

Item No. 10

APPLICATION NUMBER	CB/13/01040/FULL
LOCATION	Barretts Yard , Crawley Road, Cranfield
PROPOSAL	Change of use from B8 to B8 with B1(c)
PARISH	Cranfield
WARD	Cranfield & Marston Moretaine
WARD COUNCILLORS	Cllrs Bastable, Matthews & Mrs Clark
CASE OFFICER	James Clements
DATE REGISTERED	25 March 2013
EXPIRY DATE	20 May 2013
APPLICANT	Grafton Motorcycles
AGENT	Aragon Land & Planning Ltd
REASON FOR COMMITTEE TO DETERMINE	Called-in by Councillor Bastable for the following reasons: <ul style="list-style-type: none">• concerns about noise and hours of operation• the business is in the wrong location and likely to have a negative impact on the residential area• concerns about validity of the transport statement
RECOMMENDED DECISION	Full Application recommended for approval

Recommended Reasons for Granting

The proposed development would not result in a detrimental impact upon either the character or appearance of the area or upon either existing or future residential amenity. As such the proposal is considered to be in conformity with Policies CS11 and DM3 of the Core Strategy and Development Management Policies 2009; The National Planning Policy Framework (2012) and Design Guide in Central Bedfordshire (2010)

Recommendation

That Planning Permission be approved subject to the following:

RECOMMENDED CONDITIONS

- 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 No equipment, goods, waste or other materials shall be deposited or stored in the open outside the buildings on the site, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To safeguard the character and appearance of the site and the surrounding area.

- 3 The premises shall only be used between the hours of 8 am to 6 pm Mondays to Fridays and not at all on Saturdays, Sundays and Bank Holidays.
- Reason: To safeguard the amenities which the occupiers of neighbouring properties might reasonably expect to enjoy.
- 4 This permission is for the sole benefit of Grafton Motorcycles and shall extend to no other person, partnership, firm or company.
- Reason: To ensure the retention of planning control by the Local Planning Authority on the disposal of the present applicant's interest in the land and buildings.
- 5 Prior to the commencement of the approved development a scheme of noise attenuation measures for controlling noise from plant machinery or equipment shall be submitted in writing for the approved of the local planning authority. The scheme will demonstrated that noise resulting from the use of plant , machinery or equipment shall not exceed a level of 5dBA below the back ground level (or 10 dBA below if there is a tonal quality) when measured or calculated according to BS4142 : 1997 at a point one metre external to the nearest noise sensitive property.
- Reason. To protect the residential amenity from noise.
- 6 The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers 1692/12/1, 1692/12/2 & 1692/12/3.
- Reason: For the avoidance of doubt.

Notes to Applicant

1. 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.

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 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 the following:
 - a. A petition with 16 signatures had been received from residents' raising the following issues:
 - i. Noise nuisance as the building is made from corrugated metal and not insulated and from assembling the motorcycles / mopeds limited access / increased traffic;
 - ii. Opening hours 7 days a week and bank holidays;
 - iii. No servicing to be carried out on site yet the applicant is providing a service area.
 - b. The Parish Council had resubmitted its objection.
 - c. The hours of operation would only be Monday to Friday 8.00am to 18.00 hours and at no other time.
3. The Planning Officer provided a verbal update to confirm that Condition 6 related to plans 1692/1, 1692/12/2, 1692/12/3b and 1692/12/8b]