

## Item No. 9

<b>APPLICATION NUMBER</b>	<b>CB/17/05311/FULL</b>
<b>LOCATION</b>	<b>Unit 5, The Ridgeway Business Park, The Ridgeway, Moggerhanger, Bedford, MK44 3PH</b>
<b>PROPOSAL</b>	<b>Extension to existing workshop building and construction of extension to existing parking area</b>
<b>PARISH</b>	<b>Moggerhanger</b>
<b>WARD</b>	<b>Northill</b>
<b>WARD COUNCILLORS</b>	<b>Cllr Mr Firth</b>
<b>CASE OFFICER</b>	<b>Martin Plummer</b>
<b>DATE REGISTERED</b>	<b>04 January 2018</b>
<b>EXPIRY DATE</b>	<b>31 March 1900</b>
<b>APPLICANT</b>	<b>Pip Bayleys Limited</b>
<b>AGENT</b>	<b>Phillips Planning Services Ltd</b>
<b>REASON FOR COMMITTEE TO DETERMINE</b>	<b>Major application - contrary to policy / objection from Parish Council</b>
<b>RECOMMENDED DECISION</b>	<b>Full Application - Recommended for Approval</b>

### **Recommendation:**

That Planning Permission be granted subject to the following planning conditions:

### **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 hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers 17-03 A, 17-04 A, 17-05 D, 17-06 B, 17-07C, 17-08 and 042985\_3.

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

- 3 Prior to the commencement of any above ground building work details of the materials to be used for the external walls and roofs of the development hereby approved have been submitted to and approved in writing by the Local

Planning Authority. The development shall thereafter be carried out in accordance with the approved details.

Reason: To control the appearance of the building in the interests of the visual amenities of the locality.  
(Section 7, NPPF)

- 4 Prior to the commencement of any above ground building works 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 landscape scheme shall be based upon plan reference 17-05 D and indicative plan reference 17-07 submitted in email dated 14 April 2018 and will include landscape and tree planting along the western boundary of the application site with the Ridgeway and have regard to the specifications set out in the Landscape Officer consultation response to this application, dated 05 March 2018. The approved scheme shall be implemented by the end of the full planting season immediately following the completion and/or first use of any separate part of the development (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 and adequate mitigation of the development in visual amenity terms.  
(Sections 7 & 11, NPPF)

- 5 Prior to the laying of any hard surface associated with the extended car park a 'Maintenance and Management Plan' in line with the Flood Risk Assessment and Drainage Strategy (20/12/2017 Rev 2.0) for the entire surface water drainage system, inclusive of any adoption arrangements and/or private ownership or responsibilities shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out and managed in accordance with the approved details.

Reason: To ensure that the long term operation and maintenance of the approved sustainable drainage system to prevent the increased risk of flooding both on and off site, in accordance with para 103 of the NPPF.

- 6 The development shall be carried out in accordance with the Flood Risk Assessment and Drainage Strategy (20/12/2017 Rev 2.0).

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

- 7 Details of the signage to alert HGV's of the restriction on Blunham Road, and the signage location shall be submitted to and approved in writing by the local planning authority, and the development shall not be brought into use until the signage has been constructed and located in accordance with the approved details. The signage shall remain thereafter for the perpetuity of the development.

Reason: To alert HGV's not to use Blunham Road and to turn left (to the A603) when existing the site.

- 8 Details of a widened junction between the access road and The Ridgeway to DMRB TD 41/95 standards with 15.0m kerb radii, shall be submitted to and approved in writing by the local planning authority, and the development shall not be brought into use until the junction has been widened/constructed with kerb radii, in accordance with the approved details.

Reason: In order to minimise danger, obstruction and inconvenience to users of the highway and the premises and to provide a junction suitable for the use of the site.

- 9 Prior to the commencement of any above ground building work in relation to the extended car park hereby approved, details of any boundary walls, fencing, gates or other means of enclosure around the circumference of the extended car park shall be submitted to and approved in writing by the Local Planning Authority. Any such boundary wall, fencing, gate or other means of enclosure shall be designed and sited to the extent that any approved landscaping around the car park will be allowed to mature and have the effect of screening/softening the impact of the extended car park in views from the west and south of the site. The Development shall be carried out in accordance with the approved details.

Reason: To ensure the provision of appropriate and adequate boundary provision in the interests of the character, appearance and views of the development site from public vantage points in the open countryside.

## **INFORMATIVE NOTES TO APPLICANT**

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.