

MINUTES OF A MEETING OF THE PLANNING COMMITTEE HELD ON WEDNESDAY 20TH MAY 2015, 7.15PM IN THE COUNCIL CHAMBER, SIMPSON CENTRE, STOTFOLD

Committee Members present: S Hayes(Chairman)

B Collier	Mrs M Cooper
A Cooper	S Dhaliwal
C Phelps	L Stoter
J Talbot	

Also present: Councillors A Cooper and B Saunders, and the Assistant Clerk

51/15. TO ELECT A CHAIRMAN FOR THE COMMITTEE

Nominations were called for, Councillor Hayes was proposed and seconded. There being no further nominations it was

Resolved that Councillor Hayes is elected Chairman of the Planning Committee for 2015/2016.

52/15 TO ELECT A VICE-CHAIRMAN FOR THE COMMITTEE

Nominations were called for, Councillor Cooper was proposed and seconded. There being no further nominations it was

Resolved that Councillor Cooper is elected Vice-Chairman of the Planning Committee for 2015/2016.

53/15 APOLOGIES FOR ABSENCE

There were none, as all Committee Members were present.

54/15 DISCLOSURE OF MEMBERS INTERESTS

There were none. Members were reminded that if at any time during the meeting they feel they have an interest in an item being discussed, they should declare it at that point.

55/15 PUBLIC PARTICIPATION – QUESTIONS, COMMENTS & RESPONSES

None

56/15 CLERK'S REPORT, CORRESPONDENCE RECEIVED & MATTERS ARISING FOR INFORMATION

Members noted that an Enforcement Notice has been issued on land at 5 Fen End, Stotfold, SG5 4BA. The Notice will take effect on 7th June 2015, unless an appeal is made against it beforehand.

57/15 DECISION NOTICES

Resolved that the Planning Decision Notices as listed and forming part of these minutes be noted.

Further resolved that the office would write to the planning and highways departments of Central Beds Council expressing concern regarding the parking of delivery lorries to The Crown whilst the building work continues.

58/15 PLANNING APPLICATIONS

Resolved that the comments made on the planning application as listed and forming part of these minutes be forwarded to Central Bedfordshire Council Planning Department.

59/15 CONSIDERATION OF APPLICATIONS BY CENTRAL BEDS DEVELOPMENT MANAGEMENT COMMITTEE

Resolved that subject to the above resolution, it is not considered necessary to call in any applications for consideration by the Central Beds Development Management Committee.

60/15 ITEMS FOR INFORMATION PURPOSES, RELEVANT TO THIS COMMITTEE ONLY

A Member advised that work has started on the development at 67-69 The Green.

There being no further business the meeting was closed at 7.42pm

CHAIRMAN

DATED

PLANNING DECISIONS – Planning 20th May 2015

App No	Address	Detail	Stotfold Town Council Comments	Central Beds Council Decision
CB/15/00322/FULL	The Crown 39 The Green	Erection of two detached four bedroom dwellings	Object to this proposal, as Members feel that their previous comments concerning applications for this site are still valid. We doubt the validity of the access statement as we do not believe it is possible to drive in forward gear on and off the proposed driveways as there is insufficient room. Therefore our previous concerns regarding the close proximity of the proposed dwellings to the blind corner of Astwick Road/The Green and the inability to have a clear view around this corner still stand, despite the traffic report stating that the speeds of vehicles on this corner are acceptable.	Approved 01/04/15
CB/14/04809/VOC	Land South of Stotfold	Variations of conditions 9,11,14,16 and 17 of planning permission CB/12/0728/RM Reserved Matters: Erection of single storey building incorporating community hall, office, Police office, county chambers, clerks office and reception office with associated WCs, kitchens and storage facilities (pursuant to outline planning permission MB/02/00242/OUT) dated 21 April 2006.	No objections	Approved 04/03/15
CB/14/04865/REG 3	Roecroft Lower School	Demolition of existing pre-school structure. Extensions and alterations to existing school building/site to provide 5 no additional class bases, extension to existing classroom, creation of additional car park, revised playground arrangements, works to the fabric of the existing school including conversion of existing courtyard in Dining Area.	No objections to the basic principle of the school enlargement, however we wish to make the following comments: the provision of on-site parking for staff will be insufficient with the expansion of pupil and staff numbers, exacerbating existing on-road parking problems. We have received several comments from residents concerned about the current parking issues in this immediate area, and feel that it is essential that the one-way system is installed and parking restrictions instigated and enforced, once the road is adopted	Approved 09/04/15

