

Item No. 8**SCHEDULE B**

APPLICATION NUMBER	MB/08/02412/FULL
LOCATION	THE RISING SUN, SUN STREET, BIGGLESWADE, SG18 0BP
PROPOSAL	FULL: DEMOLITION OF EXISTING PUBLIC HOUSE TO FACILITATE THE ERECTION OF PART TWO AND PART ONE STOREY BUILDING COMPRISING OF NO. 12 ONE AND TWO BEDROOM TEMPORARY ACCOMMODATION (USE CLASS C2) WITH ASSOCIATED LANDSCAPING AND PARKING
PARISH	Biggleswade
CASE OFFICER	Mark Spragg
DATE REGISTERED	20 January 2009
EXPIRY DATE	21 April 2009
APPLICANT	Aragon Housing Association
REASON FOR COMMITTEE TO DETERMINE	REQUEST BY CLLR MAURICE JONES ON THE BASIS THAT THE APPLICATION IS OUT OF CHARACTER WITH NEARBY BUILDINGS IN THE STREET.
RECOMMENDED DECISION	FULL CONDITIONAL APPROVAL

APPROVE Planning Permission for the application set out above subject to the following condition(s):-

- 1 DG01 The development hereby approved shall be commenced within three years of the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990 which is designed to ensure that a planning permission does not continue in existence indefinitely if the development to which it relates is not carried out.
- 2 DG17 The permission shall extend only to the application as amended by drawings 0897-10E,11E,12G and 13B.

Reason: For the avoidance of doubt and to ensure that the development is implemented in accordance with the plans formally approved by the Local Planning Authority.
- 3 EM05 **Prior to commencement of development details of materials to be used for the external finishes of the development hereby approved shall be submitted to and approved in writing by the Local Planning Authority and the development shall be carried out in accordance therewith.**

Reason: To safeguard the appearance of the completed development by ensuring that the development hereby permitted is finished externally with materials to complement the visual amenities of the locality.

4 TL07 No work shall commence on site until all trees to be protected are fenced with 2.3 high weldmesh fencing securely mounted on standard scaffolding poles driven firmly in the ground in accordance with BS 5837:2005;

- for trees and shrubs the fencing shall follow a line 1.0m outside the furthest extent of the crown spread, unless otherwise agreed in writing by the Local Planning Authority;**
- for upright growing trees at a radius from the trunk not less than 6.0m, or two thirds of the height of the tree whichever is the greater;**
- for other natural features along a line to be approved in writing by the Local Planning Authority.**

Such fencing shall be maintained during the course of the works on the site. No unauthorised access or placement of goods, fuels or chemicals, soil or other materials shall take place inside the fenced area.

Reason: To safeguard the existing trees on the site in the interests of visual amenity.

5 AN03 Details of a scheme of archaeological investigation of the site shall be submitted to and approved in writing by the Local Planning Authority before the development hereby approved is commenced. The said development shall only be implemented in accordance with the scheme thereby approved.

Reason: To safeguard any material of archaeological interest which exists on the site.

6 EM06 Prior to commencement of development details of the materials and colouration to be used for the rainwater goods to the development hereby permitted shall be submitted to and approved in writing by the Local Planning Authority and the development shall be carried out in accordance therewith.

Reason: To safeguard the special architectural and historic interest of the adjacent statutorily listed building.

7 U Before development commences, details of the alterations to the footway surfacing should be submitted to and approved by the Local Planning Authority and no building shall be occupied until the approved details have been implemented in full.

Reason: In the interest of highway safety.

- 8 U The residential premises shall only be used for Class C2 of the Town and Country Planning (use Classes) Order 1987 (as amended) (or any order revoking and re-enacting that Order with or without modification).

Reason: To control the future use of the site in the interests of amenity and highway safety.

- 9 TL01 All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development whichever is the sooner; and any trees or plants which within a period of 5 years of completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species unless the Local Planning Authority give written consent to any variation.

Reason: In the interests of the visual amenities of the site and the area generally.

- 10 TL02 **Full details of both hard and soft landscaping shall be submitted to and approved in writing by the Local Planning Authority. These details shall include:-**

- **materials to be used for any hard surfacing;**
- **planting plans, including schedule of size, species, positions, density and times of planting;**
- **cultivation details including operations required to establish new planting;**

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

Reason: In order to ensure that the landscaping is carried out within a reasonable period in the interest of the visual amenities of the area.

