

1. 142 Leagrave Road Luton  
Retention of external staircase and alterations to rear of building.  
04/01443/FUL Mr Tahir Mahmood
  
2. 250 Toddington Road Luton  
Variation of conditions 1 and 5 of permission 03/00715/COU to extend planning permission expiry to 31st August 2006 and increase pupil limit to 95.  
05/00220/VARCON Chiltern Education Trust

**DEVELOPMENT CONTROL COMMITTEE**  
**WEDNESDAY 6<sup>TH</sup> APRIL 2005**  
**RECOMMENDATIONS OF THE DEVELOPMENT CONTROL MANAGER**  
**FOR APPROVAL OF PLANNING PERMISSION**

APPLICATION NO            04/01443/FUL  
PROPOSAL :                Retention of external staircase and alterations to rear of  
                                      building.  
LOCATION :                 142 Leagrave Road Luton  
APPLICANT :              Mr Tahir Mahmood  
POLICY/ALLOCATION:      H2,  
WARDS AFFECTED:        BISCOT

CONDITIONS :

- 1        None.
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APPLICATION NO            05/00077/OUT  
PROPOSAL :                Development of land for residential purposes - Erection of  
                                      8 one and two bedroom flats in three blocks and  
                                      alterations to existing two bedroom flats with associated  
                                      parking.  
LOCATION :                 Land And Buildings At And Behind 98-100 Wenlock Street  
APPLICANT :              A.E. Waller (Engineering) Ltd  
POLICY/ALLOCATION:      BP1, E1, H1, H7,  
WARDS AFFECTED:        HIGH TOWN

CONDITIONS :

- 1        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.*
- 2        No works or development shall take place until full details of a landscaping scheme to include all hard surfaces, grassed areas, tree and shrub plantings and the proposed times of planting, has been approved in writing by the Local Planning Authority, and all grassed areas shall be laid out and all tree and shrub planting shall be carried out in accordance with those details and at those times. Within one month of the completion of the landscaping scheme written confirmation of the completion date shall be submitted to the Local Planning Authority. If within a period of five years from the initial date of planting of any tree or shrub, any such plant is removed, uprooted or destroyed or dies, or becomes in the opinion of the Local Planning Authority, seriously damaged, diseased or defective, another tree or shrub of the same species and size as that originally planted shall be planted at the same place, unless the Local Planning Authority gives its written consent to any variation.

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*Reason: To ensure a satisfactory standard of development and to safeguard the amenities of the surrounding area. To accord with the objectives of Policy(ies) BP1, E1, E8 and H1 of the Borough of Luton Local Plan.*

*Reason: To enhance the appearance of the proposed development. To accord with the objectives of Policy(ies) BP1, E1, E8 and H1 of the Borough of Luton Local Plan.*

- 3 A management plan, including management responsibilities and maintenance schedules, for all external areas of the development shall be submitted to and approved by the Local Planning Authority prior to the occupation of the development for its permitted use. The management plan shall be carried out as approved.

*Reason: To ensure a satisfactory standard of development and to safeguard the amenities of the surrounding area. To accord with the objectives of Policy(ies) E1 and H7 of the Borough of Luton Local Plan.*

- 4 Before any building or engineering works are commenced on site the existing trees, shrubs and/or hedges to be retained shall be safeguarded against damage or injury by the erection of fencing or other suitable protection at a distance of not less than 1 metre from the tree trunk(s) or shrubs or hedging, and no plant, materials or other objects shall be stored or placed against any of the trees, shrubs or hedges.

*Reason: To ensure a satisfactory standard of development and to safeguard the amenities of the surrounding area. To accord with the objectives of Policy(ies) E1 of the Borough of Luton Local Plan.*

- 5 The area to be used for car parking in connection with the development hereby permitted shall not be used for any purpose other than for the parking of residents and visitors and the standing of vehicles while servicing the premises and shall be ready for use prior to the occupation of the building(s) comprised in the development hereby permitted.

