

## Item No. 10

<b>APPLICATION NUMBER</b>	<b>CB/13/02796/REG3</b>
<b>LOCATION</b>	<b>Land Adjacent To 94, Amphill Road, Flitwick</b>
<b>PROPOSAL</b>	<b>Flitwick Football Centre - Proposals comprise multiple facilities including; community room, kitchen, small office/reception, toilet facilities and 4 changing rooms. Forming new entrance off Amphill Road with 33 car parking spaces, with 2 mini buses spaces and 2 disabled parking bays. The erection of a 3m high acoustic fence adjacent to the southern boundary and erection of a 6m high 'ball stop' netting barrier to the northern boundary adjacent to the A507 road.</b>
<b>PARISH</b>	<b>Flitwick</b>
<b>WARD</b>	<b>Flitwick</b>
<b>WARD COUNCILLORS</b>	<b>Cllrs Mrs Chapman, Gomm &amp; Turner</b>
<b>CASE OFFICER</b>	<b>Judy Self</b>
<b>DATE REGISTERED</b>	<b>16 August 2013</b>
<b>EXPIRY DATE</b>	<b>15 November 2013</b>
<b>APPLICANT</b>	<b>Facilities and Projects Manager - Central Bedfordshire Council</b>
<b>AGENT</b>	<b>B3 Architects</b>
<b>REASON FOR COMMITTEE TO DETERMINE</b>	<b>Facilities and Projects Manager – Central Bedfordshire Council</b>
<b>RECOMMENDED DECISION</b>	<b>Full Application - Granted</b>

### Recommendation

That Planning Permission be approved subject to the following:

### RECOMMENDED CONDITIONS / REASONS

- 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 **No development shall take place until a scheme detailing provision for on site parking for construction workers and deliveries for the duration of the construction period has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented throughout the construction period.**

Reason: To ensure adequate off street parking during construction in the interests of road safety.

- 3 **No development shall commence until wheel-cleaning facilities have been provided at all site exits in accordance with a scheme submitted to and approved in writing by the Local Planning Authority. The approved facilities shall be installed and made operational before development commences and the Site Developer(s) shall ensure that all vehicles exiting the site use the approved wheel cleaning facilities. The wheel cleaning facilities shall be retained until the development has been substantially completed or until such time as the Local Planning Authority is satisfied that the roadworks necessary to provide adequate and clean access to and from the public highway have been completed (apart from final surfacing).**

**Reason: In the interests of the amenity and to prevent the deposit of mud or other extraneous material on the highway during the construction period.**

- 4 Notwithstanding the details submitted as part of the application, samples of the external walls and roof shall be submitted for written approval by the Local Planning Authority. The development shall be carried out in accordance with the approved scheme.

Reason: To protect the visual amenities of the building and of the area generally.

- 5 Before first occupation of the approved development, all access and junction arrangement serving the development shall be completed in accordance with the approved in principle plans and constructed to the specification of the Highway Authority and Local Planning Authority's satisfaction.

Reason: To secure a satisfactory access appropriate to the development, in the interest of public safety and convenience.

- 6 Concurrent with the new access being brought into use all other existing access points not incorporated in the development hereby permitted shall be stopped up by raising the existing dropped kerb, removing the existing hardsurfacing and reinstating the footway and verge and highway boundary to the same line, level and detail as the adjoining footway verge and highway boundary

Reason: To limit the number of access points onto the highway where vehicular movements can occur for the safety and convenience of the highway user.

- 7 Before first occupation or use of the development the access roads and parking areas as shown on the approved Plans shall be provided and maintained thereafter for that use.

Reason: To ensure the development makes adequate provision for the off-street parking and manoeuvring of vehicles likely to be associated with its use.

- 8 All areas for parking and storage and delivery of materials associated with the construction of this development shall be provided within the site on land which is not public highway and the use of such areas must not interfere with the use of the public highway.

Reason: In the interest of highway safety and free and safe flow of traffic.

- 9 The proposed development shall be carried out and completed in all respects in accordance with the access siting and layout illustrated on the approved plan and defined by this permission and, notwithstanding the provision of the Town and Country Planning General Permitted Development Order 1995, (or any Order revoking or re-enacting that Order) there shall be no variation without the prior approval in writing of the Local Planning Authority.

Reason: To ensure that the development of the site is completed insofar as its various parts are interrelated and dependent one upon another and to provide adequate and appropriate access arrangements at all times.

- 10 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

- 11 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.

- 12 The football pavilion hereby permitted shall not be used except between the hours of 08:00 to 22:00 Monday to Friday, 0800 to 24:00 on Saturdays and 08:00 to 22:00 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.

- 13 Notwithstanding the details submitted as part of the application a noise management scheme shall be submitted to and approved in writing by the Local Planning Authority, detailing how noise from the use hereby approved shall be effectively managed to protect the amenity of local Residents. The approved plan shall thereafter be implemented in full prior to the use hereby permitted first being brought into use.

Reason: To protect the residential amenity of neighbouring properties

- 14 The final specification of the proposed acoustic barrier shall be submitted to and approved in writing by the Local Planning Authority prior to its construction. It shall thereafter be completed in accordance with the agreed specification prior to the use hereby permitted first being brought into use.  
Reason: To protect the residential amenity of neighbouring properties.
- 15 The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers 91235.G71.SI-90.(site location); 91325.G71.95.E (general layout plan); 91235.G71.98.A (entrance & car park); 91235.G71.98.B (entrance & car park area); 91235.G71.98.C (entrance & car park layout); 91325.G71.99.A (site plan); 20193.GA.G2-102.A (floor plan); 20193.GA.G2-103.A (roof plan); 91325.GA.G2-104 (elevations); 91325.GA.G2-105 (elevations); 91325.GA.G2-106 (sections); CBC/001 (planting).  
  
Reason: For the avoidance of doubt.

### **Notes to Applicant**

1. The applicant is advised that no works associated with the construction of the vehicular access should be carried out within the confines of the public highway without prior consent, in writing, of the Central Bedfordshire Council. Upon receipt of this Notice of Planning Approval, the applicant is advised to write to Central Bedfordshire Council's Highway Help Desk, Technology House, 239 Ampthill Road, Bedford MK42 9BA quoting the Planning Application number and supplying a copy of the Decision Notice and a copy of the approved plan. This will enable the necessary consent and procedures under Section 184 or 278 of the Highways Act to be implemented. The applicant is also advised that if any of the works associated with the construction of the vehicular access affects or requires the removal and/or the relocation of any equipment, apparatus or structures (e.g. street name plates, bus stop signs or shelters, statutory authority equipment etc.) then the applicant will be required to bear the cost of such removal or alteration.
2. The applicant is advised that no highway surface water drainage system designed as part of a new development, will be allowed to enter any existing highway surface water drainage system without the applicant providing evidence that the existing system has sufficient capacity to account for any highway run off generated by that development. Existing highway surface water drainage systems may be improved at the developers expense to account for extra surface water generated. Any improvements must be approved by the Development Control Group, Development Management Division, Central Bedfordshire Council, Priory House, Monks Walk, Chicksands, Shefford SG17 5TQ.
3. The applicant is advised that the requirements of the New Roads and Street Works Act 1991 will apply to any works undertaken within the limits of the existing public highway. Further details can be obtained from the Traffic Management Group Highways and Transport Division, Central Bedfordshire Council, Technology House, 239 Ampthill Road, Bedford MK42 9BD.

4. 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](http://www.cae.org.uk))  
Central Bedfordshire Access Group ([www.centralbedsaccessgroup.co.uk](http://www.centralbedsaccessgroup.co.uk))