

Item No. 10

APPLICATION NUMBER	CB/12/04284/FULL
LOCATION	Land At White Gables Farm, Blunham Road, Moggerhanger
PROPOSAL	Retention of office building and continued use of land and buildings to a mixed use of land and building for horticulture and general haulage purposes
PARISH	Moggerhanger
WARD	Northill
WARD COUNCILLORS	Cllr Mrs Turner
CASE OFFICER	Samantha Boyd
DATE REGISTERED	07 March 2013
EXPIRY DATE	02 May 2013
APPLICANT	R A Andersons & Sons
AGENT	G C Planning Partnership Ltd
REASON FOR COMMITTEE TO DETERMINE	Cllr Call in. Cllr Mrs Turner This site has aroused very considerable local concern and a number of people in this small hamlet will want to offer their opinion and hear how the LPA intends to balance enforcement activity, and allow this ever increasing centre of operations to co-exist alongside the resident community. I am also requesting a site visit prior to the committee mtg.
RECOMMENDED DECISION	Full Application - Approval

Recommended Reasons for Granting

The proposed office building and change of use of land and buildings for a mixed use of land and buildings for horticulture and general haulage purposes would not have a negative impact on the character of the area or an adverse impact on the residential amenity of neighbouring properties and is acceptable in terms of highway safety therefore by reason of its design and location, the proposal is in conformity with Policies CS11, DM3 and DM12 of the Core Strategy and Management Policies, November 2009; and The National Planning Policy Framework, 2012

Recommendation

That Planning Permission be granted with conditions.

- 1 Within six months of the date of this decision, the upgrading of the easternmost access shall be carried out in accordance with the details as set out on drawing number SA/001. The development shall accord**

with the approved details and shall be maintained as such thereafter.

Reason: To ensure the access is constructed to properly accommodate the turning of commercial vehicles and to avoid the carriage of mud or other extraneous material or surface water from the site into the highway so as to safeguard the interest of highway safety.

- 2 The area shown hatched blue on plan SC/ACCESS/01 shall be used for maintenance purposes only. In this area the parking of HGV's will be limited to those undergoing maintenance work. Vehicular movements in this area shall be restricted to between the hours of 08:00 - 17:30 weekdays and not at all on weekends or Bank Holidays.

Reason: To safeguard the amenities of neighbouring residential properties.

- 3 The access to the front yard, shown hatched on drawing numbers SC/ACCESS/01 shall be restricted to emergency use only. There shall be no access in to the site for HGVs or any other vehicle at this point except in the event of an emergency.

Reason: In the interest of highway safety and to protect the amenities of neighbouring residential properties.

- 4 In accordance with the Goods Vehicle Operators Licence, the maximum number of vehicles to be operated from White Gables Farm, Blunham Road is 6 haulage vehicles and 8 trailers.

Reason: In the interest of highway safety and to protect the amenities of neighbouring residential properties.

- 5 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, CBC/003, CBC/004, CBC/005, CBC/006, 500 PLAN, SA/001, SC/ACCESS/01, SC/ACCESS/02

REASON: For the avoidance of doubt.

Notes to Applicant

1. 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.
2. The applicant is advised that in order to comply with the access construction condition of this permission it will be necessary for the developer of the site to enter into an agreement with Central Bedfordshire Council as Highway Authority under Section 278 of the Highways Act 1980 to ensure the satisfactory completion of the access and associated road improvements. Further details can be obtained from the Development Control Group,

Development Management Division, Central Bedfordshire Council, Priory House, Monks Walk, Chicksands, Shefford SG17 5TQ.

3. The applicants attention is drawn to their responsibility under The Equality Act 2010 and with particular regard to access arrangements for the disabled.

The Equality Act 2010 requires that service providers must think ahead and make reasonable adjustments to address barriers that impede disabled people.

These requirements are as follows:

- Where a provision, criterion or practice puts disabled people at a substantial disadvantage to take reasonable steps to avoid that disadvantage;
- Where a physical feature puts disabled people at a substantial disadvantage to avoid that disadvantage or adopt a reasonable alternative method of providing the service or exercising the function;
- Where not providing an auxiliary aid puts disabled people at a substantial disadvantage to provide that auxiliary aid.

In doing this, it is a good idea to consider the range of disabilities that your actual or potential service users might have. You should not wait until a disabled person experiences difficulties using a service, as this may make it too late to make the necessary adjustment.

For further information on disability access contact:

The Centre for Accessible Environments (www.cae.org.uk)
Central Bedfordshire Access Group (www.centralbedsaccessgroup.co.uk)

- 4 While the Council understands the need for the business to progress, if further expansion of the activities at the site are planned in the future, the Council suggest that the Applicant reconsiders suitability of the site for expansion of the operations and this particular use.
- 5 The Council recommends that the applicant provide a hard surface covering the yard area and the internal access road up to the hard surface area at the access junction that is required by Condition 1 of this approval.

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. Discussion with the applicant to seek an acceptable solution was not necessary in this instance. 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.

NOTES

(1) In advance of the consideration of the application the Committee were advised of additional consultation received from the Highways Development Management.

An additional Advice Note was proposed

Seven further letters received from residents objecting to the application

The Committee noted that a revised SC/ACCESS/02 showing staff parking area within the red line of the application site. Conditions therefore required amending to reflect the revised plan number where necessary.

An additional Note to Applicant was proposed.

(2) In advance of the consideration of the application the Committee received representations made under the Public Participation Scheme.