*Reason: To ensure that adequate provision is made for vehicles to park clear of the highway in the interest of road safety. To accord with the objectives of Policy(ies) BP1, E1, H1 and H7 of the Borough of Luton Local Plan.*

- 6 Details of the surfacing and drainage of any parking service area(s) hereby approved shall be submitted to and approved by the Local Planning Authority before the development hereby permitted is commenced. The details thereby approved shall be installed prior to the occupation of any building on the site.

*Reason: To ensure a satisfactory standard of development and to safeguard the amenities of the surrounding area. To accord with the objectives of Policy(ies) BP1, E1, H1 and H7 of the Borough of Luton Local Plan.*

- 7 The garden/amenity space approved as part of the development hereby permitted shall be available for use prior to the occupation of any flat or dwelling and shall be accessible to the occupants of all dwelling units in the scheme.

*Reason: To ensure a satisfactory standard of development in the interests of safeguarding the amenities of future residents of the accommodation hereby approved. To accord with the objectives of Policies BP1, E1, H1 and H7 of the Borough of Luton Local Plan.*

- 8 Full details of the proposed boundary treatment of the site shall be submitted to and approved by the Local Planning Authority before the development is commenced and the approved treatment shall be installed before the building(s) hereby permitted is/are occupied.

*Reason: To protect the amenities of neighbouring properties. To accord with the objectives of Policy(ies) BP1, E1, H1 and H7 of the Borough of Luton Local Plan.*

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- 9 Full details of the materials to be used in the construction of the walls and roofing of the new buildings shall be submitted to and approved by the Local Planning Authority before the development is commenced.  
*Reason: To ensure a satisfactory standard of development and to safeguard the amenities of the surrounding area. To accord with the objectives of Policy(ies) E1 and H7 of the Borough of Luton Local Plan.*
- 10 Before the development hereby permitted is commenced, the developer will complete a desktop study to establish whether the site is potentially contaminated. The desktop study shall be submitted to the Local Planning Authority for consideration in consultation with the Environment Agency and the Council's Environmental Health Service and no development shall take place on the site until the Local Planning Authority has formally discharged this condition.  
*Reason: To prevent pollution of the water environment. To accord with the objectives of Policy(ies) BP1, E1, E8 and E10 of the Borough of Luton Local Plan.*
- 11 Pursuant to the satisfactory discharge of condition 10 and, if the desktop study required by that condition has so indicated, an intrusive soil investigation shall be undertaken to assess the degree and nature of any contamination present, and to determine its potential for pollution of the water environment and risk to other receptors via a qualitative risk assessment. The method and extent of the investigation shall be agreed with the Local Planning Authority in consultation with the Environment Agency and the Council's Environmental Health Service beforehand and the investigation shall be undertaken prior to the commencement of the development.  
*Reason: To prevent pollution of the water environment. To accord with the objectives of Policy(ies) BP1, E1, E8 and E10 of the Borough of Luton Local Plan.*
- 12 Subject to the result of the studies required by conditions 10 and 11 , a remediation strategy setting out a timetable of works and the proposed means of dealing with any contamination on site, including provisions for monitoring any specified actions and validating the outcomes, shall then be submitted to and approved by the Local Planning Authority in consultation with the Environment Agency and the Council's Environmental Health Service before the development commences. The development shall then proceed in strict accordance with the approved remediation strategy.  
*Reason: To prevent pollution of the water environment. To accord with the objectives of Policy(ies) BP1, E1, E8 and E10 of the Borough of Luton Local Plan.*
- 13 The construction of the surface and foul water drainage system shall be carried out in accordance with details to be submitted to and approved in writing by the Local Planning Authority in consultation with the Environment Agency and Thames Water Utilities before the development is commenced.  
*Reason: To prevent pollution of the water environment. To accord with the objectives of Policy(ies) BP1, E1, E8 and E10 of the Borough of Luton Local Plan.*
- 14 External lighting shall be provided in accordance with a scheme to be submitted to and approved by the Local Planning Authority before the development hereby permitted is commenced and the approved lighting shall be installed and fully operational prior to the occupation of the building(s)  
*Reason: To ensure a satisfactory standard of development and in the interests of security and the prevention of crime. To accord with the objectives of Policy(ies) BP1 and E1 of the Borough of Luton Local Plan.*

