

## **Item No. 10**

<b>APPLICATION NUMBER</b>	<b>CB/13/01924/REG3</b>
<b>LOCATION</b>	<b>Land Adj to Goldfinch Road Leighton Buzzard LU7 4BT</b>
<b>PROPOSAL</b>	<b>Construction of a pedestrian and cycle bridge across the Swale channel</b>
<b>PARISH</b>	<b>Leighton-Linslade</b>
<b>WARD</b>	<b>Leighton Buzzard South</b>
<b>WARD COUNCILLORS</b>	<b>Cllrs Berry, Bowater &amp; Dodwell</b>
<b>CASE OFFICER</b>	<b>Adam Davies</b>
<b>DATE REGISTERED</b>	<b>03 June 2013</b>
<b>EXPIRY DATE</b>	<b>29 July 2013</b>
<b>APPLICANT</b>	<b>Central Bedfordshire Council</b>
<b>REASON FOR COMMITTEE TO DETERMINE</b>	<b>Objections lodged to CBC application</b>
<b>RECOMMENDED DECISION</b>	<b>Regulation 3 - Approval</b>

### **Recommendation**

That Planning Permission be GRANTED 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 The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers 100049029 and 606367-001-001.

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 recommended for approval for this proposal. Discussion 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.

[Note:

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 advised of representations contained within the Late Sheet:
  - a. Persimmon Homes provided the following on 02/08/13:
    - i. A copy of the conveyance plan for the residential areas on Site 15D (north of the swale land)
    - ii. The plan shows the access from Partridge Road to lead from the adoptable highway
    - iii. The existing access from the private drive off Linnet Way has not been conveyed to householders
    - iv. Persimmon confirms that Goldfinch Road is not within private ownership. Public access can be delivered from the adoptable highway along Goldfinch Road.]