

## **Item No. 06**

<b>APPLICATION NUMBER</b>	<b>CB/15/03000/VOC</b>
<b>LOCATION</b>	<b>Land rear of 197 Hitchin Road, Arlesey, SG15 6SE</b>
<b>PROPOSAL</b>	<b>Variation of Condition No. 2 on CB/12/03535/FULL dated 17/12/2012 to allow no more than 19 static caravans to be stationed / occupied on the site at any one time and no more than 5 touring caravans shall be stationed on the site at any one time. Of the 5 touring caravans stationed on the site, none shall be occupied.</b>
<b>PARISH</b>	<b>Arlesey</b>
<b>WARD</b>	<b>Arlesey</b>
<b>WARD COUNCILLORS</b>	<b>Cllrs Dalgarno, Shelvey &amp; Wenham</b>
<b>CASE OFFICER</b>	<b>Samantha Boyd</b>
<b>DATE REGISTERED</b>	<b>10 August 2015</b>
<b>EXPIRY DATE</b>	<b>05 October 2015</b>
<b>APPLICANT</b>	<b>Mr Rooney</b>
<b>AGENT</b>	<b>Thurdleigh Planning Consultancy</b>
<b>REASON FOR COMMITTEE TO DETERMINE</b>	<b>Cllr Shelvey Call in - Reasons. 1) Highway safety - no footpath to village. 2) Impact on landscape - consolidating permanent residential development in the countryside. 3) Concerns of the Town Council.</b>
<b>RECOMMENDED DECISION</b>	<b>Variation of Condition - Approval Recommended</b>

### **Reason for recommendation**

The proposed development would be in a sustainable location and would provide 19 static caravans towards the Councils 5 year supply of gypsy and traveller accommodation needs in accordance with the National Planning Policy Framework and Planning Policy for Traveller Sites. The proposal would not result in unacceptable harm to the character of the area or an adverse impact on the residential amenity of neighbouring properties and is acceptable in terms of highway safety therefore by reason of its size, design and location, is in conformity with Policy DM3 of the Core Strategy and Management Policies, November 2009; and The National Planning Policy Framework, Planning Policy for Traveller Sites and Saved Policy HO12 of the Mid Beds Local Plan Review.

### **Site Location:**

The application site is located approximately 250 metres beyond the southernmost settlement boundary of Arlesey and approximately 75 metres to the east of the East Coast mainline. The site is within the open countryside and sits to the rear of 197 Hitchin Road and the neighbouring property, Fountain Cottage.

The site is an authorised Gypsy and Travellers site and comprises a number caravans together with associated hardstanding, internal roads and day rooms.

## **The Application:**

Previous planning permissions have been granted for the change of use of the land to a gypsy and travellers site.

In December 2012 planning permission was granted for an extension to the existing site allowing pitches for 4 additional gypsy families, with a total of 8 caravans including no more than 4 static caravans, the extension of the hardstanding, the erection of two amenity blocks and landscaping under reference CB/12/03535/Full.

This application seeks to vary condition 2 of the above planning permission CB/12/03535/Full dated 17/12/12.

Currently condition 2 states: No more than 8 caravans (of which no more than 4 shall be static caravans ) shall be stationed on the extension to the site hereby approved, as shown on plan CBC/002, and no more than 20 caravans (of which no more than 10 shall be static caravans) shall be stationed on the whole site.

The application seeks to vary the wording of condition 2 to read:

No more than 19 static caravans shall be stationed/occupied on the site, and no more than 5 touring caravans shall be stationed on the site at any one time. Of the 5 touring caravans stationed on the site, non shall be occupied.

The applicant states that the application is submitted to regularise the number of static caravans which have occupied the site for the past two years. A list of the current occupiers has been submitted with the application.

The proposal does not seek an extension to the site area previously approved under the earlier consents but more a re-arrangement of the internal layout of the site to allow an increase number in static caravans. In essence the proposal is for the replacement of the approved touring caravans with static caravans with the net impact of reducing the number of occupied caravans/mobile homes by one.

