

Item No. 9

APPLICATION NUMBER	CB/17/02942/REG3
LOCATION	Puddlehill (Former All Saints Vicarage), Bedford Road, Houghton Regis, Dunstable, LU5 5DJ
PROPOSAL	Refurbishment and extension of existing detached property (the former Vicarage) to provide accommodation in the form of 5 nos individual bedrooms in the original house and 8 nos studios in the new extension, including ancillary spaces such as office, laundry, shower rooms, communal areas and parking in order to provide supported accommodation and service hub for the vulnerable members of our communities
PARISH	Houghton Regis
WARD	Houghton Hall
WARD COUNCILLORS	Cllrs Mrs Goodchild & Kane
CASE OFFICER	Nicola Darcy
DATE REGISTERED	31 May 2017
EXPIRY DATE	26 July 2017
APPLICANT	Central Bedfordshire Council – Housing Directorate
AGENT	Central Bedfordshire Council
REASON FOR COMMITTEE TO DETERMINE RECOMMENDED DECISION	Regulation 3 application with a neighbour objection
	Full Application recommended for approval

Recommendation:

That Planning Permission be GRANTED 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 The development shall take place in strict accordance with the material details shown in Section 9.7 of the Design and Access Statement, unless otherwise agreed in writing with the Local Planning Authority.

Reason: To control the appearance of the development in the interests of the visual amenities of the locality.
(Policy BE8, SBLPR & Section 7, NPPF)

- 3 Prior to development, an Arboricultural Method Statement shall be submitted

to the Local Planning Authority for approval, which shall stipulate all the required working practices, and the procedure to implement all necessary tree protection requirements, both before and throughout the course of development works. The approved Arboricultural Method Statement shall then be fully implemented at the required sequence of operations, throughout all stages of development, under the supervision/guidance of an appointed Arboricultural Clerk of Works.

Reason: To ensure that retained trees are protected, both directly and indirectly, from all types of construction site activity, throughout the entire course of development.
(Sections 7 & 11, NPPF)

- 4 Prior to development, a finalised Tree Protection Plan shall be submitted to the Local Planning Authority for approval. The approved Tree Protection Plan shall then be implemented before the commencement of development, in strict accordance with the design specifications and the Arboricultural Method Statement. The Tree Protection Fencing and Ground Protection shall then remain securely in position throughout the entire course of development.

Reason: To ensure that the designated Root Protection Areas of retained trees are fully protected, in order to prevent their rooting systems, and rooting medium, from incurring excavation and compaction damage. Sections 7 & 11, NPPF)

- 5 The development hereby permitted shall not be occupied or brought into use until the details of any external lighting to be installed on the site, including the design of the lighting unit, any supporting structure and the extent of the area to be illuminated, have been submitted to and approved in writing by the Local Planning Authority. The external lighting and any means of light shielding required shall be installed in accordance with the approved details and thereafter maintained in accordance with the approved details.

Reason: To protect the visual amenity of the site and its surrounding area.
(Policy BE8, SBLPR & Section 11, NPPF)

- 6 The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers PH5000/2.1/001 Rev C, PH5000/2.1/101, PH5000/2.1/100, PH5000/1.1/100, PH5000/1.1/002 and PH5000/1.1/001.

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

- 7 Development shall not begin until details the improvements to the junction of the proposed vehicular access with the highway have been approved by the Local Planning Authority and no building shall be occupied until the junction has been constructed in accordance with the approved details.

Reason: In order to minimise danger, obstruction and inconvenience to users of the highway and the premises.
(Section 4, NPPF)

8 The maximum gradient of the vehicular access shall be 10% (1 in 10).

Reason: In the interests of the safety of persons using the access and users of the highway.

(Section 4, NPPF)

9 Any gates provided shall open away from the highway and be set back a distance of at least 10.0 metres from the nearside edge of the carriageway of the adjoining highway.

Reason: To enable vehicles to draw off the highway before the gates are opened.

(Section 4, NPPF)

10 Before the premises are occupied all on site vehicular areas shall be surfaced in a manner to the Local Planning Authority's approval so as to ensure satisfactory parking of vehicles outside highway limits. Arrangements shall be made for surface water from the site to be intercepted and disposed of separately so that it does not discharge into the highway.

Reason: In order to minimise danger, obstruction, and inconvenience to users of the highway and of the premises.

(Section 4, NPPF)

11 Development shall not commence until a scheme detailing provision for on site parking for construction workers for the duration of the construction period has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented throughout the construction period.

Reason: To ensure adequate off street parking during construction in the interests of road safety.

(Section 4, NPPF)

INFORATIVE 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 National Planning Policy Framework (NPPF).

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. The applicants attention is drawn to their responsibility under The Equality Act 2010 and with particular regard to access arrangements for the disabled.

The Equality Act 2010 requires that service providers must think ahead and make reasonable adjustments to address barriers that impede disabled

people.

These requirements are as follows:

- Where a provision, criterion or practice puts disabled people at a substantial disadvantage to take reasonable steps to avoid that disadvantage;
- Where a physical feature puts disabled people at a substantial disadvantage to avoid that disadvantage or adopt a reasonable alternative method of providing the service or exercising the function;
- Where not providing an auxiliary aid puts disabled people at a substantial disadvantage to provide that auxiliary aid.

In doing this, it is a good idea to consider the range of disabilities that your actual or potential service users might have. You should not wait until a disabled person experiences difficulties using a service, as this may make it too late to make the necessary adjustment.

For further information on disability access contact:

The Centre for Accessible Environments (www.cae.org.uk)
Central Bedfordshire Access Group (www.centralbedsaccessgroup.co.uk)

4. The applicant is advised that no works associated with the construction of the vehicular access should be carried out within the confines of the public highway without prior consent, in writing, of the Central Bedfordshire Council. Upon receipt of this Notice of Planning Approval, the applicant is advised to follow this link on the Council website <http://www.centralbedfordshire.gov.uk/transport/request/dropped-kerb.aspx>
Or contact Central Bedfordshire Council's Highway Help Desk, Tel: 0300 300 8049 quoting the Planning Application number. This will enable the necessary consent and procedures under Section 184 of the Highways Act to be implemented. The applicant is also advised that if any of the works associated with the construction of the vehicular access affects or requires the removal and/or the relocation of any equipment, apparatus or structures (e.g. street name plates, bus stop signs or shelters, statutory authority equipment etc.) then the applicant will be required to bear the cost of such removal or alteration.
To fully discharge condition 1 the applicant should provide evidence to the Local Planning Authority that the Highway Authority have undertaken the construction in accordance with the approved plan, before the development is brought into use.
5. The applicant is advised that the requirements of the New Roads and Street Works Act 1991 will apply to any works undertaken within the limits of the existing public highway. Further details can be obtained from The Street Works Co-ordinator, Bedfordshire Highways, by contacting the Highways Helpdesk 0300 300 8049.
6. The applicant is advised that the storage of materials associated with this development should take place within the site and not extend into within the public highway without authorisation from the highway authority. If necessary further details can be obtained from The Street Works Co-ordinator, Central Bedfordshire Highways, by contacting the Highways Helpdesk 0300 300 8049.

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

The Council acted pro-actively through positive engagement with the applicant 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.