- 11 TL26 The rear part of units 1 and 2 shall be constructed using a “no-dig” method of construction as outlined in the submitted tree protection plan and statement.

Reason: To ensure the protection of trees and hedgerows to be retained, and in particular to avoid unnecessary damage to their root systems.

12 U A scheme for the parking of cycles shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall be fully implemented before the development is first occupied or brought into use and thereafter retained as such.

Reason: to ensure the provision of adequate cycle parking in the interests of encouraging the use of sustainable modes of transport.

13 TL28 A scheme shall be submitted for written approval by the Local Planning Authority indicating the positions, design, materials and type of boundary treatment to be erected. The boundary treatment shall be completed in accordance with the approved scheme before the buildings are occupied in accordance with a timescale agreed in writing with the Local Planning Authority.

Reason: To safeguard the appearance of the completed development and the visual amenities of the locality.

14 SA08 Details of any external lighting to be installed on the site, including the design of the lighting units, any supporting structure and the extent of the area to be illuminated shall be submitted to and approved in writing by the Local Planning Authority, prior to first occupation of the buildings.

Reason: To protect the visual amenities of the site and its surrounding area.

15 EM10 The south facing windows to units 7 and 10 of the development hereby permitted shall be of fixed type and fitted with obscured glass of a type to substantially restrict vision through it at all times, details of which shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development. No further windows or other openings shall be formed in the elevation.

Reason: To safeguard the amenities of occupiers of adjoining properties

16 U All windows to the street frontage and the flank elevation of the frontage building shall be sliding sash timber windows.

Reason: To safeguard the special architectural and historic interest of the adjacent statutorily listed building.

17 U All brickwork on the front building shall be flemish bond unless otherwise agreed in writing by the Local Planning Authority.

Reason: To safeguard the special architectural and historic interest of the adjacent statutorily listed building.

- 18 U The door on the highway frontage shall be timber panelled, the details of which shall be first agreed in writing with the Local Planning Authority.
- Reason: To safeguard the special architectural and historic interest of the adjacent statutorily listed building.
- 19 HS35 Details of bin storage shall be submitted to and approved by the Local Planning Authority. The bin storage shall be implemented in accordance with the approved details prior to the occupation of any dwelling.
- Reason: In the interest of highway safety.
- 20 U The rooflight on the street frontage shall be a Conservation style rooflight, the details of which shall be submitted to and approved in writing by the Local Planning Authority.
- Reason: To safeguard the special architectural and historic interest of the adjacent statutorily listed building.
- 21 U The proposed vehicular access shall be constructed and surfaced in accordance with details to be approved in writing by the Local Planning Authority for a distance of 6.0m into the site, measured from the highway boundary, before the premises are occupied. Arrangements shall be made for surface water drainage from the site to be intercepted and disposed of separately so that it does not discharge into the highway.
- Reason: To avoid the carriage of mud or other extraneous material or surface water from the site into the highway so as to safeguard the interest of highway safety.
- 22 U 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.
- 23 U Before the new access is first brought into use, any redundant length of the existing access of the land to be developed, shall be closed in a manner to the Local Planning Authority's written approval.
- Reason: In the interest of road safety and to reduce the number of points at which traffic will enter and leave the public highway.

Notes to Applicant

- 1 The applicant is advised that in order to comply with Condition 23 of this permission it will be necessary for the developer of the site to enter into an agreement with Central Bedfordshire Council as Highway Authority under Section 278 of the Highways Act 1980 to ensure the satisfactory closure of the redundant length of the access and the resurfacing of the footway. Further details can be obtained from the Development Planning and Control Group, Central Bedfordshire Council, P O Box 1395, Bedford, MK42 5AN.
- 2 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 Central Bedfordshire Council, Highways, P O Box 1395, Bedford, MK42 5AN

[Notes (1) In advance of the consideration of the application the Committee were advised of consultation received as follows:-

One objection letter has been received (6.4.09) from adjacent occupiers (42 Sun Street) in response to the revised plans. They object on the following grounds: size and bulk of the dwellings; privacy; right of access; parking; security; and Sustainable Communities Act 2007.

- (2) The Committee noted the proposed revision to Condition 8 of the recommendation to now state the following:-

“The residential premises shall only be used for the provision of accommodation for homeless women and their children and for no other purpose, including any other purpose in any class of any schedule 5 to the Town and Country Planning (use clauses) Order 1987 (as amended) (or any order revoking and re-enacting that order with or without modification).

- (3) In advance of the consideration of the application the Committee received representations made under the Public Participation Scheme.]