In accordance with Annex 1 of the Planning Policy for Traveller Sites, the applicant has confirmed that the occupants of the site are known as gypsies and travellers and a persons of a nomadic habit of life. Three of the occupants have taken the decision not to travel temporarily as a result of the educational needs of their children.

## **RELEVANT POLICIES:**

**National Planning Policy Framework (NPPF) (March 2012)**

**Planning Policy for Traveller Sites (August 2015)**

**Mid Bedfordshire Local Plan Review December (2005)**

Saved policy - HO12 - Gypsies

## **Core Strategy and Development Management Policies - North (2009)**

CS5 (Providing Homes)

CS14 (High Quality Development)

CS16 (Landscape and Woodland)

DM3 (High Quality Development)

DM4 (Development within and beyond Settlement Envelopes)

DM14 (Landscape and Woodland)

## **Draft Gypsy and Traveller Plan**

In June 2014, Central Bedfordshire Council submitted the Gypsy and Traveller Plan to the Planning Inspectorate for Examination after a long process of preparation and consultation.

In August 2014, the issues and matters that the Inspector wished to discuss were received. In doing so, he raised significant issues on a substantial number of matters and asked the Council to undertake a considerable amount of additional work prior to the commencement of the Examination hearings.

Following considerations of these matters Officers concluded that it was unrealistic for the Council to respond within the proposed timescale and recommended to Members (via Executive on 19th August 2014 and subsequently at Council on 11th September 2014) that the plan was withdrawn. This document therefore carries little weight in the determination of this application. However for the purpose of assessing a planning application for the suitability of a proposed site, the policies contained within the document are considered to be useful guidelines as to whether a proposal is considered to be acceptable for its intended purpose.

Those policies thought to be relevant are:

GT5 (Assessing planning applications for Gypsy and Traveller sites)

## **Emerging Development Strategy for Central Bedfordshire 2014**

The draft Development Strategy was submitted to the Secretary of State on the 24th October 2014. After initial hearing sessions in 2015 the Inspector concluded that the Council had not complied with the Duty to Cooperate. The Council issued judicial review proceedings on the 12th March 2015 against the Inspectors findings. At the Council's Executive Committee on 6th October 2015, Members agreed to recommend to Full Council (19th November 2015) that the Development Strategy be withdrawn and to discontinue legal proceedings. Once withdrawn no weight should be attached to the Development Strategy. However, its preparation was based on and supported by a substantial volume of evidence studies gathered over a number of years. These technical papers are consistent with the spirit of the NPPF and therefore will remain on our web site as material considerations which may inform future development management decisions.

## **Supplementary Planning Guidance/Other Documents**

**Relevant Planning History:**

CB/14/04470/VOC	Variation of condition 2 on application CB/12/03535/Full to be varied to read 'No more than 24 caravans shall be stationed on the site of which no more than 14 shall be static mobile homes' Refused 04/03/15.
CB13/03496/FULL	Erection of two detached day rooms. Approved 02/12/13
CB/12/03535/FULL	Change of use of land to use as residential caravan site for 4 additional gypsy families, with a total of 8 caravans including no more than 4 static caravans. Extension of hardstanding and erection of two amenity buildings and landscaping. Approved 17/12/12
CB/12/02799/FULL	Change of use from agricultural land to use as a residential caravan site for 4 additional gypsy families, with a total of 8 caravans including no more than 4 static caravans, extension of hardstanding, erection of 2 amenity buildings and landscaping. Refused 26/9/12.
CB/11/03370/FULL	Retention of use of land as a residential caravan site for 6 Gypsy families, including hardstanding, utility blocks and landscaping. Approved 5/3/12.
CB/09/05914/FULL	Change of use of land to use as residential caravan site for four gypsy families with a total of 8 caravans, erection of amenity blocks and landscaping. Approved 2/11/09, temporary consent for 3 years.
CB/09/00639/FULL	Change of use of land to use as residential caravan site for four gypsy families with a total of 8 caravans, erection of amenity blocks and landscaping - Refused 24/6/09.
MB07/01654/FULL	Change of use from dwelling to mixed use of dwelling and caravan site - Appeal allowed 11/9/08, temporary consent for 3 years.
MB/04/02146/FULL	Change of use of land to private gypsy transit site and construction of hard standing for a maximum of 15 pitches - Refused 17/3/05.

