

Item No. 06

APPLICATION NUMBER	CB/15/03000/VOC
LOCATION	Land rear of 197 Hitchin Road, Arlesey, SG15 6SE
PROPOSAL	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.
PARISH	Arlesey
WARD	Arlesey
WARD COUNCILLORS	Cllrs Dalgarno, Shelvey & Wenham
CASE OFFICER	Samantha Boyd
DATE REGISTERED	10 August 2015
EXPIRY DATE	05 October 2015
APPLICANT	Mr Rooney
AGENT	Thurdleigh Planning Consultancy
REASON FOR COMMITTEE TO DETERMINE	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.
RECOMMENDED DECISION	Variation of Condition - Approval Recommended

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. 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.
2. 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.