

## **Item No. 13**

<b>APPLICATION NUMBER</b>	<b>CB/15/00992/FULL</b>
<b>LOCATION</b>	<b>Land at Chapel Close, Clifton, Shefford, SG17 5YG</b>
<b>PROPOSAL</b>	<b>Retention of existing low level emergency lighting column and hard surfacing associated with existing pumping station (in addition to the provision of a new permitted development 1 m high close boarded fence, gate and bollard and the planting of a new hornbeam hedge to screen enclosure) (Resubmission of planning application CB/14/02134/FULL)</b>
<b>PARISH</b>	<b>Clifton</b>
<b>WARD</b>	<b>Arlesey</b>
<b>WARD COUNCILLORS</b>	<b>Cllrs Dalgarno, Shelvey &amp; Wenham</b>
<b>CASE OFFICER</b>	<b>Amy Lack</b>
<b>DATE REGISTERED</b>	<b>17 March 2015</b>
<b>EXPIRY DATE</b>	<b>12 May 2015</b>
<b>APPLICANT</b>	<b>JVD Developments Limited</b>
<b>AGENT</b>	<b>Phillips Planning Services Limited</b>
<b>REASON FOR COMMITTEE TO DETERMINE</b>	<b>The application has been called in by Councillor Wenham for the following reasons: A loss of amenity - has a big impact on residents; Overbearing - proposes a much larger than original single cabinet pump; Highway safety grounds - gate as implemented swings across carriageway; Design - clearly not designed; Impact on landscape - Huge impact on Streetscene, new design no improvement on previous application; and Other - Impact on street scene.</b>
<b>RECOMMENDED DECISION</b>	<b>Full Application - Approval</b>

### **Recommendation**

That Planning Permission be GRANTED subject to the following:

### **RECOMMENDED CONDITIONS / REASONS**

- 1 Within three months of the date of this planning permission being issued the widened junction of the vehicular access with the highway shall be constructed in accordance with the approved details and any surplus lengths of the existing access within the frontage of the enclosure shall be closed and reinstated and any gates shall open away from the highway.**

**Reason: In order to minimise danger, obstruction and inconvenience to users of the highway and the enclosure (Policy DM3 of the Core Strategy and Development Management Policies (2009)).**

- 2 **Within three months of the date of this planning permission, notwithstanding the details shown on the approved plans 14-02, a Laurel hedge shall be planted in the position annotated with a Hornbeam hedge. The Laurel hedge shall be planted as bare root plants in suitable cultivated soil, in a single row spaced at three plants per metre. The plants shall subsequently be maintained for a period of at least 5 years from the date of this permission and any which die or are destroyed during this period shall be replaced during the next planting season (period from October to March).**

**Reason: To ensure an acceptable standard of landscaping, in accordance with policy DM3 of the Core Strategy and Development Management Policies (2009).**

- 3 The means of illumination shall be shielded and/or positioned so that no glare or dazzle occurs to drivers of vehicles using the public highway.

Reason: In the interest of road safety, in accordance with policy DM3 of the Core Strategy and Development Management Policies (2009).

- 4 The development hereby permitted shall, with the exception of the details required to satisfy the discharge of condition 2 of this permission, shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers: 14-01; 14-02; and 14-03.

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

- 5 Within three calendar months of the date of this decision the close boarded timber fencing as indicated on the plans hereby approved shall be installed and treated in a darker brown coloured paint or satin finish. Thereafter the fencing shall remain and maintained as such in perpetuity.

Reason: In the interests of the visual amenity of the street scene (Policy DM3 of the Core Strategy and Development Management Services 2009).

- 6 Within three calendar months of the date of this decision the column supporting the lighting, the aerial (inclusive of its prongs) and floodlight casings hereby approved shall all be painted black. Thereafter the column supporting the lighting, the aerial (inclusive of its prongs) and floodlight casings shall all remain and be maintained as such in perpetuity.

Reason: In the interests of the visual amenity of the street scene (Policy DM3 of the Core Strategy and Development Management Services 2009).

- 7 Prior to the installation of the bollard to be installed details of its design, materials of its construction and its appearance to be finished in green shall be submitted to and approved in writing by the local planning authority. Thereafter the development shall be carried out in accordance with the approved details.

Reason: In the interests of the visual amenity of the street scene (Policy DM3 of the Core Strategy and Development Management Services 2009).

- 8 Within three calendar months of the date of this decision the concrete hardstanding hereby approved shall be painted a green colour, the shade of

which is to be agreed with the local planning authority in writing prior to its application. Thereafter the hardstanding shall remain and be maintained as such in perpetuity.

Reason: In the interests of the visual amenity of the street scene (Policy DM3 of the Core Strategy and Development Management Services 2009).

### Notes to Applicant

1. **Any conditions in bold must be complied with within the timeframes specified. Failure to comply with this requirement could invalidate this permission and/or result in enforcement action.**
2. The applicant is advised that no works associated with the widening of the vehicular access and reinstatement of the surplus lengths of the vehicular access 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 - Tel: 0300 300 8049 quoting the Planning Application number. 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 widening 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. The applicant is also advised that the closure of surplus lengths of the existing access shall include the reinstatement of the highway to include any footway, verge and kerbing and no works associated with the closure of the vehicular access should be carried out within the confines of the public highway without prior consent. To fully discharge condition 1 the application should provide evidence to the Local Planning Authority that Bedfordshire Highways have undertaken construction works in accordance with the approved plan. The applicant will be expected to bear all costs involved in closing the access.
3. The applicant is advised that, under the provisions of the Highways Act 1980, no part of the structure, including boundary foundations and planting shall be erected or installed in, under or overhanging the public highway and no door or gate shall be fixed so as to open outwards into the highway.

The Highway Authority has the power under Section 143 of the Highways Act 1980, to remove any structure erected on a highway.

### **Statement required by the Town and Country Planning (Development Management Procedure) (England) Order 2015 - Part 5, Article 35**

It is recommended that planning permission be granted for this proposal. Discussion with the applicant to seek an acceptable solution was not necessary in this instance. 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) Order 2015.

[Notes:

1. In advance of consideration of the application the Committee received representations made in accordance with the Public Participation Scheme.
2. In advance of consideration of the application the Committee were advised of additional consultation / publicity responses, detailed in the Late Sheet:
  - a. from an owner/occupier asking for the Committee to view the photographs and information
  - b. letter from the agent on behalf of the applicant in response to third party representations
  - c. 4 conditions 5, 6, 7 and 2 above have been revised as detailed.
3. The Committee have asked for additional conditioning in relation to the concrete and bollard to reduce the visual impact as much as possible.]