**Consultees:**

Arlesey Town Council	Object to the proposal, if granted it would be an overdevelopment of the site; members were concerned it would cause additional traffic accessing the highway; it would not be conducive to the local environment; and it would put additional pressure on local schools. Members also referred to government changes in policy where their
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redefinition of travellers sites regime and whether this would have an affect as to how the planning application was assessed. The Government has revised its special planning policy for travellers; this will only apply to those "who lead a genuine travelling lifestyle".

Highways	Access of a good standard therefore no objections to the proposal.
Public Protection	No comments to make
Private Sector Housing	Recommend amendments to comply with Site Licence in terms of spacing. Revised plan received: no objections.
Tree and Landscape Officer	No objections

### **Other Representations:**

Neighbours letters received	Comments summarised:
77 Ramerick Gardens	<ul style="list-style-type: none"><li>• Arlesey already has a number of Gypsy and Traveller pitches,</li><li>• Under LDF Plan Arlesey was allocated 10 pitches - this quota has been exceeded by development at Twin Acres and this site.</li></ul>
12 Cricketers Road	<ul style="list-style-type: none"><li>• Impact on main road which is 60 mph.</li><li>• The site will have 19 caravans, the sites should be kept small. This site is of a significant size.</li></ul>
38 Stotfold Road	<ul style="list-style-type: none"><li>• There have been near misses with vehicles and pedestrians at the access point,</li><li>• Appropriate number of pitches have already been granted for the amenities available to this small village,</li><li>• The site is not on a safe road,</li><li>• There are individuals living on the site that are not family members,</li><li>• Cannot see how this variation would benefit the travelling community, Unauthorised encampments still happen on A507.</li></ul>
Site notice displayed	30/09/15

### **Determining Issues:**

1. The principle of the development
2. The impact on the character and appearance of the area
3. Impact on neighbouring amenity
4. Any other considerations

### **Considerations**

1. **The principle of the development**

1.1 Planning Case Law states that where an application is being considered for a variation of a condition, the original application should be re-considered as a fresh application as in effect a new planning permission would be issued. Although this may be the case, the planning history of the site, particularly those applications that have been granted, is a material consideration.

1.2 The site is allocated in the draft Gypsy and Traveller DPD, December 2010, for a total of 10 pitches and the site has planning permission for a total of 10 pitches across three parcels of land. The first being a narrow area of land to the south of the dwelling at 197 Hitchin Road with permission for 2 pitches, the second parcel is a larger rectangular section to the rear with permission for 4 pitches. Lastly application CB/12/03535/Full granted consent for a further 4 pitches on the rearmost parcel of land resulting in an overall total of 10 pitches.

1.3 Condition 2 of CB/12/03535/Full currently allows no more than 10 static caravans to be stationed across the site as a whole, and no more than 10 touring caravans on the site as a whole. The condition does not restrict permanent occupation of the touring caravans. The site as a whole is limited to a use by gypsies and travellers only.

1.4 The application is submitted in retrospect - there are currently 19 static caravans located at the site as set out on the submitted plan. In summary the variation of the condition would result in a re-arrangement of the site and the replacement of 9 of the permitted touring caravans with static caravans.

1.5 For clarity The legal definition of a caravan was established in the Caravan Sites and Control of Development Act 1960. It was modified in 1968 to include twin-unit mobile homes and again in 2006 when the sizes were increased.

