

Item No. 11**SCHEDULE B**

APPLICATION NUMBER	SB/TP/09/00050
LOCATION	LAND ADJOINING 61 CORBET RIDE, LINSLADE
PROPOSAL	ERECTION OF DETACHED GARAGE
PARISH	Leighton-Linslade
SBDC WARD & COUNCILLORS	Linslade Cllr M. Freeman and Cllr K. Sharer
CASE OFFICER	Richard Castro-Parker
DATE REGISTERED	03/02/09
EXPIRY DATE	31/03/09
APPLICANT	Mr P Nash
REASON FOR COMMITTEE TO DETERMINE	OBJECTION FROM LEIGHTON-LINSLADE TOWN COUNCIL DUE TO THE SCALE, DESIGN AND SITING OF THE GARAGE BEING OUT OF KEEPING WITH ADJACENT GARAGES
RECOMMENDED DECISION	FULL CONDITIONAL APPROVAL

APPROVE Planning Permission for the application set out above subject to the following conditions:-

- 1 The development 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 Before development begins, and notwithstanding the details submitted with the application, details of the colours of the walls and roof of the proposed garage shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To control the appearance of the building.

3. This permission relates only to the details shown on the Site Location Plan and Drawing Nos. PN09ONE and PN09TWO received 26/01/09 or to any subsequent appropriately endorsed revised plan.

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

Notes to Applicant

1. In accordance with Article 22 of the Town & Country Planning (General Development Procedure) Order 1995 (as Amended), the Council hereby certify that the proposal as hereby approved conforms with the relevant policies of the Development Plan comprising of the Regional Spatial Strategy for the East of England (the East of England Plan and the Milton Keynes and South Midlands Sub-Regional Strategy), Bedfordshire Structure Plan 2011 and the South Bedfordshire Local Plan Review and material considerations do not indicate otherwise. The policies which refer are as follows:

Regional Spatial Strategy East of England Plan

ENV7 - Quality in the Built Environment

South Bedfordshire Local Plan Review

BE8 - Design Considerations

2. In accordance with Article 22 of the Town and Country Planning (General Development Procedure) Order 1995 (as Amended), the reason for any condition above relates to the Policies as referred to in the Regional Spatial Strategy (RSS), Bedfordshire Structure Plan 2011 (BSP) and the South Bedfordshire Local Plan Review (SBLPR).
3. 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.

[Note In advance of the consideration of the application the Committee received representations made under the Public Participation Scheme.]