

Item No. 10

APPLICATION NUMBER	CB/17/01030/REG3
LOCATION	Priory House, Monks Walk, Chicksands, Shefford, SG17 5TQ
PROPOSAL	Construction of 77 additional parking spaces at Central Bedfordshire Council Offices at Priory House.
PARISH	Campton/Chicksands
WARD	Shefford
WARD COUNCILLORS	Cllr Brown
CASE OFFICER	Nikolas Smith
DATE REGISTERED	28 February 2017
EXPIRY DATE	25 April 2017
APPLICANT	Central Bedfordshire Council
AGENT	Central Bedfordshire Council
REASON FOR COMMITTEE TO DETERMINE	The Council is the applicant and objections have been made against the planning application.
RECOMMENDED DECISION	Regulation 3 - Grant

Recommendation:

That Planning Permission is granted subject to the following planning 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 The development shall be carried out strictly in accordance with the terms and of the submitted and approved Travel Plan (prepared by WYG and dated December 2013) and the corresponding Travel Plan Addendum (prepared by CBC Assets and dated February 2017) unless otherwise agreed in writing with the Local Planning Authority.

Reason: to ensure the site continues to respond to the Council's sustainable travel objectives and to manage current and future parking demand in accordance with Policy DM3 of the Central Bedfordshire Core Strategy Core Strategy and Development Management Policies (2009).

- 3 **No development shall commence at the site before a scheme for mitigating harm caused to biodiversity and for providing a net gain in biodiversity at the site together with a timetable for completing that scheme has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in**

accordance with the approved scheme.

Reason: To ensure that biodiversity at the site is properly protected and opportunities are enhanced in accordance with Policy DM15 of the Central Bedfordshire Core Strategy and Development Management Policies (2009) and the National Planning Policy Framework (2012.

- 4 **No development shall commence at the site before a detailed surface water drainage scheme for the site has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include provision of attenuation for the 1 in 100 year event (+40% allowance for climate change) and a restriction in run-off rates. Any revisions to the agreed strategy shall be fully justified and approved before the development is completed and shall be managed and maintained thereafter in accordance with the agreed management and maintenance plan. Details of how the system will be constructed including any phasing of the scheme, and how it will be managed and maintained after completion will also be included.**

The scheme shall be implemented in accordance with the approved final details before the development is completed, and shall be managed and maintained thereafter in accordance with the agreed management and maintenance plan.

Reason: To ensure the approved system will function to a satisfactory minimum standard of operation and maintenance and prevent the increased risk of flooding both on and off site, in accordance with para 103 NPPF.

- 5 The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers 1001, 2001, 2002, 2003, Priory House Travel Plan and appendices (December 2013), Travel Plan Addendum (February 2017), Landscape Impact Statement, Ecological Survey, Design and Access Statement

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

INFORMATIVE 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. As the site is of long historic use there may be unexpected materials or substances in, on or under the ground. It is the responsibility of the Applicant to ensure safe and secure development, so a watching brief for signs of contamination is advised and any indications of potential contamination problems should be brought to the attention of the Local Planning Authority for advice.

Statement required by the Town and Country Planning (Development Management Procedure) (England) Order 2015 - Part 6, Article 35

The Council acted pro-actively through early engagement with the applicant at the pre-application stage 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

In advance of the consideration of the application the Committee noted a response from Campton and Chicksands Parish Council.