1.6 Section 29 (1) of the Caravan Sites and Control of Development Act 1960 defined a caravan as:

“... Any structure designed or adapted for human habitation which is capable of being moved from one place to another (whether being towed, or by being transported on a motor vehicle or trailer) and any motor vehicle so designed or adapted.

1.7 This means there is no difference between a static caravan or a touring caravan in terms of the legal definition, therefore all can be occupied where no other restrictions are in place

1.8 It is noted that although condition 2 restricted the number of static caravans on the site there was no restriction on the occupation of all the touring caravans. This means that all 20 caravans permitted on the site could be occupied by a Gypsy and Traveller as permanent living accommodation completely in accordance with the existing planning permissions which is considered to be a material consideration in the determination on this application.

Whilst this proposal seeks to replace the touring caravans with static caravans, the 5 touring caravans proposed would not be occupied and only

1.9 used for touring, and this can be secured by a condition.

1.10 In terms of the number of occupants at the site, there would be little difference from the proposal and the occupancy allowed under the previous consent, there would in fact be one less occupied unit.

#### Policy

1.11 The site lies outside of the built up area of Arlesey within the open countryside where there is a general presumption against the granting of planning permission for new development as set out by Policy DM4 of the Core Strategy and Development Management Policies Document (2009). However the proposal relates to an existing site as established by the previous planning permissions and the site allocation.

1.12 Planning Policy for Traveller Sites (2015) guidance sets out that Local Authorities should ensure that traveller sites are sustainable economically, socially and environmentally.

1.13 The guidance requires that Local Planning Authorities carry out a full assessment of the need of Gypsies and Travellers in their area and identify a supply of deliverable sites sufficient to provide 5 years worth of sites against their locally set targets.

1.14 Paragraph 25 of the Planning Policy for Traveller Sites sets out that if a local authority cannot demonstrate an up-to-date five-year supply of deliverable sites, this should be a significant material consideration in any subsequent planning decision when considering applications for the grant of temporary consent.

#### Gypsy and Traveller Pitch Provision

1.15 A Central Bedfordshire-wide Gypsy and Traveller Plan (GTP) has been prepared to deliver the pitch requirement for Central Bedfordshire to 2031 and was subject to public consultation following approval at full Council in February 2014. The Plan was later submitted to the Secretary of State in June 2014, however as noted earlier the Inspector raised a number of questions regarding the Plan and the Plan was later withdrawn. The Plan therefore carries very little weight in the determination of this application.

1.16 In preparation of the Plan the Council had a new Gypsy, Traveller and Showperson Accommodation Assessment (GTAA) undertaken, dated January 2014. This Assessment is considered to be up to date and highlights that there are a small number of unauthorised pitches, temporary consents, concealed households and people on waiting lists for the Council-run sites which are considered to represent the backlog of need within the area.

1.17 The need for Gypsy and Traveller pitches to 2031 is set out in the GTAA update and Full Council agreed on 30th January 2014 that the GTAA be endorsed and that the specific sites identified are taken forward to deliver 66 Gypsy and Traveller pitches.

While the current version of the GTAA identifies that Council has allocated sufficient sites to provide the required number of pitches to deliver a 5 year

1.18 land supply the plan has been withdrawn and therefore the 5 year supply cannot be demonstrated.

1.19 Nevertheless, pitches delivered through applications on existing sites or new unallocated sites would contribute to the number of windfall pitches provided.

1.20 Planning Policy for Travellers Sites (PPTS) policy H states that when determining planning applications for gypsy and travellers sites the existing level of local provision and need for sites is a material consideration. In a recent appeal decision at Twin Acres, also in Hitchin Road Arlesey (APP/P0240/W/15/3004755) the Inspector noted " Although the Council prepared the Central Bedfordshire Gypsy and Traveller Local Plan, that plan has been withdrawn and there are no allocated sites." The Appeal Decision for Land rear of Twin Acres, Hitchin Road, Arlesey (APP/P0240/W/15/3004755) is appended to this committee report.