APPLICATION NO 05/00104/FUL  
 PROPOSAL : Erection of a 3 storey building comprising 6 no. 1 bedroom flats with associated parking.  
 LOCATION : Garage Court Adjacent To 24 May Street  
 APPLICANT : Mr B J Hodges  
 POLICY/ALLOCATION: BP1, E1, H1, H2, H3,  
 WARDS AFFECTED: SOUTH

CONDITIONS :

- 1 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.*
- 2 No works or development shall take place until full details of a landscaping scheme to include all hard surfaces, grassed areas, tree and shrub plantings and the proposed times of planting, has been approved in writing by the Local Planning Authority, and all grassed areas shall be laid out and all tree and shrub planting shall be carried out in accordance with those details and at those times. Within one month of the completion of the landscaping scheme written confirmation of the completion date shall be submitted to the Local Planning Authority. If within a period of five years from the initial date of planting of any tree or shrub, any such plant is removed, uprooted or destroyed or dies, or becomes in the opinion of the Local Planning Authority, seriously damaged, diseased or defective, another tree or shrub of the same species and size as that originally planted shall be planted at the same place, unless the Local Planning Authority gives its written consent to any variation.  
*Reason: To ensure a satisfactory standard of development and to safeguard the amenities of the surrounding area. To accord with the objectives of Policy(ies) BP1, E1 and H1 of the Borough of Luton Local Plan.*
- 3 A landscape management plan, setting out management and maintenance responsibilities for all hard and soft landscape areas, shall be submitted to and approved by the Local Planning Authority prior to the occupation of the development or any phase of the development, for its permitted use. The landscape management plan shall be carried out as approved and shall remain in force for as long as the development remains in existence.  
*Reason: To ensure a satisfactory standard of development and to safeguard the amenities of the surrounding area. To accord with the objectives of Policy(ies) BP1, E1 and H1 of the Borough of Luton Local Plan.*
- 4 Details of the surfacing and drainage of any parking service area(s) hereby approved shall be submitted to and approved by the Local Planning Authority before the development hereby permitted is commenced. The details thereby approved shall be installed prior to the occupation of any building on the site.  
*Reason: To ensure a satisfactory standard of development and to safeguard the amenities of the surrounding area. To accord with the objectives of Policy(ies) BP1, E1 and H1 of the Borough of Luton Local Plan.*