CB/15/00320/FULL	99 Silverbirch Avenue	Two storey side and rear extension and single storey front extension	No objections	Approved 13/04/15
CB/15/00551/FULL	139 Vaughan Road	Single storey side/front and single storey side/rear extensions	No objections	Approved 22/04/15
CB/15/00763/FULL	19 Baldock Road	Single storey front extension	No objections	Approved 27/04/15
CB/15/00674/FULL	5 Bryony Road	Single storey side extension	No objections	Approved 29/04/15
CB/15/00782/FULL	18 Prince Harry Close	Part single storey rear extension to form integral garage and part conversion to form utility room	No objections	Approved 01/05/15

APPROVAL CONDITIONS

Land South of Stotfold

1. The development hereby approved shall be commenced by 08 July 2017.
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. **No development shall commence until details of two unallocated disable parking bays and access thereto, located at the frontage of the community hall shall be submitted to and approved in writing by the Local Planning Authority and the community hall shall not be brought into use until the two bays have been constructed in accordance with the approved details.**
Reason: To provide adequate user friendly non abled parking provision in accordance with Policy DM3 of the Central Bedfordshire Council's Core Strategy and Development Management Policies Development Plan Document and Policy 27 of the emerging Central Bedfordshire Development Strategy.

3. **No development shall commence until details of an overflow car parking area shall be submitted to and approved in writing by the Local Planning Authority and the community hall shall not be brought into use until the overflow parking area 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 in accordance with Policy DM3 of the Central Bedfordshire Council's Core Strategy and Development Management Policies Development Plan Document and Policy 27 of the emerging Central Bedfordshire Development Strategy.

4. No development shall commence until a scheme for the secure and covered parking of cycles on the site (including the internal dimensions of the cycle parking area, stands/brackets to be used and access thereto), shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall be fully implemented before the development is first occupied or brought into use and thereafter retained for this purpose.
Reason: To ensure the provision of adequate cycle parking to meet the needs of occupiers of the proposed development in the interests of encouraging the use of sustainable modes of transport in accordance with Policy DM3 of Central Bedfordshire Council's Core Strategy and Development Management Policies Development Plan Document and Policy 27 of the emerging Central Bedfordshire Development Strategy.
5. No development shall commence until a scheme detailing access provision to and from the site for construction traffic, which details shall show what arrangements will be made for restricting such vehicles to approved points of access and egress has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be operated throughout the period of construction work.
Reason: To ensure the safe operation of the surrounding road network in the interests of road safety in accordance with Policy DM3 of Central Bedfordshire Council's Core Strategy and Development Management Policies Development Plan Document and Policy 27 of the emerging Central Bedfordshire Development Strategy.
6. No development shall commence until a scheme detailing provision for on site parking for construction workers for the duration of the construction period has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented throughout the construction period.
Reason: To ensure adequate off street parking during construction in the interests of road safety in accordance with Policy DM3 of the Central Bedfordshire Council's Core Strategy and Development Management Policies Development Plan Document and Policy 27 of the emerging Central Bedfordshire Development Strategy.
7. The development hereby approved shall not be brought into use until a car parking management/allocation plan has been submitted to and approved by the Local Planning Authority. The car parking provision hereby approved shall only be implemented in full accordance with the approved management plan.
Reason: To ensure the allocated parking provision for the residential units is not used for any other parking provision and to minimise the potential for on-street parking and thereby safeguard the interest of the safety and convenience of road users in accordance with Policy DM3 of Central Bedfordshire Council's Core Strategy and Development Management Policies Development Plan Document and Policy 27 of the emerging Central Bedfordshire Development Strategy.
8. No development shall commence until a scheme for the ventilation of the main hall, to include the provision of air conditioning and fixed shut windows, has been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be fully implemented in accordance with the approved details before the use commences and thereafter maintained in accordance with the approved details.
Reasons: To protect the amenity of neighbouring residents in accordance with Policy DM3 of Central Bedfordshire Council's Core Strategy and Development Management Policies Development Plan Document and Policies 43 and 44 of the emerging Central Bedfordshire Development Strategy.

9. No development shall commence until details for the provision of an acoustic lobby to the external exit doors of the main hall building have been submitted to and approved in writing by the Local Planning Authority. The approved details shall be fully implemented before the use commences and thereafter maintained in accordance with the approved details.