1.21 The Inspector went on to say "It is clear there is a significant unmet, immediate need for gypsy and traveller pitches" and again to say "As a matter of policy the absence of an up to date five year supply of deliverable sites is a significant material consideration in applications for temporary permission by virtue of paragraph 25 of the PPTS. However, this factor is capable of being a material consideration in any case and with another appeal ref APP/P0240/A/12/2179237, concerning a site within Central Bedfordshire, the Secretary of State concluded that the need for sites carried considerable weight and the failure of policy was also afforded significant weight. That must remain the case today."

1.22 While there is clearly an unmet need, this application does not seek to extend the existing site or increase the permitted number of occupied caravans.

### Sustainability

1.23 The PPTS accepts the principle of gypsy and travellers sites in rural and semi-rural areas. Paragraph 11 sets out the sustainability issues for gypsy and traveller sites and promotes access to health and education services. The site is not an unreasonable distance from Arlesey.

1.24 The application site has been identified as a suitable location for gypsy and traveller accommodation in the withdrawn Gypsy and Traveller DPD therefore the site itself is considered to be in an appropriate and sustainable location.

1.25 The site is within walking distance of Arlesey which is identified as a Minor Service Centre under Policy CS1 of the Core Strategy where there are a number of facilities and services together with the railway station providing links to London.

1.26 The location of the site has been assessed as being appropriate under the site allocation for the GTP and therefore is considered to be in a sustainable location.

### Other Relevant matters



1.27 On 5 December 2014, the Councils Enforcement Team served a Breach of Condition Notice on the owner of the site (the applicant). The Notice was served because Condition 1 attached to planning permission ref: CB/12/03535/FULL requires that:

*This permission does not authorise use of the land as a caravan site by any persons other than gypsies and travellers, as defined in Annexe 1 of Planning Policy for Traveller Sites, CLG, 2012.*

*Reason: To limit the use of the site to gypsies and travellers.*

1.28 Evidence was submitted to the Enforcement Team that the caravans on the site were being advertised for rent by persons who are not Gypsies and Travellers. This evidence was supported by Public Sector Housing Officers who also reported that the site was not conforming to the traveller designation as stated in the original planning permission. After further investigation no further action was taken by the Enforcement Team.

1.29 This issue was also addressed by the Inspector dealing with the Twin Acres Appeal where it was alleged that caravans were being advertised for rent for persons other than gypsies and travellers. Here the Inspector states

"the existing site is subject to a standard condition restricting occupancy to gypsies and travellers, and the proposed development would be restricted to occupation by gypsies and travellers, as defined by Government guidance. Any breaches of the standard condition could be subject to enforcement action. Enforcement action is not always straightforward, but I am satisfied that the standard condition is enforceable. Accordingly, any past breaches, or fears of possible future breaches, would not justify dismissal of the appeal".

1.30 Given the Inspector's views, it would be a matter for enforcement should there be a breach of the occupation condition, and as stated by the Inspector dealing with the Twin Acres appeal, possible future breaches would not be a reason to justify refusal.

#### Intentional unauthorised development

1.31 As of 31st August 2015, the government made changes to planning policy guidance to make intentional unauthorised development a material consideration that should be weighed in the determination of planning applications. The government is concerned about the harm that is caused where the development of land has been undertaken in advance of obtaining planning permission. Often there is no opportunity to appropriately limit or mitigate the harm that has already taken place.

1.32 The application is submitted in retrospect and is therefore unauthorised. Where any harm identified cannot be mitigated or limited by planning conditions because the development has already taken place, weight should be given accordingly. The harm caused by the development is discussed later in the report.

#### Conclusion

In support of the current proposal the applicant has submitted a detailed list

1.33 of occupants currently residing at the site all of which are stated as being of gypsy and traveller origin in accordance with Annex 1 of the PPTS. The applicant states that the granting of planning permission would help meet an identified need which, as advised above is a material consideration in the determination of the application.