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- 5 Notwithstanding the submitted plans, triangular pedestrian safety visibility splay(s) of 1.8 metres x 1.8 metres shall be provided on each side of the vehicle access points to the site. The splay(s) shall be positioned within the site at right angles to the highway (measured at the highway/site boundary). The visibility splay(s) so described shall be maintained free of any obstruction to visibility exceeding a height of 600mm above the existing ground level.  
*Reason: In the interests of highway and pedestrian safety. To accord with the objectives of Policy(ies) BP1, E1 and H1 of the Borough of Luton Local Plan.*
- 6 The garden/amenity space approved as part of the development hereby permitted shall be available for use prior to the occupation of any flat or dwelling and shall be accessible to the occupants of all dwelling units in the scheme.  
*Reason: To ensure a satisfactory standard of development and to safeguard the amenities of the surrounding area. To accord with the objectives of Policy(ies) BP1, E1 and H7 of the Borough of Luton Local Plan.*
- 7 Full details of the proposed boundary treatment of the site shall be submitted to and approved by the Local Planning Authority before the development is commenced and the approved treatment shall be installed before the building(s) hereby permitted is/are occupied.  
*Reason: To ensure a satisfactory standard of development and to safeguard the amenities of the surrounding area. To accord with the objectives of Policy(ies) BP1, E1 and H1 of the Borough of Luton Local Plan.*
- 8 Samples of the materials to be used in the construction of the walls and roofs of the proposed development shall be submitted to and approved by the Local Planning Authority before the development is commenced.  
*Reason: To ensure a satisfactory standard of development and to safeguard the amenities of the surrounding area. To accord with the objectives of Policy(ies) BP1, E1 and H1 of the Borough of Luton Local Plan.*
- 9 The construction of the site foundations shall be carried out in accordance with details submitted to and approved in writing by the Local Planning Authority before the development commences.  
*Reason: To prevent pollution of groundwater. To accord with the objectives of Policy(ies) BP1, E1, E10 and H1 of the Borough of Luton Local Plan.*
- 10 The design and specifications of the proposed residential development shall be such that the night time noise levels within any bedroom, with windows closed, shall not exceed 30dB(A) LAeq (23:00 - 07:00) (45DbLamax) and day time levels shall not exceed 40dBLAeq (07:00 - 23:00). Details of all noise insulation measures, including the windows to the front and rear facades of the building shall be submitted to and approved by the Local Planning Authority before any work is commenced and the approved insulation scheme shall be completed prior to the occupation of the development.  
*Reason: To protect the amenities of the residents of the development.*
- 11 Before the development hereby permitted is commenced, the developer will complete a desktop study to establish whether the site is potentially contaminated. The desktop study shall be submitted to the Local Planning Authority for consideration in consultation with the Environment Agency and the Council's Environmental Health Service and no development shall take place on the site until the Local Planning Authority has formally discharged this condition.  
*Reason: To prevent pollution of the water environment. To accord with the objectives of Policy(ies) BP1, E1 and E10 of the Borough of Luton Local Plan.*

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- 12 Pursuant to the satisfactory discharge of condition 13 and, if the desktop study required by that condition has so indicated, an intrusive soil investigation shall be undertaken to assess the degree and nature of any contamination present, and to determine its potential for pollution of the water environment and risk to other receptors via a qualitative risk assessment. The method and extent of the investigation shall be agreed with the Local Planning Authority in consultation with the Environment Agency and the Council's Environmental Health Service beforehand and the investigation shall be undertaken prior to the commencement of the development.  
*Reason: To prevent pollution of the water environment. To accord with the objectives of Policy(ies) BP1, E1 and E10 of the Borough of Luton Local Plan.*
- 13 Subject to the result of the studies required by conditions 13 and 14 , a remediation strategy setting out a timetable of works and the proposed means of dealing with any contamination on site, including provisions for monitoring any specified actions and validating the outcomes, shall then be submitted to and approved by the Local Planning Authority in consultation with the Environment Agency and the Council's Environmental Health Service before the development commences. The development shall then proceed in strict accordance with the approved remediation strategy.  
*Reason: To avoid the creation of traffic congestion on the highway in the interests of safety and convenience of pedestrians and other road users. To accord with the objectives of Policy(ies) BP1, E1 and E10 of the Borough of Luton Local Plan.*
- 14 External lighting shall be provided in accordance with a scheme to be submitted to and approved by the Local Planning Authority before the development hereby permitted is commenced and the approved lighting shall be installed and fully operational prior to the occupation of the building(s).  
*Reason: To ensure a satisfactory standard of development and in the interests of security and the prevention of crime. To accord with the objectives of Policy(ies) BP1 and E1 of the Borough of Luton Local Plan.*
- 15 The existing garages hereby retained shall be utilised for the parking of cars and shall not be used for any other purposes other than with the express consent of the Council.  
*Reason: In the interests of highway and pedestrian safety. To accord with the objectives of Policy(ies) BP1, E1, H1 and T7 of the Borough of Luton Local Plan.*

APPLICATION NO 05/00220/VARCON  
 PROPOSAL : Variation of conditions 1 and 5 of permission  
 03/00715/COU to extend planning permission expiry to  
 31st August 2006 and increase pupil limit to 95.  
 LOCATION : 250 Toddington Road Luton  
 APPLICANT : Chiltern Education Trust  
 POLICY/ALLOCATION: LC2,  
 WARDS AFFECTED: LEAGRAVE