Reason: To protect the amenity of neighbouring residents in accordance with Policy DM3 of Central Bedfordshire Council's Core Strategy and Development Management Policies Development Plan Document and Policies 43 and 44 of the emerging Central Bedfordshire Development Strategy.

10. No development shall commence until details of a noise limiting device and scheme for controlling noise levels from music events using the limiting device have been submitted to and approved in writing by the Local Planning Authority. The approved limiter shall be installed, calibrated to a level approved by Public Protection and operated in accordance with the approved details and at the agreed level at all times thereafter.

Reason: To protect the amenity of neighbouring residents in accordance with Policy DM3 of Central Bedfordshire Council's Core Strategy and Development Management Policies Development Plan Document and Policies 43 and 44 of the emerging Central Bedfordshire Development Strategy.

11. (a) No development shall commence until a scheme for sound insulation of the building has been submitted and approved in writing by the Local Planning Authority. The scheme shall be designed to reduce omissions of noise arising from the building use and affecting local residents. The scheme approved by the Local Planning Authority shall be fully implemented in accordance with the approved details before the building is brought into use. The work and scheme shall thereafter be maintained in accordance with the approved details.

(b) Prior to occupation of the building a noise management and control plan shall be submitted and approved in writing by the Local Planning Authority. The approved plan shall thereafter be maintained in accordance with the approved details.

Reasons: To protect the amenity of neighbouring residents in accordance with Policy DM3 of Central Bedfordshire Council's Core Strategy and Development Management Policies Development Plan Document and Policies 43 and 44 of the emerging Central Bedfordshire Development Strategy.

12. No development shall commence until samples of the brick, render, roof tiles and weather boarding to be used for the external walls and roofs of the new building have been 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 in accordance with Policy DM3 of Central Bedfordshire Council's Core Strategy and Development Management Policies Development Plan Document and Policy 43 of the emerging Central Bedfordshire Development Strategy.

13. No development shall take place until details of wheel-cleaning facilities at all site exits have been submitted to and approved in writing by the Local Planning Authority. No development shall take place until the approved facilities have been installed and made operational and the Site Developers shall ensure that these are used by all vehicles exiting the site until the development has been substantially completed or until the roadworks necessary to provide adequate and clean access to and from the highway have been completed (apart from final resurfacing).

Reason: In the interests of the amenity and to prevent the deposit of mud or other extraneous material on the highway during the construction period in accordance with Policy DM3 of Central Bedfordshire Council's Core Strategy and Development Management Policies Development Plan Document and Policies 27 and 43 of the emerging Central Bedfordshire Development Strategy.

14. (a) No development shall take place until a landscaping scheme to include details of all hard and soft landscaping have been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented by the end of the full planting season immediately following the completion (a full planting season means the period from October to March).

(b) The development shall not be occupied until a scheme for landscape maintenance for a period of five years following the implementation of the landscaping scheme has been submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure an appropriate standard of visual amenity in the local area in accordance with Policy DM3 and DM14 of Central Bedfordshire Council's Core Strategy and Development Management Policies Development Plan Document and Policy 43 and 59 of the emerging Central Bedfordshire Development Strategy.

15. Before the premises are brought into use details of a refuse collection point located outside of the public highway shall be submitted to and approved by the Local Planning Authority. The scheme shall be fully implemented prior to occupation of the community hall and shall be retained thereafter.

Reason: In the interest of amenity and in order to minimise danger, obstruction and inconvenience to users of the highway and the premises in accordance with Policy DM3 of Central Bedfordshire Council's Core Strategy and Development Management Policies Development Plan Document and Policy 27 of the emerging Central Bedfordshire Strategy.

16. Before the premises are brought into use all on site vehicular areas shall be surfaced in a stable and durable manner in accordance with the submitted Flood Risk Assessment (reference IDB/KM/DC/13856/B5 – Flood Risk Assessment and Drainage Strategy, March 2012 by Woods Hardwick) unless otherwise agreed in writing by the Local Planning Authority.

Reason: In order to minimise danger, obstruction, and inconvenience to users of the highway and of the premises in accordance with Policy DM3 of Central Bedfordshire Council's Core Strategy and Development Management Policies Development Plan Document and Policy 27 of the emerging Central Bedfordshire Development Strategy.

17. Before the premises are brought into use the turning space for vehicles illustrated on the approved Plan no 10/885-SK012 Rev.J, or such other plan submitted to and agreed in writing by the Local Planning Authority, shall be constructed and retained thereafter.

