed from time to time in writing by the Local Planning Authority and thereafter maintained in perpetuity.

Reason: In order to ensure that the development is satisfactory drained, that the lighting associated with the development does not have a detrimental impact upon the surrounding area, that the proposal takes account for the need of hard and soft landscaping and that the development has no adverse effect upon general or residential amenity in accordance with saved policy HO12 of the Mid Beds Local Plan, policy GT3 of the draft Gypsy and Traveller DPD and polices CS14 and DM3 of the Central Bedfordshire (north) Core Strategy.

- 4 At the same time as the site development scheme required by Condition 3 is submitted to the Local Planning Authority there shall be submitted a schedule of maintenance for a period of five years of the proposed planting beginning at the completion of the final phase of implementation as required by that condition; the schedule to make provision for the replacement, in the same position, of any tree, hedge or shrub that is removed, uprooted or destroyed or dies or, in the opinion of the Local Planning Authority, becomes seriously damaged or defective, with another of the same species and size as that originally planted. The maintenance shall be carried out in accordance with the approved schedule.

Reason: In order to ensure that the proposal takes account for the need for hard and soft landscaping in accordance with saved policy HO12 of the Mid Beds Local Plan, policy GT3 of the draft Gypsy and Traveller DPD and policies CS14 and DM3 of the Central Bedfordshire (north) Core Strategy.

- 5 At the same time as the site development scheme required by Condition 3 is submitted to the Local Planning Authority there shall be submitted a programme of management and maintenance of the drainage system for the lifetime of the development. The drainage system shall be managed and maintained in accordance with the approved programme.

Reason: In order to ensure that the development has no unacceptable adverse effect upon general or residential amenity in accordance with saved policy HO12 of the Mid Beds Local Plan, policy GT3 of the draft Gypsy and Traveller DPD and policies CS14 and DM3 of the Central Bedfordshire (north) Core Strategy.

- 6 No vehicle over 3.5 tonnes shall be stationed, parked or stored on this site.

Reason: In order to protect the amenities of local residents.

- 7 No commercial activities shall take place on the land, including the storage of materials.

Reason: In order to protect the amenities of local residents.

- 8 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, PBA1 and PBA2.

Reason: For the avoidance of doubt.

### **Reasons for Granting**

The proposal is in conformity with Policy HO12 of the Mid Bedfordshire Local Plan First Review 2005 and policy GT3 of the draft Gypsy and Traveller DPD as there is no unacceptable impact upon the character and appearance of the surrounding countryside, the amenities of nearby residential properties are not unacceptably harmed and a safe, convenient and adequate standard of access can be provided. The site is also identified in the draft Gypsy and Traveller DPD as a site suitable for use as a Gypsy and Traveller site for up to 10 pitches. It is also in conformity with the National Planning Policy Framework and Planning Policy for Traveller Sites.

## Notes to Applicant

- 1 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.
- 2 Any material used for earth bunding should be suitable for safe and secure occupancy which is the developer's responsibility to ensure.
- 3 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 Bedford shire 0300 300 8000.
- 4 The Highways Development Control Officer has reservations regarding the site in relation to Arleseey, it is a remote site where sustainable transport links are limited and in terms of foot and cycle are non-existent. Any further planning applications for the extension of the site should address the issue of poor foot and cycle links otherwise an objection from the Highways Development Control Team is likely.
- 5 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](http://www.centralbedfordshire.gov.uk).

### [Notes:

1. In advance of consideration of the application the Committee received representations made under the Public Participation Scheme.
2. The Committee noted that the Cemetery had flooded in the past but never to the current extent.
3. Conditions 1 to 8 were revised as above to reflect the latest development on the site.
4. In advance of consideration of the application the Committee were advised that two additional objections had been received since the report was published.
5. Condition 3 has been amended to reflect the revised number of caravans on site.
6. That an informative be added for the applicant that should there be any additional caravans added to the site there would be concerns regarding the Highways.]