CONDITIONS :

- 1 The permission hereby granted shall be limited to a period expiring on 31st August 2006 whereupon the use(s) shall be discontinued unless before that date permission has been given for its/their retention.  
*Reason: To prevent an unsatisfactory form of permanent development and to ensure compatibility with the aims and objectives of Policy EMP1 of the Borough of Luton Local Plan.*
- 2 Amendments to the scheme providing for an integrated package of transportation measures to accord with the principles set out in current guidance to reduce car travel to school, which was previously approved in discharge of condition 2 of planning permission 03/00715/CO, shall be submitted to the Local Planning Authority for approval and the details thereby approved shall be implemented prior to the continuation of the permitted use beyond August 31st 2005. The amended scheme so submitted shall take into account the increase in pupil numbers and the extension of the time period.  
*Reason: In the interests of sustainability and encouraging reduced car travel to school.*
- 3 The area to be used for car parking in connection with the development hereby permitted shall extend to the full parking area as it existed in May 2003, prior to the initial occupation of the site for educational purposes. This area shall not be used for any purpose other than for the parking of staff and visitors cars, the standing of vehicles while servicing the premises and the dropping off and picking up of pupils.  
*Reason: To ensure that adequate provision is made for vehicles to park clear of the highway in the interest of road safety. To accord with the objectives of Policy(ies) T7 of the Borough of Luton Local Plan.*
- 4 No alterations to the external appearance of the building(s), other than any alterations approved under this permission, shall be carried out without the prior permission of the Local Planning Authority.  
*Reason: To enable the Local Planning Authority to exercise proper control over the development proposed, in the interests of securing a satisfactory standard of work and of safeguarding the amenities of the surrounding area. To accord with the objectives of Policy(ies) BP1 of the Borough of Luton Local Plan.*
- 5 Unless otherwise agreed in writing by the Local Planning Authority, the land and premises shall not be used for teaching purposes outside the hours of 8am to 5pm on Mondays to Fridays during school terms, other than on four weekday evenings during each school term when the hours of use may be extended until 10pm. For the avoidance of doubt, "school term" shall be the state school terms applying in the Borough of Luton.  
*Reason: To protect the amenities of neighbouring properties. To accord with the objectives of Policy(ies) BP1 and T7 of the Borough of Luton Local Plan.*

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- 6 No more than 95 pupils shall be in attendance on site at any one time.  
*Reason: To protect the amenities of neighbouring properties. To accord with the objectives of Policy(ies) BP1 and T7 of the Borough of Luton Local Plan.*
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APPLICATION NO 05/00274/FUL  
PROPOSAL : Change of Use from B2 to B1(c) (Light Industry), B2 (General Industry) and B8 (Storage and Distribution).  
LOCATION : 8 Bilton Way Luton  
APPLICANT : Real Estate And Commercial Trust Ltd  
POLICY/ALLOCATION: EMP1, EMP5,  
WARDS AFFECTED: DALLOW

CONDITIONS :

- 1 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.*
  - 2 The area to be used for car parking in connection with the development hereby permitted shall not be used for any purpose other than for the parking of employees and visitors cars and the standing of vehicles while servicing the premises and shall be ready for use prior to the occupation of the building(s) comprised in the development hereby permitted.  
*Reason: To ensure that adequate provision is made for vehicles to park clear of the highway in the interest of road safety. To accord with the objectives of Policy(ies) T7 of the Borough of Luton Local Plan.*
  - 3 No goods, waste or other materials shall be stored outside the building(s) in the open except in such locations and containers (including skips) as may be approved beforehand by the Local Planning Authority.  
*Reason: In the interests of visual amenity and highway safety. To accord with the objectives of Policy(ies) E1 of the Borough of Luton Local Plan.*
  - 4 The existing boundary treatment to the site, or similar replacement boundary treatment affording the same level of security, shall be retained in position for so long as the use hereby approved remains.  
*Reason: To ensure a satisfactory standard of development and in the interests of security and the prevention of crime. To accord with the objectives of Policy(ies) E8 of the Borough of Luton Local Plan.*
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APPLICATION NO 05/00275/VARCON  
 PROPOSAL : Variation of condition 7 (opening hours) of permission  
 03/01629/COU dated 7th May 2004 to allow opening  
 between 8am and 8pm on Mondays to Fridays.  
 LOCATION : 227 Ashcroft Road Luton  
 APPLICANT : Mr G P Lobo  
 POLICY/ALLOCATION: LC2, T7,  
 WARDS AFFECTED: ROUND GREEN