Reason: To enable vehicles to draw off, park and turn outside the highway limits thereby avoiding the reversing of vehicles on to the highway in accordance with Policy DM3 of Central Bedfordshire Council's Core Strategy and Development Management Policies Development Plan Document and Policy 27 of the emerging Central Bedfordshire Development Strategy.

18. The main hall of the community hall premises shall not be used for music events except between the hours of 0900 hrs and 2300 hrs on any day without the prior agreement in writing of the Local Planning Authority.

Reasons: To protect the amenity of neighbouring residents in accordance with Policy DM3 of Central Bedfordshire Council's Core Strategy and Development Management Policies Development Plan Document and Policies 43 and 44 of the emerging Central Bedfordshire Development Strategy.

19. The premises shall only be used for live music events of sessions on not more than 12 days per calendar year and there shall be a maximum of two events or sessions per calendar month. Events or sessions shall not be held on consecutive days.

Reasons: To protect the amenity of neighbouring residents in accordance with Policy DM3 of Central Bedfordshire Council's Core Strategy and Development Management Policies Development Plan Document and Policies 43 and 44 of the emerging Central Bedfordshire Development Strategy.

20. The development hereby permitted shall not be carried out except in complete accordance with the details shown on the previously approved plans, numbers 10/885-S001, 10/885-SK01 Rev.J, 10/885-SK10 Rev G, 10/885-SK02 Rev.F, 10/885-SK21 Rev.F and 10/885-SK22 Rev.F.

Reason: For the avoidance of doubt.

NOTES TO APPLICANT

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.

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's Highway Help Desk 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 Traffic Management Group Highways and Transport Division.

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.

The applicant is advised that the storage of materials associated with this development should take place within the site and not extend into within the highway without authorisation from the highway authority. If necessary further details can be obtained from Bedfordshire Highways (Amey), District Manager (for the relevant area) via the Central Bedfordshire Council's Customer Contact Centre.

The applicant is advised that all cycle parking to be provided within the site shall be designed in accordance with the Central Bedfordshire Council's "Cycle Parking Annexes – July 2010".

In relation to Condition 16 the applicants are reminded of the requirements of Condition 14 of the outline consent MB/02/00242/OUT.

The Crown, 39 The Green

1. The development hereby permitted 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 Act 2004.
2. Notwithstanding the details shown on the submitted plans all external works hereby permitted shall be carried out in materials as approved by Condition 2 of the planning permission CB/14/03569/FULL. The external materials approved are Stonewold Grey Tile and Atherstone red multi stock brick unless otherwise agreed in writing by the Local Planning Authority.
Reason: To safeguard the appearance of the completed development by ensuring that the development hereby permitted is finished externally with materials to complement the existing building and the visual amenities of the locality.
3. **No development shall commence until details of the existing and final ground and slab levels of the buildings hereby approved have been submitted to and approved in writing by the Local Planning Authority. Such details shall include the surrounding ground levels within and on the edges of the site and the finished floor level of the proposed dwellings. Thereafter the site shall be developed in full accordance with the approved details.**
Reason: To ensure that an acceptable relationship results between the new development and adjacent buildings and public areas.
4. **No development shall commence until a scheme for protecting the proposed dwellings from noise from the adjacent public house has been submitted and approved by the Local Planning Authority. The scheme shall include details of window glazing and room ventilation provisions. Any works which form part of the scheme approved by the Local Planning Authority shall be completed before any permitted dwelling is occupied.**
Reason: To protect the amenity of future occupiers of the dwellings hereby approved.
5. The hard and soft landscaping of the site shall be implemented in accordance with the details agreed on 31/03/15 submitted for the approval of details reserved by condition 4 of planning permission CB/14/03569/FULL dated 07/11/14. The development shall accord with the approved details.
Reason: To ensure an acceptable standard of landscaping.
6. All boundary treatment shall be completed in accordance with the approved plan before the buildings are occupied and be thereafter retained.
Reason: To safeguard the appearance of the completed development and the amenities of the future and neighbouring occupants.
7. Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 1995 or any amendments thereto the garage accommodation on the site shall not be used for any purpose other than as garage accommodation unless permission has been granted by the Local Planning Authority on an application made for that purpose.
Reason: To retain off-street parking provision and thereby minimise the potential for on-street parking which could adversely affect the convenience of road users.

8. All on-site vehicle areas shall be surfaced in tarmacadem or similar durable porous but bound material and arrangements shall be made for surface water 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 extraneous material or surface water from the site into the highway so as to safeguard the interest of highway safety.

