

Item No. 18

APPLICATION NUMBER	CB/13/00242/FULL
LOCATION	The White House, High Street, Eggington, Leighton Buzzard, LU7 9PQ
PROPOSAL	Biomass boiler system to be installed.
PARISH	Eggington
WARD	Heath & Reach
WARD COUNCILLORS	Cllr Versallion
CASE OFFICER	Nicola Darcy
DATE REGISTERED	28 January 2013
EXPIRY DATE	25 March 2013
APPLICANT	Mr Janes
AGENT	Freetricity Commercial Ltd.
REASON FOR COMMITTEE TO DETERMINE	Applicant related to an Elected Member
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 **Notwithstanding the details submitted with the application, all external pipework shall be painted black, prior to the first use of the biomass boiler system and shall be retained thereafter. The details of the paint shall be submitted to and agreed by the Local Planning Authority prior to commencement.**

**Reason: To safeguard the character of the existing building and wider views into the Conservation Area.
(Policy BE8 S.B.L.P.R and Policies 43 & 45 D.S.C.B).**

- 3 The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers 01, 02, 03, 04 & 05.

Reason: For the avoidance of doubt.

Statement required by the Town and Country Planning (Development Management Procedure) (England) (Amendment No. 2) Order 2012 - Article 31

Planning permission has been granted for this proposal. The Council acted pro-actively through positive engagement with the applicant during the determination process which led to improvements to the scheme. The Council has therefore acted pro-actively to secure a sustainable form of development in line with the requirements of the Framework (paragraphs 186 and 187) and in accordance with the Town and Country Planning (Development Management Procedure) (England) (Amendment No. 2) Order 2012.

Reasons for Granting

The proposed biomass heating system and associated building and flue would not be detrimental to the openness or visual amenity of the Green Belt or the character and setting of the Conservation Area or be detrimental to the amenities of the occupiers of the adjoining properties and would thereby be in accordance with Policy BE8 of the South Bedfordshire Local Plan Review 2004, Policies 36, 43, 45 and 46 of the emerging Development Strategy for Central Bedfordshire and having regard to the National Planning Policy Framework (2012).

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.

NOTE

In advance of the consideration of the Public Participation Scheme the Committee received representations made under the Public Participation Scheme.