

Item No. 10

APPLICATION NUMBER	CB/13/01919/FULL
LOCATION	1A Station Road, Marston Moretaine, Bedford, MK43 0PH
PROPOSAL	Extend existing co-op supermarket into adjacent unit, form new back of house area at the rear, relocate existing entrance to store with a new automatic sliding entrance door, colour variations to the shopfront and new mechanical plant at the rear of the store.
PARISH	Marston Moretaine
WARD	Cranfield & Marston Moretaine
WARD COUNCILLORS	Cllrs Bastable, Matthews & Mrs Clark
CASE OFFICER	James Clements
DATE REGISTERED	04 June 2013
EXPIRY DATE	30 July 2013
APPLICANT	The CO-operative Group
AGENT	Wellsfield Associates
REASON FOR COMMITTEE TO DETERMINE	Councillor Bastable called-in the application for the following reasons: <ul style="list-style-type: none">• Issues with inadequate parking facilities• Refrigeration units - the units would be located outside to the rear of the property with the risk of noise and vibration to local residents• A new bakery is proposed giving concerns about odours to neighbouring properties - consideration should have been given to an air filtration system
RECOMMENDED DECISION	Full Application recommended for approval

Recommended reasons for Granting

The proposed development would not have an adverse impact on the character and appearance of the surrounding area, nor on the residential amenities of the neighbouring properties. Accordingly the proposal is in conformity with Policy DM3 of the Core Strategy and Development Management Policies for Central Bedfordshire (North), the NPPF (2012) and the Central Bedfordshire Design Guide.

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 Notwithstanding the details shown on drawing no. 1942.09e, no development shall commence until a scheme for protecting the existing residential dwellings from noise from fixed plant machinery and equipment has been submitted to and approved in writing by the local planning authority. Noise resulting from the use of the plant, machinery or equipment shall not exceed a level of 5dBA below the existing background level (or 10dBA below if there is a tonal quality or distinguishable characteristics) when measured or calculated according to BS4142:1997, at a point one metre external to the nearest noise sensitive building. The use hereby permitted shall not be brought into use until the scheme has been implemented in accordance with the approved details, and shown to be effective, and it shall be retained in accordance with those details thereafter.
- Reason: In the interests of residential amenity.

- 3 The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers 1942.01a, 1942.09e & 1942.10.

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

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.

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