

Planning Permission Number: 1/2007

Planning Application Number: BC/CM/2006/34

Date Application Registered: 19/12/2006

District Council Area: Bedford Borough

Location of Site: Sewage Treatment Works ,
Summerhouse Hill, Cardington,
Bedford

Grid Reference: 508400249500

Proposed Development: Construction of a secure kiosk
for tool storage.

Applicant: Anglian Water Services Ltd

Agent (if any):

Richard Watts
Assistant Director Growth
Planning & Transport Policy

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**NOTICE OF
GRANT
OF PLANNING
PERMISSION**

**Town & Country Planning
Acts**

**Town & Country Planning
General Development
Orders**

.....
signed

**Richard Watts
Assistant Director Growth
Planning & Transport
Policy**

.....
date

In pursuance of its powers under the Town & Country Planning Acts and Orders the County Council of Bedfordshire being the Local Planning Authority for the Administrative County hereby **GRANTS** planning permission for the proposed development as set out above and otherwise in accordance with the application submitted subject to the following conditions contained on the attached sheet(s).

YOUR ATTENTION IS DRAWN TO THE NOTES APPENDED

NOTES APPENDED TO DECISION NOTICE

Appeals to the Secretary of State

- If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State for Communities & Local Government under section 78 of the Town and Country Planning Act 1990.
- If you want to appeal, then you must do so within six months of the date of this notice, using a form which you can get from the Planning Inspectorate at 3/17 Eagle Wing, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN.
- The Secretary of State for Communities & Local Government can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.
- The Secretary of State for Communities & Local Government need not consider an appeal if it seems to him that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

Purchase Notices

- If either the local planning authority or the Secretary of State for Communities & Local Government refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.
- In these circumstances, the owner may serve a purchase notice on the Council (District Council, London Borough Council or Common Council of the City of London) in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.

Conditions and Reasons for planning permission 1/2007

1. Planning permission shall extend to the building areas edged with a thick black line on the attached plan no. BC/CM/2006/34-1. The development shall be carried out in accordance with the planning application received on 13th December 2006 and the accompanying supporting information, except for minor amendments which may be agreed in writing by the County Planning Authority.

(Reason: To define the permission and allow for minor amendments.)

2. The development hereby permitted shall be begun not later than the expiration of 3 years from the date of this permission. Written notification of the date of commencement shall be sent to the County Planning Authority within 7 days of such commencement.

(Reason: In accordance with Section 51 of the Planning & Compulsory Purchase Act 2004 to prevent the accumulation of unimplemented planning permissions.)

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Relevant development plan policies

Section 38(6) of the Planning and Compulsory Purchase Act 2004 states that any determination of a planning application shall be made in accordance with the development plan unless material considerations indicate otherwise.

Policy W18 of the Bedfordshire and Luton Minerals and Waste Local Plan favours development of sewage treatment works at existing sites rather than development of a new site. It also recognises the need for expansion of sewage treatment facilities as a result of population growth. The building is required to provide safe storage for tools used on site. The proposal is therefore not in conflict with this policy.

The proposed storage unit is located amongst existing sludge tanks and sewage treatment buildings and is 150 metres from the closest residential property. The existing landscaping of native trees and shrubs provides adequate screening therefore it is not considered that the proposal is incongruous in the surrounding area.

Reasons for grant of permission

The proposal accords with policies within the local development plan and did not receive any objections to consultations.