

Item No. 7

APPLICATION NUMBER CB/13/04425/FULL
LOCATION Land Adjacent 82 and 84 Station Road, Ridgmont, Bedford, MK43 0UJ
PROPOSAL Change of use of existing car park to area for the storage of cars.
PARISH Ridgmont
WARD Cranfield & Marston Moretaine
WARD COUNCILLORS Cllrs Bastable, Matthews & Mrs Clark
CASE OFFICER Lisa Newlands
DATE REGISTERED 14 January 2014
EXPIRY DATE 11 March 2014
APPLICANT Mr M Boyce
AGENT Landscape
REASON FOR COMMITTEE TO DETERMINE Called in by Councillor Bastable for the following reasons:

- Loss of amenity
- Adverse effect on the amenity of neighbours
- Inconsiderate parking on the highway
- Disregard of the conditions attached to the temporary planning consent

RECOMMENDED DECISION Full Application - Granted

Recommendation

That Planning Permission be granted subject to the following:

RECOMMENDED CONDITIONS / REASONS

- 1 This permission is limited to a period expiring on 31 March 2015 when the use shall be discontinued unless before that date the Local Planning Authority has granted permission for its continuation.

Reason: To allow the Local Planning Authority to review the use when the permission expires.

- 2 Within one month from the date of this permission a scheme detailing the method for the delivery and removal of vehicles to and from the site, shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall demonstrate that no car transporters or other vehicles for the delivery of cars shall be used to deliver cars to the site. All delivery and removal of cars to and from the site shall thereafter be carried out in strict accordance with the approved scheme.

Reason: In the interests of highway safety and residential amenity.

- 3 Activity on the site shall only take place between the hours of 9am to 5pm Mondays to Fridays. Activity on Saturdays between 9am and 5pm shall be restricted to site maintenance only involving hedge cutting, drain clearing and grass mowing, and no activity at all on Sundays and Bank Holidays.

Reason: To safeguard the amenities which the occupiers of neighbouring properties might reasonably expect to enjoy.

- 4 No members of the public shall be permitted to visit the site and no sales shall take place from the land hereby permitted, either to traders or customers, nor shall it be used for the collection of goods by retailers or consumers.

Reason: In order to maintain control over the future use of the site in the interests of the general amenities of the area and/or highway safety.

- 5 The site shall be used for the storage of motor vehicles only. No washing, car repairs or other works to vehicles other than charging batteries and changing tyres shall be permitted to take place on the site.

Reason: In the interests of residential amenity.

- 6 No more than 20 motor car vehicles shall be permitted to be stored on the site at any one time.

Reason: To protect the amenities of nearby residents and in the interests of highway safety

- 7 No vehicles other than private motor cars and one single car recovery vehicle shall be stored on the site.

Reason: In the interests of visual amenity.

- 8 Notwithstanding the information within the application, details of external lighting on site shall be submitted to and approved in writing by the Local Planning Authority within two months of the date of this application. If no details are submitted within the required time period the external lighting shall be removed from the site until the required details have been submitted to and approved in writing by the Local Planning Authority.

Reason: To protect the amenity of neighbouring properties and highway safety.

- 9 Within one month of the date of this permission, a plan shall be submitted to and approved in writing by the Local Planning Authority showing an area of land which will be permanently left clear for the movement of vehicles within the site. The approved scheme shall be implemented and marked out on site within one month of written approval from the Local Planning Authority and remain as such for the life of the temporary consent.

Reason: To provide adequate on site parking and turning free from the public highway.

- 10 This consent relates only to the details shown on plan CBC/001, or to any subsequent appropriately endorsed revised plan.

Reason: To identify the approved plans and to avoid doubt.

Notes to Applicant

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. 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.

[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 advised:
 - a. An additional condition would be added to allow for a single car recovery vehicle to be stored on the site.
 - b. Condition 3 would be amended as above.
 - c. A cd had been received from an objector containing images of the site. It was not possible to share the cd with the Committee and the objector was informed.]