1.34 For this reason the proposal to vary the wording of condition 2 of application CB/12/03535/Full is considered to be acceptable in principle. The site would add to the 5 year supply of pitches and therefore go some way towards meeting the required level of general need for gypsy and traveller accommodation. While the application site is within the open countryside where there is a presumption against new development, the site is an existing gypsy and traveller site which has been allocated in the Draft Gypsy and Traveller Plan and the proposal does not seek an extension to the site boundary.

1.35 As such the development is considered to be acceptable and in accordance with the NPPF, PPTS and Policy DM3 of the Core Strategy and Development Management Policies Document and saved Policy HO2 of the Mid Beds Local Plan Review December 2005.

## **2. The effect on the character and appearance of the area**

2.1 The application site is well screened from public views along Hitchin Road, being located beyond the rear of 197 Hitchin Road and Fountain Cottage. A boundary wall and some tree and hedge planting already exists along the southern boundaries and sporadic fencing and landscaping to the north and west. Between the existing properties and the site there is also a landscaped screen.

2.2 Whilst the principle of the site has been established by earlier planning permissions, the overall scale of the site was restricted by conditions relating to the number of caravans which could be sited at the premises in order to reduce the impact of the site upon the open countryside. Within the context of the site, and the need to provide Gypsy and Traveller accommodation, a limited number of pitches has been considered acceptable.

2.3 The siting of static caravans would have an impact on the character and appearance of the countryside. However given that the character of the area is already that of a gypsy and traveller site, the static caravans would not be completely at odds with the area. The area is generally well screened and the site only partially visible from Hitchin Road, (through the entrance gates into the site) With improved landscaping on the northern and eastern boundaries, the exposed boundary fencing would be screened from the countryside beyond and the railway line to the west. This can be secured by a condition.

Within the site, 19 static caravans are proposed together with two large days rooms and two smaller rooms. A small childrens play area is proposed and

2.4 a grassed area. Space is provided for the parking of 5 touring caravans. The layout of the site complies with the requirements of the Site Licence in terms of spacing etc. The site is not considered to be cramped and overdeveloped.

2.5 The applicant has submitted information which identifies that all units are currently occupied by persons of gypsy and traveller origin. This information supports the need for the static caravans within the site. Whilst there would be some harm to the character and appearance of the area given the existing use of the site, the harm is limited and as advised above the need for gypsy and traveller accommodation carries significant weight that may outweigh the harm.

2.6 The proposal is not for a new site or for an extension to the existing site boundary and therefore in this case the harm resulting from the replacement of touring caravans with static caravans is not considered to be so significant that it would justify a reason for refusal. As such the development is considered to be acceptable and in accordance with the NPPF, PPTS and Policy DM3 of the Core Strategy and Development Management Policies Document.

### **3. Impact on neighbouring amenity**

3.1 The site is located some distance from nearby Arlesey. The only neighbouring properties immediately close are 197 Hitchin Road and Fountain Cottage.

3.2 In determining the appeal relating to the pitches adjacent to the boundary with the neighbouring property considered that with appropriate boundary fencing the level of activity on the site would not cause unacceptable harm to residential amenity.

3.3 The boundary of Fountain Cottage is demarcated by fencing and planting. No clear views into the neighbouring property are possible from the proposed static caravans or the hard standing area around them due to the existing boundary treatment.

3.4 There may be a material impact upon the amenities of the neighbouring property by way of noise and disturbance from the comings and goings to the site particularly at the access point. However given the location of the site is adjacent to a busy main road where there is already a considerable level of traffic noise, the noise and disturbance from the static caravans is not considered to be to such a level that would justify refusing planning permission. As advised above, the proposal is not for the extension of the site but the replacement of permitted (and occupied) touring caravans with static caravans.

3.5 The proposal is therefore considered to accord with Policy DM3 of the Core Strategy and Development Management Policies Document.

