

## Item No. 12

**APPLICATION NUMBER** CB/13/00333/REG3  
**LOCATION** Land Adjacent To 94, Ampthill Road, Flitwick  
**PROPOSAL** Change of use of land from agricultural to D2 (outdoor sport and recreation) and associated landscaping. It is proposed to use the land for outdoor sports and recreation - playing fields with 1 full sized and 6 junior grass pitches.

**PARISH** Flitwick  
**WARD** Flitwick  
**WARD COUNCILLORS** Cllrs Mrs Chapman, Gomm & Turner  
**CASE OFFICER** Judy Self  
**DATE REGISTERED** 12 February 2013  
**EXPIRY DATE** 09 April 2013  
**APPLICANT** Central Bedfordshire Council  
**AGENT** B3 Architects  
**REASON FOR COMMITTEE TO DETERMINE** Council owned Land

**RECOMMENDED DECISION** Full Application - Approval

### Recommended Reasons for Granting

The principle of the development has been established as acceptable. The change of use of the land from agricultural to a D2 usage for the playing fields is not considered to harm the character and appearance of the area and is considered to constitute appropriate development and be acceptable in Green Belt terms. In addition the application would not result in a detrimental impact upon neighbouring amenity. As such the development would be in accordance with objectives of the National Planning Policy Framework (2012), the Core Strategy and Development Management Policies (2009).

### Recommendation

That Planning Permission be approved subject to the following:

- 1 The development hereby approved shall be commenced within three years of the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990 which is designed to ensure that a planning permission does not continue in existence indefinitely if the development to which it relates is not carried out.

- 2 **Notwithstanding the details shown on plan 91325/G2/95/A (received 9/4/13) no development shall take place until details of vehicle access, access gate and on site parking have been submitted to and approved by the Local Planning Authority. The development shall be carried out in accordance with the approved plans and the scheme shall be fully implemented before the pitches are brought into use**

**Reason: In order to safeguard highway safety.**

- 3 Notwithstanding the details shown on plan 91325/G2/95/A (received 9/4/13) a scheme for a soil bund, to include details of the source and type of material, height, length and width, to be constructed on the southern boundary of the site adjacent to the existing residential properties shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of appropriate defensive landscaping. The development shall be carried out in accordance with the approved plans and the scheme shall be fully implemented before the pitches are brought into use

Reason: In order to protect the amenities of nearby residents and to ensure the mound is not used for casual play.

- 4 **No development shall take place until calculations have been submitted to and approved in writing by the Local Planning Authority showing that the raising of the ground to form level football pitches will be compensated by level for level lowering of ground in other areas.**

- **any bunds formed from surplus materials or ground raising or lowering activities must not remove capacity from the flood plain.**
- **any excess material which is not removed from site must be moved to a location which is not within the flood risk area.**

**Reason: to ensure that flood risk is not increased by development within the flood plain.**

- 5 **Details of a scheme of archaeological investigation of the site shall be submitted to and approved in writing by the Local Planning Authority before the development hereby approved is commenced. The said development shall only be implemented in accordance with the scheme thereby approved.**

**Reason: To safeguard any material of archaeological interest which exists on the site.**

- 6 Full details of soft landscaping shall be submitted to and approved in writing by the Local Planning Authority. These details shall include:-

- proposed finished levels or contours;
- proposed and existing functional services above and below ground level;
- planting plans, including schedule of size, species, positions, density and times of planting;
- cultivation details including operations required to establish new planting;
- details of existing trees and hedgerows on the site, indicating those to be retained and the method of their protection during development works.

The development shall be carried out in accordance with the approved details.

Reason: In order to ensure that the landscaping is carried out within a reasonable period in the interest of the visual amenities of the area.

- 7 Before the pitches are first brought into use, details of any lighting to be erected, including height; design and details of its level of intensity, shall be submitted to and approved in writing by the Local Planning. The lighting shall be erected in accordance with the approved details.

Reason: In the interests of residential amenity and the safety of traffic on the adjoining road network.

- 8 Before the pitches are first brought into use, details of any fencing to be erected, including height, design and materials together with details of any gates or openings, shall be submitted to and approved in writing by the Local Planning Authority. The fencing shall be erected in accordance with the approved details. Any perimeter fencing shall be provided prior to the use hereby permitting coming into effect.

Reason: In the interests of visual amenity and the safety of traffic on the adjoining road network.

- 9 No sound reproduction or amplification equipment (including public address systems, loudspeakers, tannoys etc) which is audible from the site boundary shall be installed without the prior written consent of the Local Planning Authority.

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

- 10 The pitches hereby permitted shall not be used except between the hours of 0930 to 2100 Monday to Friday, 0800 to 2100 on Saturdays and 0900 to 1600 Sundays, Bank or Public Holidays, without the prior agreement in writing of the Local Planning Authority.

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

- 11 If during the site investigation, excavation, engineering or construction works evidence of land contamination is identified, the applicant shall notify the Local Planning Authority without delay. Any land contamination identified shall be remediated to the satisfaction of the Local Planning Authority to ensure that the site is made suitable for its end use.

Reason: To protect human health and the environment.

- 12 The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers 91325/G2/95/A; 91236/G7/SI-90/REV A.

Reason: For the avoidance of doubt.

## **Notes to Applicant**

1. The application area lies within an identified Biodiversity opportunity area seeking habitat enhancements in the form of wetland and woodland. It is recommended that future applications for the site take the opportunity area into account. It is clear that appropriate drainage will be needed for the site and an ideal solution would be a SUDS supporting wet woodland creation.

#### NOTE

In advance of the consideration of the application the Committee were advised of consultation in the form of two letters from adjacent occupiers objecting to the application

Revised wording to Conditions 2 and 3 and additional Conditions 7,8,9,10,11 and 12.