

Application No : 09/02388/FUL

Approval No : 09/02388/FUL

- 12 No development shall take place until details of all boundary treatments, screen walls and fences have been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter implemented in accordance with the approved scheme.

REASON: To ensure a satisfactory standard of development and in accordance with Policy BE30 of the Bedford Borough Local Plan 2002.

IMPORTANT PLEASE NOTE THE FOLLOWING ADVICE :-

The applicant is advised that the implementation of a successful landscaping scheme will necessitate careful monitoring of works throughout and beyond the development process.

The council's objective is to achieve a 10% reduction in emissions of carbon dioxide. Furthermore, paragraph 1.11 of the introduction to the Government's Planning and Climate Change supplement to PPS1 (December 2006) states that in the interim period before plans are adopted, planning authorities should require a standard of 10 percent for the provision of renewable sources of energy.

Please note the application has been determined with the following policies taken into consideration and any relevant supplementary planning guidance:

Policy: BE30	Description: Control of New Development	Document: Bedford Borough Local Plan
Policy: H24	Description: Residential development in SPA villages	Document: Bedford Borough Local Plan
Policy: NE04	Description: Retention trees, hedges, woodland	Document: Bedford Borough Local Plan
Policy: CP21	Description: Designing in quality	Document: Core Strategy & Rural Issues Plan 16-Apr-08
Policy: CP26	Description: Climate change and pollution	Document: Core Strategy & Rural Issues Plan 16-Apr-08
Policy: CP29	Description: Accessibility	Document: Core Strategy & Rural Issues Plan 16-Apr-08

Please note the following are the approved plan(s) detail(s):

(If any further amendments are approved/refused following this decision you will need to check on our Website <http://www.bedford.gov.uk/Default.aspx/Web/PlanningPublicAccessPortal> or contact the Local Planning Authority for details)

Plan type: Proposed Elevations	Plan ref: :P1	Version: :V5	Received: 16-Oct-09
Plan type: Proposed Elevations	Plan ref: :P2	Version: :V6	Received: 16-Oct-09
Plan type: Energy Statement	Plan ref: :P3	Version: :V7	Received: 16-Oct-09
Plan type: Photo's	Plan ref: :P4	Version: :V8	Received: 16-Oct-09
Plan type: Block plan	Plan ref: :P5	Version: :V9	Received: 16-Oct-09
Plan type: Proposed Floor plans	Plan ref: :P6	Version: :V10	Received: 16-Oct-09