

Item No. 12

APPLICATION NUMBER	CB/12/04310/FULL
LOCATION	Brickhill Farm Park Homes, Halfmoon Lane, Pepperstock, Luton, LU1 4LW
PROPOSAL	Continued use of site as mobile home park for a total of 105 mobile home plots
PARISH	Slip End
WARD	Caddington
WARD COUNCILLORS	Cllrs Mrs Gammons & Stay
CASE OFFICER	Adam Davies
DATE REGISTERED	03 December 2012
EXPIRY DATE	04 March 2013
APPLICANT	Miss G Mc Farland
AGENT	
REASON FOR COMMITTEE TO DETERMINE	Parish Council objection to major application
RECOMMENDED DECISION	Full Application - Granted

Recommendation

That Planning Permission be GRANTED subject to the following:

- 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 **Before development begins, details of visibility splays to be provided at the junction between the new estate road(s) and the existing highway shall be submitted and approved in writing by the Local Planning Authority. The development shall then be carried out in accordance with the approved details and the approved vision splay(s) shall, on land in the applicant's control, be kept free of any obstruction.**

Reason: To provide adequate visibility within the site to make the new road(s) and access(es) safe and convenient for the traffic which is likely to use them.

- 3 The site must be licensed under the Caravan Sites and Control of Development Act 1960. The Local Planning Authority would expect as part of the process the amendment of the illustrative 'Proposed Masterplan' Rev B submitted with this application, to take into account appropriate licensing conditions and after full consultation with Central Bedfordshire Ward Members, Slip End Parish Council, Brickhill and Dowlands Residents Associations and occupiers of the Brickhill Farm Park Homes Site.

Reasons for Granting

The continued use of the site as a mobile home park for a total of 105 mobile home plots is acceptable in terms of the impact upon the Green Belt and, subject to separate controls over the specific site layout under the Caravan Sites and Control of Development Act 1960, is not considered to be in conflict with the development plan policies comprising the South Bedfordshire Local Plan Review, the emerging Development Strategy for Central Bedfordshire and national guidance contained in the National Planning Policy Framework.

Notes to Applicant

1. In accordance with Article 31 of the Town and Country Planning (Development Management Procedure) (England) Order 2010, the reason for any condition above relates to the Policies as referred to in the South Bedfordshire Local Plan Review (SBLPR) and the emerging Development Strategy for Central Bedfordshire (DSCB).
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.

[Notes:-

1. In advance of consideration of the application the Committee received representations made under the Public Participation Scheme.
2. In advance of consideration of the application the Committee were informed of updates contained within the late sheet which included:-
 - Health and Safety Executive (01/02/13): the proposed development does not fall within the consultation distance for any explosive facility, therefore the Explosives Inspectorate have 'no comment' to make.
3. In advance of consideration of the application the Committee were informed of applicants additional information received following the completion of the late sheet.
4. The Committee requested that the residents of Brickhill Farm Park Homes be consulted prior to any works being carried out.]