

## **Item No. 7**

<b>APPLICATION NUMBER</b>	<b>CB/14/00389/REG3</b>
<b>LOCATION</b>	<b>Priory House, Monks Walk, Chicksands, Shefford, SG17 5TQ</b>
<b>PROPOSAL</b>	<b>Extension to office car park for 146 car parking spaces.</b>
<b>PARISH</b>	<b>Campton/Chicksands</b>
<b>WARD</b>	<b>Shefford</b>
<b>WARD COUNCILLORS</b>	<b>Cllrs Birt &amp; Brown</b>
<b>CASE OFFICER</b>	<b>Nikolas Smith</b>
<b>DATE REGISTERED</b>	<b>31 January 2014</b>
<b>EXPIRY DATE</b>	<b>28 March 2014</b>
<b>APPLICANT</b>	<b>Central Bedfordshire Council</b>
<b>AGENT</b>	<b>EC Harris LLP</b>
<b>REASON FOR COMMITTEE TO DETERMINE RECOMMENDED DECISION</b>	<b>This application is before the Committee because the Council is the applicant and objections to the development have been received.</b>
	<b>Full Application - Granted</b>

### **Summary of recommendation:**

The principle of the development would be acceptable and no harm would be caused to the appearance of the site or to living conditions at neighbouring properties. Subject to compliance with planning conditions, drainage at the site would be properly handled and the Council's sustainability objectives would not be undermined. The development would be in accordance with the objectives of the National Planning Policy Framework (2012) and the Central Bedfordshire Core Strategy and Development Management Policies (2009).

### **Recommendation:**

That Planning Permission is granted subject to the following planning 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 development shall be carried out strictly in accordance with the terms of the submitted and approved Travel Plan (prepared by WYG and dated December 2013), unless otherwise agreed beforehand in writing by the Local Planning Authority.

Reason: To ensure that the site continues to respond to the Council's sustainable travel objectives.

- 3 Within one month of commencement of the development, a scheme for landscaping, a timetable for its implementation and a programme for its maintenance shall have been submitted to and approved in writing by the Local Planning Authority. The scheme shall be carried in accordance with the approved timetable and maintained in accordance with the approved programme.

Reason: To ensure that the appearance of the development is acceptable.

- 4 Within one month of the commencement of the development a scheme for provision of biodiversity improvements for the site and a timetable for its implementation shall have been submitted to and approved in writing by the Local Planning Authority. The details shall be carried out as approved.

Reason: To ensure that the site makes suitable provision for biodiversity.

- 5 The existing covered cycle/motorcycle shelter at the site shall be retained. The five cycle hoops shown on drawing 3110 rev A shall be provided within two months of the commencement of development and shall be permanently retained thereafter.

Reason: To ensure that sufficient cycle parking is provided at the site.

- 6 The storm water design shall be constructed in accordance with the details shown on drawings 9157-02 T4, 9157-06 T6, 9157-07 T4 and 9157-08 T4.

Reason: To ensure that storm water provision at the site is acceptable.

- 7 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.

- 8 The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers [001C, 003A, 3110 rev A Design and Access Statement (January 2014), Priory House Travel Plan (December 2013), 9157-02 T4, 9157-06 T6, 9157-07 T4 and 9157-08 T4].

Reason: For the avoidance of doubt.

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

The Council acted pro-actively through early engagement with the applicant at the pre-application stage 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.

**NOTE**

In advance of the consideration of the application the Committee were advised that the applicant had met with the Council's Ecologist, Landscape Officer and GI Officer. Details that would need to be submitted pursuant to Conditions 3 and 4 were agreed.