9. The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans numbers DE(9)900 DP(9)901 rev C DP(0)001 rev B DP(0)050 rev B Archaeological Assessment and Heritage Report Highways Statement October 2014 Arboricultural Impact Assessment May 2014 Environmental SiteCheck ref SAS_1_1 and defined by this permission and notwithstanding the provision of the Town and Country Planning General Permitted Development Order 1995 (or any Order revoking or re-enacting that Order) there shall be no variation without the prior approval in writing of the Local Planning Authority.

Reason: To identify the approved plan/s and to avoid doubt.

NOTES TO APPLICANT

This permission relates only to that required under Town and 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.

The applicant should seek confirmation from Anglian Water that a suitable surface water sewer exists and can satisfactorily accommodation the addition flows from the site.

Roecroft Lower School

1. The development hereby permitted 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. All external works hereby permitted shall be carried out in materials to match as closely as possible in colour, type and texture, those of the existing building.
Reason: To safeguard the appearance of the completed development by ensuring that the development hereby permitted is finished externally with materials to match the existing building in the interests of the visual amenities of the locality. (Policy 43, DSCB).
3. The planting and hard and soft landscaping scheme shown on approved Drawing No 001 dated 10/12/2014 shall be implemented by the end of the full planting season immediately following the completion and/or first use of any separate part of the development (a full planting season shall mean the period from October to March). The trees, shrubs and grass shall subsequently be maintained for a period of five years from the date of planting and any which die or are destroyed during this period shall be replaced during the next planting season with others of a similar size and species.
Reason: To ensure an acceptable standard of landscaping.
4. The proposed development shall be carried out and completed in all respects in accordance with the on-site vehicular layout illustrated on the approved plan and defined by this permission and, notwithstanding the provision of the Town and Country Planning General Permitted Development

Order 1995, (or any Order revoking or re-enacting that Order) there shall be no variation without the prior approval in writing of the Local Planning Authority.

Reason: To ensure that the development of the site is completed insofar as its various parts are interrelated and dependent one upon another and to provide adequate and appropriate access arrangements at all times.

5. Notwithstanding the details in the application hereby approved, prior to the building hereby approved being brought into use, a new School Travel Plan shall be prepared and submitted to and approved by the Local Planning Authority in consultation with the Chairman of the Development Management Committee. The plan shall contain details of:

The establishment of a working group involving the School, parents and representatives of the local community

Pupil travel patterns and barriers to sustainable travel

Measures to encourage and promote sustainable travel and transport for journeys to and from school

An action plan detailing targets and a timetable for implementing appropriate measures and plans for annual monitoring and review

All measures agreed therein shall be undertaken in accordance with the approved plan and there shall be an annual review of the Travel Plan to monitor progress in meeting the targets for reducing car journeys generated by the proposal.

Reason: In the interests of highway safety, to reduce congestion and to promote the use of sustainable modes of transport.

1. **No occupation of the building shall take place until details have been submitted to and approved in writing by the Local Planning Authority of the proposed additional lighting to be installed at the site. Details shall include the location and nature of lighting and luminance levels along with details of how the impact of luminance shall be minimised when viewed from neighbouring residential properties. The works shall be carried out in accordance with the approved details and shall thereafter be retained.**

Reason: To ensure the provision of additional lighting is done so without causing harm to neighbouring residential amenity.

2. No development shall take place until a Construction Management Plan has been submitted to and approved in writing by the Local Planning Authority in consultation with the highway authority. Thereafter the construction of the development shall only be carried out in accordance with the approved Plan. The Construction Traffic Management Plan shall include details of:

Construction vehicle numbers, type, routing;

Traffic management requirement;

Construction and storage compounds (including areas designated for car parking);

Siting and details of wheel washing facilities;

Cleaning of site entrances, site tracks and the adjacent highway;

Timing of construction activities to avoid school pick up/drop off times;

Post construction restoration/reinstatement of the working areas and any temporary access to Buttercup Road.

Reason: In order to protect highway safety and the amenity of other users of the public highway and rights of way.

3. The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers AL0101_P01, 001, AK0001_PO5, AK0002_P09, AK0003_P09, AK0005_P06, AK008_P03, 14613cv-02, 14613cv-03 and 9637/E/116 Rev P1.
Reason: To identify the approved plan/s and to avoid doubt.

NOTES TO APPLICANT

This permission relates only to that required under 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.

