

Item No. 9**SCHEDULE B**

APPLICATION NUMBER	MB/09/00215/FULL
LOCATION	12 IVEL ROAD, SANDY, SG19 1AX
PROPOSAL	FULL: CONVERSION OF BARN TO CREATE A SINGLE DWELLING AND PROVISION OF ADDITIONAL ACCOMMODATION TO THE EXISTING COTTAGE.
PARISH	Sandy
CASE OFFICER	Samantha Boyd
DATE REGISTERED	04 February 2009
EXPIRY DATE	01 April 2009
APPLICANT	Mr A West
REASON FOR COMMITTEE TO DETERMINE	CLLR REQUEST - CLLR ALDIS - SITE IS WITHIN CONSERVATION AREA AND LOCAL CONCERNS ABOUT DEVELOPMENT
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 EM01 **Prior to the commencement of the development a scheme shall be submitted for written approval by the Local Planning Authority setting out the details of the materials to be used for the external walls and roof. The development shall be carried out in accordance with the approved scheme.**

Reason: To protect the visual amenities of the building and of the area generally.
- 3 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 building is occupied.

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

- 4 RR08 Notwithstanding any provision of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking or re-enacting that Order with or without modification) no further window or other opening shall be formed on the Northern elevation of the building.

Reason: To protect the amenities of occupiers of neighbouring properties.

- 5 RR07 Notwithstanding any provision of the Town and Country Planning (General Permitted Development Order) 1995 (or any Order revoking or re-enacting that Order with or without modification) no works shall be commenced for the extension or material alteration of the building, or the erection of any building or structure within its curtilage, until detailed plans and elevations have been submitted to and approved in writing by the Local Planning Authority.

Reason: To protect the amenities of occupiers of neighbouring properties and the character and appearance of the area.

- 6 EM11 Prior to the first occupation of the building the first floor window in the south elevation of the development shall be fitted with obscured glass of a type to substantially restrict vision through it at all times, and restriction on its opening, details of which shall have been previously submitted to and agreed in writing by the Local Planning Authority. No further windows shall be formed on the south elevation of the building.

Reason: To safeguard the amenities of occupiers of adjoining properties.

- 7 HS06 Before the access is first brought into use a triangular vision splay shall be provided on the north side of the new access and shall measure 1.8m along the fence, wall, hedge or other means of definition of the front boundary of the site, and 1.5m measured into the site at right angles to the same line along the side of the new access drive and a triangular vision splay shall be provided on the south side of the new access and shall measure 1.3m along the fence, wall, hedge or other means of definition of the front boundary of the site, and 1.8m measured into the site at right angles to the same line along the side of the new access drive.. The vision splays so described and on land under the applicant's control shall be maintained free of any obstruction to visibility exceeding a height of 600mm above the adjoining footway level at all times.

Reason: To provide adequate visibility between the existing highway and the proposed access, and to make the access safe and convenient for the traffic which is likely to use it.

- 8 HS15 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 **5.0m** 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.

- 9 U The mock loft door on the south elevation of the building shall be of a design of which is non-opening.

Reason: To protect the amenities of the adjacent properties.

Notes to Applicant

- 1 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 write to Central Bedfordshire Council, PO Box 1395, Bedford, MK2 5AN quoting the Planning Application number and supplying a copy of the Decision Notice and a copy of the approved plan. 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.

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 Department, PO Box 1395, Bedford, MK42 5AN.

The applicant is advised that photographs of the existing highway that is to be used for access and delivery of materials will be required by the Local Highway Authority. Any subsequent damage to the public highway resulting from the works as shown by the photographs, including damage caused by delivery vehicles to the works, will be made good to the satisfaction of the Local Highway Authority and at the expense of the applicant. Attention is drawn to Section 59 of the Highways Act 1980 in this respect. (HN xi)

The applicant is advised that all cycle parking to be provided within the site shall be designed in accordance with the Bedfordshire County Council's 'Cycle Parking Guidance - August 2006'.

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

Planning Obligation Agreement received – unacceptable in legal terms – applicant aware. Revised Agreement to be prepared by applicant and submitted shortly.
 - (2) Condition C be amended to include “all first floor windows in the south elevation”.
 - (3) In advance of the consideration of the application the Committee received representations made under the Public Participation Scheme.]