

Item No. 8

APPLICATION NUMBER	CB/14/02051/FULL
LOCATION	Land West of 71 Woburn Road, Heath And Reach, Leighton Buzzard, LU7 0AP
PROPOSAL	Conversion, alteration and extension of barn to form single dwelling. Creation of basement under barn. Erection of secure bin/cycle store. Construction of passing bay
PARISH	Heath & Reach
WARD	Heath & Reach
WARD COUNCILLORS	Cllr Versallion
CASE OFFICER	Debbie Willcox
DATE REGISTERED	05 June 2014
EXPIRY DATE	31 July 2014
APPLICANT	
AGENT	Jeffrey Charles Emmett Planning Consultancy
REASON FOR COMMITTEE TO DETERMINE RECOMMENDED DECISION	Councillor Versallion called the application in as he disagrees with officer recommendation. Full Application - Recommended for refusal

Reason for Granting:

Subject to the appropriate restricted occupancy condition, it is considered that the Very Special Circumstances demonstrated by the applicant, namely that there is a functional, unmet need for a dwelling upon the site to provide on-site accommodation for a worker for the Kingswood Kennels and Cattery business, would outweigh the harm that would be caused to the Green Belt by reason of inappropriateness and the limited loss of openness. The design of the proposal would be sympathetic and of high quality. The proposal would not have a detrimental impact upon neighbouring amenity or highway safety. Contributions have been agreed in accordance with the Council's Planning Obligations Strategy. The proposal is therefore in accordance with the National Planning Policy Framework, Policies BE8, H10, T10 and NE12 of the South Bedfordshire Local Plan Review, Policies 3, 19, 25, 27, 36, 43, 50, 52, 54 and 59 of the emerging Development Strategy for Central Bedfordshire and the Central Bedfordshire Design Guide.

That the Interim Assistant Director of Planning be delegated to approve the application subject to the following conditions:

- 1 The development hereby permitted 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 **No development shall take place, notwithstanding the details submitted with the application, until details of the materials to be used for the external walls and roofs of the development hereby approved have been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved details.**

Reason: To control the appearance of the building in the interests of the visual amenities of the locality. (Policy BE8, S.B.L.P.R. and Policy 43, DSCB)

- 3 Existing facing bricks, stone and roofing tiles shall be retained and re-used in the conversion of the existing building hereby approved and any alternative materials required shall first be approved in writing by the Local Planning Authority.

Reason: To ensure that the development is in keeping with the existing building in the interests of the visual amenity of the locality. (Policy BE8, S.B.L.P.R. and Policies 43 & 52 DSCB)

- 4 The dwelling hereby approved shall only be occupied by a person solely or mainly employed, or last employed at the Kingswood Farm Kennels and Cattery, Heath and Reach, including dependants of such a person residing with them, or a widow or widower of such a person.

Reason: To retain control of the occupation of the dwelling in association with the Kennels and Cattery business at the site in recognition of the functional need for such a dwelling and the Green Belt location of the site where a dwelling or dwelling conversion of this size would otherwise be contrary to policy. (Policies 36 & 54 D.S.C.B.)

- 5 The development hereby approved shall be carried out in full accordance with the submitted Ecology Report and Appraisal dated 17th February 2014, proposed mitigation measures at Section 5, including the provision of bat crevices beneath ridge tiles, additional roost opportunities through 2 bat boxes; a toolbox talk to contractors to advise on avoidance of harm to bats; use of the National England fast track system to apply for a derogation licence; and the provision of a sparrow terrace box.

Reason: In order to protect the wildlife and wildlife habitats associated with the existing building. (Policy 57 D.S.C.B.)

- 6 Before any other part of the development hereby permitted is commenced visibility splays shall be provided on each side of the access road at its junction with the public highway. The minimum dimensions to provide the required splay lines shall be 2.4m measured along the centre line of the access road from its junction with the channel of the public highway and 43m measured from the centre line of the access road along the line of the channel of the public highway. The required vision splay shall, on land in the applicant's control, be kept free of any obstruction to visibility exceeding a height of 600mm above the adjoining carriageway level.

Reason: To provide adequate visibility between the existing highway and the proposed means of access and to make the access safe and convenient for the traffic that is likely to use it. (Policy 43 D.S.C.B.)

- 7 Before the development hereby permitted is first occupied or brought into use, the scheme for the internal access drive including the passing bay, together with the scheme for parking and manoeuvring, all as shown on Drawing No. 1100/2/A shall be laid out, drained and surfaced in accordance with the details previously submitted to and approved in writing by the Local Planning Authority and those areas shall not thereafter be used for any other purpose.

Reason: To enable vehicles to draw off, park and turn clear of the highway to minimise danger, obstruction and inconvenience to users of the adjoining highway. (Policy 43 D.S.C.B.)

- 8 The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers 1C, 2A, 3, A2014-E, A2014-F, A2014-T.

Reason: To identify the approved plan/s and to avoid doubt.

Informatives

- 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 You are advised that this permission extends only to the conversion of the existing building and does not extend to any demolition and reconstruction of part or all of the building other than any such works indicated on the plans hereby approved.
- 3 The developer and applicant are advised that any works in connection with this development should avoid the bird nesting season of March to August inclusive and if this is not possible then the site should first be assessed for nesting birds.
- 4 The developer and applicant are advised that if work does not commence within two years of the date of this permission then an updated bat survey will be required to ensure the status of the building has not changed.
- 5 The applicant is advised that in order to achieve the vision splays in condition 6 of the permission it may be necessary for vegetation overhanging the public highway to be removed. Prior to the commencement of work the applicant is advised to contact Central Bedfordshire Council's Customer Contact Centre on 0300 300 8308 to request the removal of the overhanging vegetation on the public highway.
- 6 The applicant is advised that all cycle parking to be provided within the site shall be designed in accordance with Central Bedfordshire Council's "Cycle

Parking Guidance – August 2006”.

- 7 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.
- 8 The development is subject to a Unilateral Undertaking Section 106 of the Town and Country Planning Act 1990.

Notes

- (i) In advance of the consideration of the application the Committee were advised of consultation received from the mother of the applicant setting out comments in support of the application and a further letter of support from an adjacent occupier.
- (ii) In advance of the application the Committee received representations made under the public participation scheme.