Item No. 11

APPLICATION NUMBER	CB/13/03594/FULL
LOCATION	25 High Road, Shillington, Hitchin, SG5 3LL
PROPOSAL	Change of Use: Residential to Office & Storage ancillary to garage use of the site
PARISH	Shillington
WARD	**Silsoe & Shillington**
WARD COUNCILLORS	**Cllr Ms Graham**
CASE OFFICER	**Lauren Westley**
DATE REGISTERED	**11 November 2013**
EXPIRY DATE	**06 January 2014**
APPLICANT	**F. C. Dawes & Son Ltd**
AGENT	
REASON FOR COMMITTEE TO DETERMINE	**Applicant is related to a member of staff**
RECOMMENDED DECISION	**Full Application - Approval Recommended**

Recommendation

That Planning Permission be GRANTED 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   The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers CBC/001 and CBC/002.

Reason: For the avoidance of doubt.

Notes to Applicant

1.   Please note that the unnumbered drawings submitted in connection with this application have been given unique numbers by the Local Planning Authority. The numbers can be sourced by examining the plans on the View a   Planning   Application   pages   of   the   Council's   website

Statement required by the Town and Country Planning (Development Management Procedure) (England) (Amendment No. 2) Order 2012 - Article 31

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.