

**Item No. 10****SCHEDULE B**

<b>APPLICATION NUMBER</b>	<b>SB/09/00074/VOC</b>
<b>LOCATION</b>	<b>FORMER TRICO SITE, HIGH STREET NORTH, DUNSTABLE</b>
<b>PROPOSAL</b>	<b>VARIATION OF CONDITIONS 20 AND 31 OF PLANNING PERMISSION SB/TP/07/0248 (ERECTION OF DWELLINGS), RELATING TO ACCESS</b>
<b>PARISH</b>	<b>DUNSTABLE</b>
<b>WARD &amp; COUNCILLORS</b>	<b>Dunstable – Northfields Cllrs M Hearty, J Murray and Mrs B Coleman</b>
<b>CASE OFFICER</b>	<b>James Clements</b>
<b>DATE REGISTERED</b>	<b>11th February 2009</b>
<b>EXPIRY DATE</b>	<b>13<sup>th</sup> May 2009</b>
<b>APPLICANT</b>	<b>J S Bloor (Northampton Limited)</b>
<b>AGENT</b>	<b>J S Bloor (Services) Limited</b>
<b>REASON FOR COMMITTEE TO DETERMINE</b>	<b>ADVERTISED AS A MEMBERS DECISION</b>
<b>RECOMMENDED DECISION</b>	<b>GRANT PLANNING PERMISSION</b>

**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. The secondary access road between Brewers Hill Road and the development and the associated junction with the highway shall be constructed in accordance with details to be agreed in writing with the Local Planning Authority and no more than 150 dwellings shall be occupied until that junction and access road have been provided to the satisfaction of the Local Planning Authority. The first 150 dwellings to be occupied shall only be from blocks D1, E1, C1, F1, D2 and E2.

REASON: In order to minimise danger, obstruction and inconvenience to users of the highway.

3. No dwelling shall be occupied until a scheme including the following design details relating to High Street North (A5 trunk road) and the proposed access serving the development has been submitted to and approved in writing by

the District Planning Authority. The scheme thus approved shall be implemented in full before the access is brought into use.

The design details are:

- i) how the access interfaces with the existing highway alignment and carriageway markings including lane designations;
- ii) full construction details of any alterations to the highway, to include any modification to existing structures and proposed structures;
- iii) full signing and lighting details;
- iv) an independent stage 2 Road Safety Audit (taking account of any stage 1 Road Safety Audit recommendations); and
- v) an Appraisal Summary Table (A.S.T.).

REASON: In the interests of highway safety.

4. Prior to the first occupation of any dwelling, details of a cordoned pedestrian/cycle route to Brewers Hill Road as shown on the Site Plan received 28/04/2009 including its implementation and management shall be submitted to and agreed in writing with the Local Planning Authority. The cordoned route shall be retained until blocks D1, E1, C1, F1, C2, D2, E2, F2 are completed.

REASON: In order to minimise danger, obstruction and inconvenience to users of the highway.

5. This permission relates only to the details shown on the Site Plan received 28/04/2009 or to any subsequent appropriately endorsed revised plan.

REASON: To identify the approved plan 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:

#### **South Bedfordshire Local Plan Review**

H2 (Making Provision for Housing via 'Fall-in' Sites)

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.

[Notes: (1) In advance of consideration of the Application the Committee noted the proposed additional/amended conditions as follows:

2. The secondary access road between Brewers Hill Road and the development and the associated junction with the highway shall be constructed in accordance with details to be agreed in writing with the Local Planning Authority and no more than 150 dwellings shall be occupied until that junction and access road have been provided to the satisfaction of the Local Planning Authority. The first 150 dwellings to be occupied shall only be from blocks D1, E1, C1, F1, D2 and E2.

REASON: In order to minimise danger, obstruction and inconvenience to users of the highway.

4. Prior to the first occupation of any dwelling, details of a cordoned pedestrian/cycle route to Brewers Hill Road as shown on the Site Plan received 28/04/2009 including its implementation and management shall be submitted to and agreed in writing with the Local Planning Authority. The cordoned route shall be retained until blocks D1, E1, C1, F1, C2, D2, E2, F2 are completed.

REASON: In order to minimise danger, obstruction and inconvenience to users of the highway.

5. This permission relates only to the details shown on the Site Plan received 28/04/2009 or to any subsequent appropriately endorsed revised plan.

REASON: To identify the approved plan and to avoid doubt.

- (2) In advance of consideration of the Application the Committee received a representation made under the Public Participation Scheme.]