

Item No. 11

SCHEDULE B

APPLICATION NUMBER	SB/09/00125/TP
LOCATION	STOCKWELL FARM, FANCOTT, TODDINGTON, DUNSTABLE, LU5 6HT
PROPOSAL	CONVERSION AND EXTENSION OF BARN TO FORM DWELLING
PARISH	TODDINGTON
WARD & COUNCILLORS	Toddington inc Chalton Cllr J Machin and Cllr T Nicols
CASE OFFICER	Alan Robertson
DATE REGISTERED	23/02/09
EXPIRY DATE	20/04/09
APPLICANT	Mr M Burley
REASON FOR COMMITTEE TO DETERMINE	OBJECTION FROM TODDINGTON PARISH COUNCIL DUE TO CREATION OF ANOTHER DWELLING IN THE GREEN BELT
RECOMMENDED DECISION	GRANT PLANNING PERMISSION

APPROVE Planning Permission 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 materials to be used for the external walls and roofs of the proposed extension and building works shall be 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.
(Policies BE8 & H8, S.B.L.P.R).

3. Before development begins, and notwithstanding the details submitted with the application, the following details shall be submitted to and approved in writing by the Local Planning Authority:-
 - a detailed survey, including photographs, of the structure of the barn;
 - a schedule and specification of alteration and repair works to the barn;
 - details of new external joinery (including sections, mouldings, relationship with external walls and structural timbers), brick bond, mortar mix and colour, and rainwater goods.

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

REASON: To ensure that the development is in keeping with the existing building.

(Policies BE8 & NE12, S.B.L.P.R).

4. Before development is commenced, a survey shall be undertaken by a qualified ecologist in order to determine whether bats or bat roosts are present within the building. Any measures recommended by the survey shall be incorporated within the development.

REASON: To ensure that appropriate steps are taken to protect bats and bat roosts in accordance with the requirements of the Wildlife and Countryside Act 1981 (as amended).

(Policy BE8, S.B.L.P.R).

5. No development shall take place until the applicant or developer has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted to and approved in writing by the Local Planning Authority. The programme of archaeological work shall be undertaken by a competent archaeological organisation approved by the Local Planning Authority.

REASON: To ensure that remains of archaeological importance likely to be disturbed in the course of the development are adequately recorded.

6. Before the construction of the extension hereby permitted is commenced, the existing building shown hatched black on the approved Site Layout Plan shall be demolished.

REASON: To reduce the impact of the development on the openness of the Green Belt.

(Policy NE12, S.B.L.P.R).

7. Development shall not begin until details of the junction of the proposed vehicular access with the highway have been approved by the Local Planning Authority and no building shall be occupied until the junction has been constructed in accordance with the approved details.

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

8. Before development is commenced, details of a turning and parking area within the curtilage of the site shall be submitted to and approved in writing by the Local Planning Authority, and no building shall be occupied until those areas have been constructed in accordance with the approved details.

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

9. Existing materials shall be used as far as possible and any necessary variations shall first be approved in writing by the Local Planning Authority.

REASON: To ensure that the development is in keeping with the existing building.
(Policy BE8, S.B.L.P.R).

10. No existing structural timbers within the barn shall be cut, removed or altered without the prior written approval of the Local Planning Authority.

REASON: To safeguard the historic fabric of the Listed Building.

11. This permission relates only to the details shown on Drawings No's. 15/19.02.2009, 12/19.02.2009, 10/19.02.2009 and 11/19.02.2009 received 23/02/2009 or to any subsequent appropriately endorsed revised plan.

REASON: To identify the approved drawings 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 (May 2008)

ENV7 - Quality in the Built Environment

South Bedfordshire Local Plan Review

BE8 - Design Considerations

NE12 - The Re-use and Adaption of Rural Buildings

T10 - Parking in New Developments

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.