

## **Item No. 12**

<b>APPLICATION NUMBER</b>	<b>CB/15/01233/FULL</b>
<b>LOCATION</b>	<b>Meadow Cottage, Cityfield Farm, Arlesey Road, Henlow, SG16 6DD</b>
<b>PROPOSAL</b>	<b>Revision to approved extension on previous Planning application No. CB/14/02551/Full</b>
<b>PARISH</b>	<b>Henlow</b>
<b>WARD</b>	<b>Arlesey</b>
<b>WARD COUNCILLORS</b>	<b>Cllrs Dalgarno, Shelvey &amp; Wenham</b>
<b>CASE OFFICER</b>	<b>Mark Spragg</b>
<b>DATE REGISTERED</b>	<b>31 March 2015</b>
<b>EXPIRY DATE</b>	<b>26 May 2015</b>
<b>APPLICANT</b>	<b>Mr Dixon</b>
<b>AGENT</b>	<b>Wastell &amp; Porter Architects Ltd</b>
<b>REASON FOR COMMITTEE TO DETERMINE RECOMMENDED DECISION</b>	<b>The applicant is a Central Bedfordshire Councillor  Full Application - Recommended for Approval</b>

### **Recommendation**

That Planning Permission be granted subject to the following:

### **RECOMMENDED CONDITIONS / REASONS**

- 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 All external works hereby permitted shall be carried out using the materials/finish as detailed in the submitted application.

Reason: To safeguard the appearance of the completed development by ensuring that the development hereby permitted is finished externally with materials to match the existing building in the interests of the visual amenities of the locality.
- 3 The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers PL01C, PL02A, PL03A.

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

## **Notes to Applicant**

1. 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) Order 2015 - Part 5, Article 35**

This application is recommended for approval. 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.