It is advised that the applicant uses the 'iOn Travel' website to manage their travel plan and implement the actions contained within it. It also benefits applicants by helping them to fulfil their planning conditions through the use of the reporting part of the tool.

The applicant is advised that further information regarding the updating of the School Travel Plan is available from the Sustainable Transport Team, Central Bedfordshire Council

99 Silverbirch Avenue

1. The development hereby permitted 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. All external works hereby permitted shall be carried out in materials to match as closely as possible in colour, type and texture those of the existing building.
Reason: To safeguard the appearance of the completed development by ensuring that the development hereby permitted is finished externally with materials to match the existing building in the interests of the visual amenities of the locality (Policy DM3 of the Core Strategy and Development Management Policies 2009).
3. In addition to the garage accommodation hereby approved, on site car parking provision for two cars to serve the extended dwelling hereby approved shall be constructed to the front of the property and surfaced in a stable and durable manner with arrangements made for surface water from the site to be intercepted and disposed of separately so that it does not discharge into the highway. This provision shall be implemented in accordance with the council's current car parking and access standards as set out in the Central Bedfordshire Design Guide (2014) unless agreed otherwise in writing with the local planning authority and made available for use before the development hereby permitted is first occupied. Thereafter this area shall be maintained and not be used for any other purpose.
Reason: To enable vehicles to draw off, park and turn clear of the highway to minimise danger, obstruction and inconvenience to users of the adjoining highway (Policy DM3 of the Core Strategy and Development Management Policies 2009).
4. Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 1995, or any amendments thereto, all garage accommodation on the site shall not be used for any purpose other than as garage accommodation, unless permission has been granted by the Local Planning Authority on an application made for that purpose.

Reason: To retain off-street parking provision and thereby minimise the potential for on-street parking which could adversely affect the convenience of road users (Policy DM3 of the Core Strategy and Development Management Policies 2009).

5. The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers 2015-020A; 2015-003A (1of2); 2015-003B(2of2).

Reason: To identify the approved plan/s and to avoid doubt.

139 Vaughan Road

1. The development hereby permitted 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. All external works hereby permitted shall be carried out in materials to match as closely as possible in colour, type and texture, those of the existing building.

Reason: To safeguard the appearance of the completed development by ensuring that the development hereby permitted is finished externally with materials to match the existing building in the interests of the visual amenities of the locality, in accordance with Policy DM3 of the Core Strategy and Development Management Policies (2009).

3. The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers 001 REV A; 002, and 003 REV A.

Reason: To identify the approved plan/s and to avoid doubt.

19 Baldock Road

1. The development hereby permitted 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. All external works hereby permitted shall be carried out in materials to match as closely as possible in colour, type and texture, those of the existing building.

Reason: To safeguard the appearance of the completed development by ensuring that the development hereby permitted is finished externally with materials to match the existing building in the interests of the visual amenities of the locality in accordance with Policy DM3 of the Core Strategy and Development Management Policies (2009).

3. The ground floor windows in the eastern flank elevation of the development hereby permitted shall be permanently fitted with obscured glass of a type to substantially restrict vision through it at all times and shall be non-opening, unless the parts of the window(s) which can be opened are more than 1.7m above the floor of the rooms in which the windows are installed. No further windows or other openings shall be formed in the eastern elevation.

Reason: To safeguard the privacy of occupiers of adjoining properties in accordance with Policy DM3 of the Core Strategy and Development Management Policies (2009).

4. The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers 3442-OS1, 3442-OS2, 3442-E01, 3442-P01 Rev B.

Reason: To identify the approved plan/s and to avoid doubt.

5 Bryony Road

1. The development hereby permitted 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 Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. All external works hereby permitted shall be carried out in materials to match as closely as possible in colour, type and texture, those of the existing building.

Reason: To safeguard the appearance of the completed development by ensuring that the development hereby permitted is finished externally with materials to match the existing building in the interests of the visual amenities of the locality, in accordance with Policy DM3 of the Core Strategy and Development Management Policies (2009).

3. The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers: 15046/OS; 15046/01-1; 15046/02-1A, 15046/01-2; 15046/01-2A; 15046/01-3A; 15046/02-3A.

Reason: To identify the approved plan/s and to avoid doubt.

18 Prince Harry Close

1. The development hereby permitted 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 development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers 2470-15A1-01, 2470-15A1-02, 2470-15A4-03, Location Plan.

Reason: To identify the approved plan/s and to avoid doubt.