

Item No. 14

APPLICATION NUMBER	CB/15/03320/FULL
LOCATION	238 Grasmere Way, Linslade, Leighton Buzzard, LU7 2QH
PROPOSAL	Change of use from amenity land to residential garden by enclosure of 2.2m wooden fence (part retrospective) - (Revision to previous application under reference CB/14/03082/FULL to incorporate a set back of the fence and gate from the pavement edge)
PARISH	Leighton-Linslade
WARD	Linslade
WARD COUNCILLORS	Cllrs Perham, Tubb & Walker
CASE OFFICER	Donna Lavender
DATE REGISTERED	03 September 2015
EXPIRY DATE	29 October 2015
APPLICANT	Mr & Mrs Lane
AGENT	PJPC Ltd
REASON FOR COMMITTEE TO DETERMINE	Called in by Ward Councillor Perham on grounds of detrimental impact on the landscape character of the area and highway concerns.
RECOMMENDED DECISION	Full Application - Recommended for Approval

Recommendation:

That Planning Permission be APPROVED subject to the following:

RECOMMENDED 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 Within 2 months from the date of this decision, the siting of the boundary fencing shall be pegged out on site and this siting agreed in writing by the Local Planning Authority. The boundary fencing shall be completed in accordance with the approved scheme within a further month and be thereafter retained.

Reason: To safeguard the appearance of the completed development and the visual amenities of the locality.
(Policies BE8 SBLPR and 43 DSCB)

- 3 Within the first planting season from the date of the decision, a landscaping scheme to include all hard and soft landscaping and a scheme for landscape maintenance for a period of five years following the implementation of the landscaping scheme shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented by the end of the first planting season immediately following the decision date of this application (a full planting season means the period from October to March). The trees, shrubs and grass shall subsequently be maintained in accordance with the approved landscape maintenance scheme and any which die or are destroyed during this period shall be replaced during the next planting season.

Reason: To ensure an acceptable standard of landscaping.
(Policies BE8 SBLPR and 43 DSCB)

- 4 The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers CBC/001 dated 21/09/15 & CBC/002 dated 03/09/15.

Reason: To identify the approved plans and to avoid doubt.

Notes to Applicant

1. 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 South Bedfordshire Local Plan Review (SBLPR) and the emerging Development Strategy for Central Bedfordshire (DSCB).
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. Please note that the unnumbered drawings submitted in connection with this application have been given unique numbers by the Local Planning Authority. The numbers can be sourced by examining the plans on the View a Planning Application pages of the Council's website www.centralbedfordshire.gov.uk.

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

The Council acted pro-actively through positive engagement with the applicant at the pre-application stage and during the determination process 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) Order 2015.

[Notes:

1. In advance of consideration of the application the Committee received representations made under the Public Participation Scheme.
2. In advance of consideration of the application the Committee were advised of of additional consultation / publicity responses as detailed in the Late Sheet as follows:
 - a. Linslade residents objected for the reasons detailed
 - b. Leighton Linslade Town Council objected to the use of the amenity land
 - c. Neighbours at 175, 222 and 226 Grassmere Way objected for the reasons detailed.
3. Condition 3 to be removed should approval be granted and remaining conditions renumbered accordingly.]