CONDITIONS :

- 1 The use hereby permitted shall not operate outside the following hours: 08.00 to 20.00 on Mondays to Fridays and not at all on Saturdays, Sundays and Bank Holidays.  
*Reason: To protect the amenities of neighbouring properties. To accord with the objectives of Policy(ies) H1 and LC2 of the Borough of Luton Local Plan.*
- 2 No works or development shall take place until full details of a landscaping scheme to include all hard surfaces, grassed areas, tree and shrub plantings and the proposed times of planting, has been approved in writing by the Local Planning Authority, and all grassed areas shall be laid out and all tree and shrub planting shall be carried out in accordance with those details and at those times. Within one month of the completion of the landscaping scheme written confirmation of the completion date shall be submitted to the Local Planning Authority. If within a period of five years from the initial date of planting of any tree or shrub, any such plant is removed, uprooted or destroyed or dies, or becomes in the opinion of the Local Planning Authority, seriously damaged, diseased or defective, another tree or shrub of the same species and size as that originally planted shall be planted at the same place, unless the Local Planning Authority gives its written consent to any variation.  
*Reason: To enhance the appearance of the proposed development and to protect the amenities of neighbouring properties. To accord with the objectives of Policies H1 and LC2 of the Borough of Luton Local Plan.*
- 3 A management plan, including management responsibilities and maintenance schedules, for all external areas of the development shall be submitted to and approved by the Local Planning Authority prior to the occupation of the development for its permitted use. The management plan shall be carried out as approved.  
*Reason: To enhance the appearance of the proposed development and to protect the amenities of neighbouring properties. To accord with the objectives of Policies H1 and LC2 of the Borough of Luton Local Plan.*
- 4 The area to be used for car parking in connection with the development hereby permitted shall not be used for any purpose other than for parking of patient's cars to the front of the premises and staff and visitors cars to the rear of the premises and the standing of vehicles while servicing the premises and shall be ready for use prior to the occupation of the building(s) comprised in the development hereby permitted.  
*Reason: To ensure that adequate provision is made for vehicles to park clear of the highway in the interest of road safety. To accord with the objectives of Policy(ies) T7 of the Borough of Luton Local Plan.*

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- 5 Notwithstanding the submitted plans triangular pedestrian visibility splay(s) of 1.8m x 1.8m shall be provided on both sides of the access to the new parking area to the front of the premises. The splay(s) shall be positioned within the site at right angles to the highway (measured at the highway/site boundary). The visibility splay(s) so described shall be maintained free of any obstruction to visibility exceeding a height of 600mm above the existing ground level.  
*Reason: In the interests of highway and pedestrian safety. To accord with the objectives of Policy(ies) LC2 and T7 of the Borough of Luton Local Plan.*
- 6 The building(s) and/or site shall be used for an Osteopathic Surgery (which may include only Osteopathic treatment, Acupuncture, Shiatsu Massage and Massage) and shall not be used by a doctor, dentist or other medical or health service practitioner or for any other purpose, including any other purpose within Class D1 specified in the schedule to the Town and Country Planning (Use Classes) Order, 1987, (or any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification).  
*Reason: To protect the amenities of neighbouring properties. To accord with the objectives of Policy(ies) H1 and LC2 of the Borough of Luton Local Plan.*
- 7 No more than 2 consultants, medical or health service practitioners shall be on site at any one time for the purpose of providing treatment to patients.  
*Reason: To protect the amenities of neighbouring properties. To accord with the objectives of Policy(ies) H1 and LC2 of the Borough of Luton Local Plan.*
- 8 Notwithstanding the submitted plans, full details of the construction of the parking areas shall be submitted to and approved by the Local Planning Authority prior to the commencement of any work on site. For the avoidance of doubt, the visitor parking area to the front of the site shall be constructed on a "no dig" principle, using a geotextile membrane or such other suitable alternative as may be agreed in writing by the Local Planning Authority. All work on site shall be supervised by a qualified arboricultural consultant in close consultation with the Council's Tree Officer who shall be notified in writing 14 days in advance of the commencement of work on site. Any risk or damage to the trees which becomes evident during construction shall be reported immediately to the Local Planning Authority and , if necessary, an alternative method of construction shall thereafter be agreed.  
*Reason: To ensure a satisfactory standard of development and to ensure that the trees in the front garden area are protected from damage.*

