

your reference
our reference BC/CC/2006/51/ KW
please ask for Kim Wilson
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date 3 April 2007

Mouchel Parkman
PO Box 10
45 St. Peter's Street
Bedford
MK40 2ZA

Please reply to:
Kim Wilson

F.A.O. Eric Wakely

Dear Mr Wakely

Town and Country Planning Act 1990

Town and Country Planning General Regulations 1992

Proposal: Erection of 2 new day units and construction of new drainage catch pit.

**Site Address: Kempston Hardwick Travellers Site, Amphill Road, Kempston
Hardwick, Bedford**

I write to inform you that on 30/03/2007 planning permission was granted under powers delegated by the County Council for Erection of 2 new day units and construction of new drainage catch pit at Kempston Hardwick Travellers Site, Amphill Road, Kempston Hardwick, Bedford as indicated on drawings numbered BC/CC/2006/51/1-2 (Mouchel Parkman plan Nos. 2001A, 2002) subject to the following conditions:

1. The development hereby permitted shall begin within 3 years of the date of this permission.
2. The external finish of the walls, roofs and surface treatment of the access road and other hard surfaces shall match as closely as possible those of the existing buildings and hard surfacing on site, and details of the materials shall be submitted to and approved by the County Planning Authority before development commences.
3. No trees or shrubs shall be lopped, topped or felled and no shrubs or hedges shall be cut down without the prior approval of the County Planning Authority.
4. Before development commences details of the proposed surface water, contaminated and foul water drainage systems shall be submitted to and approved by the County Planning Authority, and shall thereafter be installed and maintained to the satisfaction of the County Planning Authority.
5. No development shall take place until details of the removal and / or repositioning of any earth mounding have been submitted to and approved in writing by the County Planning Authority.
6. Before the development is commenced, a landscaping scheme to include all hard surfaces shall be submitted to and approved by the County Planning Authority and all planting thereby approved shall be carried out to their satisfaction by a date not later than the end of the full planting season immediately following the completion of that development. Thereafter the trees and shrubs shall be adequately maintained for a period of five years from the date of planting and any which die or are seriously damaged during this period shall be replaced and maintained until satisfactorily established.

Reasons

1. In accordance with Section 51 of the Planning and Compulsory Purchase Act 2004, to prevent the accumulation of unimplemented planning permissions.
2. To enable the County Planning Authority to exercise control over the appearance of the proposed development. (Ref. Structure Plan Policy 1(x) and 10(iii) and Bedford Borough Local Plan Policies BE29 & 30).
3. To protect trees and shrubs on site (Ref: Structure Plan Policy 8 and Bedford Borough Local Plan Policy NE4) and to safeguard visual amenities (Ref. Bedfordshire Structure Plan Policy 10 (iii)).
4. To ensure that the development is adequately drained in perpetuity. (Ref. Structure Plan Policy 1(i) & 3).
5. To enable the County Planning Authority to exercise control over the appearance of the proposed development. (Ref. Structure Plan Policy 1(x) and 10(iii) and Bedford Borough Local Plan Policies BE29 & 30).
6. To enhance the appearance of the proposed development. (Ref. Structure Plan Policy 1(x) and 10(iii) and Bedford Borough Local Plan Policies BE29 & 30).

Informative

Prior to the discharge of surface water from the development and prior to the discharge of the drainage condition the formal consent of the Bedfordshire and River Ivel Internal Drainage Board will be required i.e. a land drainage consent, and the appropriate fee paid.

In accordance with Article 5 of the Town & Country Planning (General Development Procedure) (England) (Amendment) Order 2003, the decision to grant planning permission has been taken having regard to the policies and proposals of the Development Plan set out below and to all relevant material considerations (including supplementary planning guidance) referred to in the delegated report:

Bedfordshire Structure Plan 2011

Policy 1 (i), 1(x), 3, 10(III)

Bedford Borough Local Plan October 2002

Policy BE29, BE30, NE4

For further information on the decision please see the application report which is available for inspection together with all other background papers by prior arrangement at Bedfordshire County Council.

Yours sincerely

Kim Wilson
Senior Planning & Transport Officer
For the Development Planning and Control Manager