

**DEVELOPMENT CONTROL COMMITTEE****20<sup>th</sup> November, 2002 at 6.00 p.m.**

PRESENT: Councillor Hoyle (Chair); Councillors Boyle, Dolling, Franks, Jenkins, Stewart and Taylor.

**LAND TO REAR OF BUS DEPOT, NO. 487 DUNSTABLE ROAD (REF: 7.6)**

**233** The Development Control Manager reported on Application No. 02/01057/COU submitted by Arriva the Shires and Essex for planning permission in respect of the change of use of disused domestic gardens on land to the rear of the Bus Depot, No. 487 Dunstable Road to car parking associated with the bus depot.

He reported that the Application site fell within a Primarily Residential Area identified on the Borough of Luton Local Plan, and therefore the application had been advertised in accordance with the requirements of the Town and Country Planning (Development Plans and Consultation) Direction 1992.

**Resolved to recommend:** That Application No. 02/01057/COU be approved subject to compliance with the following conditions:-

- (01) The development hereby permitted shall be begun not later than the expiration of five years beginning with the date of this permission. (Reason: To limit the duration of the permission in accordance with the provisions of Sections 91-96 of the Town and Country Planning Act, 1990).
- (02) Details of the surfacing and drainage of any car parking area(s) provided in accordance with the requirements of this permission shall be submitted to and approved by the Local Planning Authority before the development hereby permitted is commenced. (Reason: To ensure a satisfactory standard of development and to safeguard the amenities of the surrounding area).
- (03) No external lighting shall be installed to the car parking area or to the perimeter of the building(s) hereby approved without the prior permission of the Local Planning Authority. (Reason: To protect the amenities of neighbouring properties).
- (04) A solid brick wall of 2.5m in height shall be erected along the boundaries of the application site with Nos. 188, 190, 192, 194 & 196 Connaught Road, prior to the commencement of the use hereby permitted, and thereafter retained in such form unless the prior written permission for its alteration or removal has first been obtained from the Local Planning Authority. (Reason: To protect the amenities of neighbouring properties).