APPLICATION NO            05/00277/FUL  
PROPOSAL :                Change of use from B2 to B1(c) (light industry) B2  
                                      (general industry) and B8 (storage and distribution).  
LOCATION :                 Units 2-6 Bilton Way  
APPLICANT :               Real Estate And Commercial Trust Ltd  
POLICY/ALLOCATION:       EMP1, EMP5,  
WARDS AFFECTED:        DALLOW

CONDITIONS :

- 1        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.*
- 2        The area to be used for car parking in connection with the development hereby permitted shall not be used for any purpose other than for the parking of employees and visitors and the standing of vehicles while servicing the premises and shall be ready for use prior to the occupation of the building(s) comprised in the development hereby permitted.  
*Reason: To ensure that adequate provision is made for vehicles to park clear of the highway in the interest of road safety. To accord with the objectives of Policy(ies) T7 of the Borough of Luton Local Plan.*
- 3        No goods, waste or other materials shall be stored outside the building(s) in the open except in such locations and containers (including skips) as may be approved beforehand by the Local Planning Authority.  
*Reason: In the interests of visual amenity and highway safety. To accord with the objectives of Policy(ies) E1 of the Borough of Luton Local Plan.*
- 4        The existing boundary treatment to the site, or similar replacement boundary treatment affording the same level of security, shall be retained in position for so long as the use hereby approved remains.  
*Reason: To ensure a satisfactory standard of development and in the interests of security and the prevention of crime. To accord with the objectives of Policy(ies) E8 of the Borough of Luton Local Plan.*

APPLICATION NO 05/00355/REN  
PROPOSAL : Continued use of land as short stay public car park -  
renewal of Permission No.04/00206/REN dated 28th May  
2004.  
LOCATION : Car Park Area Power Court  
APPLICANT : National Car Parks Ltd  
POLICY/ALLOCATION: BP1, T1,  
WARDS AFFECTED: SOUTH

CONDITIONS :

- 1 The use hereby permitted shall be limited to a period expiring on 31st May 2006 whereupon the use shall cease and all equipment and materials brought onto the land for the purposes of such use, including attendant's hut and security lighting, shall be removed from the site unless before that date permission has been given for the use to continue.  
*Reason: To enable the Local Planning Authority to review the matter at the end of the limited period having regard to current policy, any current proposals for the development of the site, and to the impact of the approved use of premises on the surrounding area. To accord with the objectives of Policy(ies) BP1, E1 and T1 of the Borough of Luton Local Plan.*
- 2 A pricing tariff structure shall be retained at the site as follows: for all vehicles parked in excess of four hours on any one single day and for all season tickets, the tariff shall be maintained at all times throughout the duration of this permission, at a rate 25% higher than the equivalent rate at the Council's Bus Station car park at Bute Street.  
*Reason: To discourage the use of the car park for long stay parking, which would be contrary to the Council's Policies T1, T2 and T7 of the Borough of Luton Local Plan.*