

Item No. 8

APPLICATION NUMBER CB/14/00018/REG3
LOCATION Chiltern Gateway Centre, Dunstable Road,
Whipsnade, Dunstable, LU6 2GY
PROPOSAL The erection of two 'Sun Sail' canopies - single
column kite style tensile structures. These are to
be located in the outdoor seating area to the South
East of the Visitor Centre.
PARISH Whipsnade
WARD Caddington
WARD COUNCILLORS Cllrs Collins & Stay
CASE OFFICER Abel Bunu
DATE REGISTERED 07 January 2014
EXPIRY DATE 04 March 2014
APPLICANT Central Bedfordshire Council
AGENT
REASON FOR Member Call In by Ward Councillor Stay due to the
COMMITTEE TO following objections :
DETERMINE

- Substantial harm to the AONB.
- Visually intrusive and would be seen from a distance of some miles.
- Adds to the creeping urbanisation of the Downs.
- Was opposed to the original visitor centre and this application adds to the physical bulk of the facility which increases visual intrusion.
- In aggregate, the visitor centre, the physical changes to car parking, the actual car park charge and other structures on the Downs have an overall detrimental impact on one of the last areas of open space in South Beds where 'officialdom' in its broader form did not interfere.

**RECOMMENDED
DECISION**

Full Application - Recommended for Approval

Summary of Recommendation

The proposed development would satisfy the requirement of national advice within Paragraph 89 of the National Planning Policy Framework which states that the provision of appropriate facilities for outdoor sport and outdoor recreation should not be regarded as inappropriate as long as they preserve the openness of the Green Belt and would not conflict with the purposes of including land within it. Furthermore, because of its overall design and location adjoining the visitors centre, the development would not materially affect the openness of the Green Belt and would not be visually harmful to the character and appearance of the Chilterns Area of Outstanding Natural Beauty, the Area of Great Landscape Value and the open countryside thereby conforming with the development plan comprising Policies BE8, SD1, NE3 , R14 and R16 of the South Bedfordshire Local Plan Review, Policies 1, 36, 43, 50 and 58 of the emerging Development Strategy for Central Bedfordshire and national advice contained in the National Planning Policy Framework and the Chiltern Design Guide.

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 canopies shall be finished in a cream RAL colour and any variations shall be agreed with the Local Planning Authority before the development is implemented.

Reason: To ensure that the development is in keeping with the existing building in the interest of preserving visual amenity in this Green Belt location which also lies in the Chilterns Area of Outstanding Natural Beauty. (Policies BE8 & NE3 SBLPR and 36, 43 & 58 DSCB).

- 3 The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers CBC/01, 02,03 Rev. A &04 Rev A and 005879-1.00[B].

Reason: For the avoidance of doubt.

Notes to Applicant

1. In accordance with Article 31 of the Town and Country Planning (Development Management Procedure) (England) Order 2010, the reason for any condition above relates to the Policies as referred to in the South Bedfordshire Local Plan Review (SBLPR) and the emerging Development Strategy for Central Bedfordshire (DSCB).
2. 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.
3. 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 www.centralbedfordshire.gov.uk.

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. 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

The Committee noted that there was an amendment to Condition 3 as set out in the Late Sheet.