

Item No. 13

APPLICATION NUMBER	CB/14/00038/FULL
LOCATION	Land adj. to 2 Windmill Way, Cranfield, Bedford, MK43 0HL
PROPOSAL	Change of use of land from council owned amenity grassland to residential garden.
PARISH	Cranfield
WARD	Cranfield & Marston Moretaine
WARD COUNCILLORS	Cllrs Bastable, Matthews & Mrs Clark
CASE OFFICER	Annabel Gammell
DATE REGISTERED	03 January 2014
EXPIRY DATE	28 February 2014
APPLICANT	Mr Nigel Perrin
AGENT	Mr Jess Perrin
REASON FOR COMMITTEE TO DETERMINE	Central Bedfordshire Council own the land and an objection has been received
RECOMMENDED DECISION	Full Application - Granted

Summary of Recommendation:

The development is considered acceptable as it accords with national and local planning policy documents. The development is suitably in accordance with policies DM3, DM4 of Central Bedfordshire Core Strategy and Development Management Policy Document, in addition to this it is considered this would result in a sustainable form of development in accordance with the National Planning Policy Framework.

Recommendation:

That the approval of this planning permission is delegated to the Head of Development Management to be approved subject to no new issues being raised and the consultation process finishing. Subject to the following conditions:

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 parking area shall not be brought into use until such time that the vehicle access and crossover as shown on plan number 2 has been constructed to the approved details, unless otherwise agreed in writing by the Local Planning Authority.

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

- 3 The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers 1, 2, 3.

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 and pavement provision 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, 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 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. 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

Planning permission has been granted for this proposal. The Council acted proactively through early engagement with the applicant at the pre-application stage which led to improvements to the scheme. The Council has therefore acted proactively 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) The Committee were advised of additional consultation received from No 25 Millards Close, Cranfield.
- (2) In advance of the consideration the Committee received representations made under the public participation scheme.