

Item No. 15**SCHEDULE C**

APPLICATION NUMBER MB/09/00560/FULL
LOCATION 6 THE OLD DAIRY, BEADLOW, SHEFFORD, SG17 5PL
PROPOSAL FULL: AMENDMENT TO PLANNING PERMISSION 08/00455/FULL DATED 09/05/08 FOR THE ERECTION OF STABLE WITH ANCILLARY WORKS - TO INCREASE ROOF PITCH FROM 40 TO 45 DEGREES.
PARISH Campton/Chicksands
CASE OFFICER Mary Collins
DATE REGISTERED 30 March 2009
EXPIRY DATE 25 May 2009
APPLICANT Miss F Webb
REASON FOR COMMITTEE TO DETERMINE APPLICANT CENTRAL BEDFORDSHIRE COUNCIL EMPLOYEE

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 U Notwithstanding the approved plans, all rainwater goods shall be of cast iron or aluminium and painted black unless otherwise agreed in writing by the Local Planning Authority.

Reason: To safeguard the setting of the statutorily listed building in accordance with the provisions of PPG 15 Planning and the Historic Environment 1994.

- 3 U The weatherboarding to the side of the stable building hereby approved shall be black stained with Dulux Weathershield, colour black satin 200 - 225mm wide unless otherwise agreed in writing by the Local Planning Authority.

Reason: To safeguard the setting of the statutorily listed building in accordance with the provisions of PPG 15 Planning and the Historic Environment 1994.

- 4 U The materials to be used for the roof of the stable building hereby approved shall be Tudor handmade Clay plain tile for the one and a half storey section in three colours, Red, Medium Antique and Sussex Brown with a Tudor Handmade Mono Ridge 12" clay roof tile - colour Medium and Sandtoft clay pantile to the single storey section unless otherwise agreed in writing by the Local Planning Authority.
- Reason: To safeguard the setting of the statutorily listed building in accordance with the provisions of PPG 15 Planning and the Historic Environment 1994.
- 5 U The brick plinth of the stable building hereby approved shall be HG Matthews, handmade bricks in light/medium red with a Flemish bond with gritty part coarse sharp sand/ aggregate to lime mortar and neat flush joint unless otherwise agreed in writing by the Local Planning Authority.
- Reason: To safeguard the setting of the statutorily listed building in accordance with the provisions of PPG 15 Planning and the Historic Environment 1994.
- 6 U The conservation rooflight to be fitted shall be The Cast Rooflight unless otherwise agreed in writing by the Local Planning Authority.
- Reason: To safeguard the setting of the statutorily listed building in accordance with the provisions of PPG 15 Planning and the Historic Environment 1994.
- 7 U No external alterations shall be made to the development hereby authorised without the prior approval in writing of the Local Planning Authority.
- Reason: To safeguard the setting of the statutorily listed building in accordance with the provisions of PPG 15 Planning and the Historic Environment 1994.
- 8 RR05 The building hereby approved shall be used only for the purposes specified on drawing BEA-R-00 4A and the stable shall only be used as private, non-commercial stabling in relation to the occupation of the residential property at 6 The Old Dairy and for no other purpose.
- Reason: To prevent the building from being used for commercial purposes to the detriment of the locality and in accordance with Policy CS23.
- 9 RR06 Details of the storage and disposal of manure shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development. Dung shall be stored and disposed of strictly in accordance with the approved details.

Reason: In the interests of neighbouring amenity and to prevent pollution of the environment.

- 10 HS20 Before the stable building is first brought into use details of the hard surfacing shall be submitted to and approved in writing by the Local Planning Authority.

The works shall be implemented in accordance with the approved details.

Reason: To safeguard the setting of the statutorily listed building in accordance with the provisions of PPG 15 Planning and the Historic Environment 1994.

- 11 TL01 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.

Notes to Applicant

- 1 Surface water run off from the proposals should not generate additional surface runoff which could increase the risk of flooding to property downstream where property is vulnerable. The design of the surface water drainage should therefore be such that greenfield runoff from all impermeable areas does not exceed 1 litre per second per hectare. The applicant has indicated that surface water from the stable will be discharged into a soakaway. This should be designed to Building Research establishment Digest 365 in order to ensure that the soakaway is adequate.

[Note:

- (1) In advance of the consideration of the application the Committee were advised that a response had been received from the Internal Drainage Board, no response had been received from neighbours or from publicity.
- (2) In addition the Committee were advised that plans received had been sent via the planning portal and the floor and elevation plans did not match. Original hard copies of the plans were received from the agent.]