

Item No. 10

APPLICATION NUMBER	CB/18/01537/FULL
LOCATION	The White House, High Street, Eggington, Leighton Buzzard, LU7 9PQ
PROPOSAL	Removal of hedge & construction of panel fence facing highway with replacement yew (Retrospective)
PARISH	Eggington
WARD	Heath & Reach
WARD COUNCILLORS	Cllr Versallion
CASE OFFICER	Aimee Matthews
DATE REGISTERED	26 April 2018
EXPIRY DATE	21 June 2018
APPLICANT	Mr Janes
AGENT	Mr C A Emmer
REASON FOR COMMITTEE TO DETERMINE	Applicant is Cllr Janes
RECOMMENDED DECISION	Full Application - Recommended for Approval

Recommendation

That authority be delegated to the Assistant Director Development Infrastructure to APPROVE the application at the expiry of the consultation period on 26 June 2018 subject to no new material planning considerations being raised which have not been addressed in the report and subject to the following:

RECOMMENDED CONDITIONS

- 1 The planting of the Yew hedge shall be carried out in strict accordance with the planting height, positions and spacings as being shown on the Elevations and Location Plan by the end of March 2019, and this planting shall then be maintained for a period of 5 years until satisfactorily established, with any losses replaced as soon as is reasonably practicable, and in strict accordance with the planting plan.

Reason: To ensure a satisfactory standard of landscape establishment in the interests of visual amenity.
(Section 12, NPPF)

- 2 Within three months of the date of this permission details of the final finishing for the fencing hereby approved shall be submitted to and approved in writing by the Local Planning Authority. The development shall only be carried out only in accordance with the approved details within 6 months of approval of details. Details shall include a full and detailed specification of all materials to be used in the works.

Reason: To ensure that the special interest and integrity of the conservation

area is conserved and maintained.

(Section 12, NPPF)

- 3 The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers 2017/06 01 02 and 2017/06 01 01 Rev A .

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

- 4 Within one month from the date of planning consent details of a pedestrian warning signs (to be located on private land in the vicinity of the care home entrance) shall be submitted to and approved by the Local Planning Authority. The signs shall be erected within one month of approval of the signage scheme and retained in perpetuity.

Reason

In the interests of road safety and pedestrian movement.

(Section 4, NPPF)

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.

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.