### **4. Other Considerations**

- 4.1 Highways  
There are no objections from the Highways Team to the development. The access to the site is of a good standard.
- 4.2 Concern has been raised that there are no footpaths to the site from Arlesey. Taking into account the recent appeal decision at Twin Acres, where the same issue was raised, the Inspector noted "there is no requirement in national policy to provide pedestrian links to gypsy and traveller sites. Government policy envisages such sites in rural areas where providing footpath links will often be impractical or inappropriate".
- 4.3 In any event previous permissions have accepted the location of this site is appropriate in terms of access, both vehicular and pedestrian.
- 4.4 Flooding  
There are no objections to the development in terms of flooding or drainage
- 4.5 Noise from railway line  
The main East coast railway line is to the west of the application site which would result in noise from trains passing by, however there is an approximate separation distance of 100m and a boundary fence. The proposal does not extend the application site boundary and no caravans would be placed any closer to the railway line than previously approved. Public Protection have not commented on the application.
- 4.2 Human Rights/Equalities Act  
Based on the information submitted there are no known issues raised in the context of the Human Rights and the Equalities Act and as such there would be no relevant implications.

**Recommendation:**

That Planning Permission be granted subject to the following:

**RECOMMENDED CONDITIONS / REASONS**

- 1 The site shall not be occupied by any persons other than gypsies and travellers as defined in Annex 1 of Planning Policy for Traveller Sites, August 2015, or any subsequent guidance.

Reason: To limit the use of the site to gypsies and travellers.

- 2 No more than 19 static caravans (as defined in the Caravan Sites and control of Development Act 1960 and the Caravan Sites Act 1968, as amended) shall be stationed on the site and no more than 5 touring caravans shall be stationed on the site. None of the 5 touring caravans shall be occupied as living accommodation on the application site at any time.

Reason: To control the level of development in the interests of visual and

residential amenity.

- 3 Within three months of the date of this permission, a detailed landscaping scheme for the site, particularly on the northern and western boundaries of the site shall be submitted to and approved in writing by the local planning authority and the scheme shall include a timetable for implementation and maintenance. The scheme shall be implemented in accordance with the approved details.

Reason: In order to ensure that the development has no unacceptable adverse effect upon general or residential amenity in accordance with saved policy HO12 of the Mid Beds Local Plan and DM3 of the Central Bedfordshire (North) Core Strategy.

- 4 No vehicle over 3.5 tonnes shall be stationed, parked or stored on this site.

Reason: In order to protect the amenities of local residents.

- 5 No commercial activities shall take place on the land, including the storage of materials.

Reason: In order to protect the amenities of local residents.

- 6 The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers TP01 location plan, TP02 Layout plan (rev A).

Reason: For the avoidance of doubt.

## Notes to Applicant

1. **Will a new extension affect your Council Tax Charge?**  
The rate of Council Tax you pay depends on which valuation band your home is placed in. This is determined by the market value of your home as at 1 April 1991.  
Your property's Council Tax band may change if the property is extended. The Council Tax band will only change when a relevant transaction takes place. For example, if you sell your property after extending it, the new owner may have to pay a higher band of Council Tax.  
If however you add an annexe to your property, the Valuation Office Agency may decide that the annexe should be banded separately for Council Tax. If this happens, you will have to start paying Council Tax for the annexe as soon as it is completed. If the annexe is occupied by a relative of the residents of the main dwelling, it may qualify for a Council Tax discount or exemption. Contact the Council for advice on **0300 300 8306**.  
The website link is:

[www.centralbedfordshire.gov.uk/council-and-democracy/spending/council-tax/council-tax-charges-bands.aspx](http://www.centralbedfordshire.gov.uk/council-and-democracy/spending/council-tax/council-tax-charges-bands.aspx)

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.

- 3. In accordance with Article 35 (1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015, the reason for any condition above relates to the Policies as referred to in the Core Strategy and Development Management Policies Document (2009) (North) unless otherwise specified.

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

The 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.

**DECISION**

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