



Prior Approval of a Proposed Development falling within the Dunstable Woodside Local Development Order

TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (ENGLAND) ORDER 2010

Publication of notifications on the planning authority website

Please note that the information provided on this notification and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Before completing this form, please read Appendix 1 of the Dunstable Woodside Local Development Order to establish whether you consider the proposed development would be permitted by the Order and that the proposed development would adhere to all relevant conditions. If you are unsure, please contact Central Bedfordshire Council's Planning Department on 0300 300 8000.

Please complete using block capitals and black ink if completing by hand.

1. Developer / Company Details

Title First name
Last name
Company (optional)
Unit
Address 1
Address 2
Address 3
Town
County
Country
Postcode
Telephone number
Extension number
Mobile number:
Fax number:
Email address:

2. Agent Details (if any)

Title First name
Last name
Company (optional)
Unit
Address 1
Address 2
Address 3
Town
County
Country
Postcode
Telephone number
Extension number
Mobile number
Fax number
Email address

3. Site Address Details (if different from those in Part 1)

Company (optional)
Unit
Address 1
Address 2
Address 3
Postcode

4. Description of the Proposed Development

Please describe the proposed development, with reference to the relevant category or categories of development numbered 1 to 11 within Appendix 1, Part B of the Dunstable Woodside Local Development Order

5. New Build

Does your proposal involve the erection of a new building for business, general industrial or storage and distribution purposes? If so, please complete the following section in full. If not, please go to Section 6.

N.B. Section 5 relates solely to larger building works permissible under Appendix 1, Part B(11) of the LDO and does not relate to minor building works such as the erection of single storey structures under Appendix 1, Part B(9) of the LDO.

1. Please tick to confirm that the development would not exceed a maximum size of 1,200sqm gross internal floor area
2. Please state the height of the proposed development

N.B. The development should not exceed a maximum of 15 metres in height and should not exceed 5 metres in height if it is within 10 metres of any residential property.

3. Would the development involve the insertion of any upper-floor windows within a wall or roof slope fronting any residential dwelling at a distance of 21 metres or less?
Yes
No
4. If yes, please tick to confirm that the upper-floor window(s) would be obscure-glazed, and non-opening unless the parts of the window which can be opened are more than 1.7 metres above the floor of the room in which the window is installed
5. Please tick to confirm that written confirmation has been secured from the Environment Agency as to whether a Site Investigation and Remediation Report will be required and, where required, a scheme of investigation and/or remediation has been submitted to and approved in writing by the Environment Agency
6. Please tick to confirm that a scheme to dispose of foul and surface water drainage has been submitted to and approved in writing by the Environment Agency

N.B. The scheme should incorporate a plan showing foul and surface water drainage arrangements and where they connect to the mains; location of petrol interceptors; and approval from Anglian Water. The scheme shall be implemented in accordance with the approved details and retained as such thereafter.

7. Would the development make provision for vehicular parking and manoeuvring arrangements in accordance with the Council's current standards?

Yes

No

N.B. Please refer to the CBC Parking Strategy, Appendix F, Central Bedfordshire Local Transport Plan as endorsed for Development Management purposes by CBC Executive October 2012 [<http://www.centralbedfordshire.gov.uk/modgov/documents/s38008/13%20Publication%20of%20Parking%20Strategy%20-%20Appendix%20A.pdf>] and the Central Bedfordshire Design Guide, Adopted March 2014 [<http://www.centralbedfordshire.gov.uk/planning/strategic-planning/urban-design.aspx>] (or any adopted documents revoking or re-enacting those documents).

8. If no, please tick to confirm the following is submitted in support of the Prior Approval application:

Details of the existing and proposed parking and manoeuvring arrangements to demonstrate that the development would not have a detrimental affect on highway safety

9. Please tick to confirm that wheel cleaning will be undertaken for the duration of the construction period to prevent the deposit of mud or other extraneous material on the highway during the construction period

6. Extensions

Does your proposal involve the extension of an existing building for business, general industrial or storage and distribution purposes? If so, please complete the following section in full. If not, please go to Section 7.

1. Is the site located within the Apex Business Centre?

Yes

No

2. If no, please tick to confirm that the development would not exceed a maximum size of 1,200sqm gross internal floor area or 25% of the building footprint (whichever is the greater)

3. If yes, please tick to confirm that the development would not exceed a maximum of 35% of the building footprint

N.B. For the purposes of Appendix 1, Part B (10), 'building footprint' means, in relation to a building existing on 27 May 2014, as existing on that date and, in relation to a building built after the date of adoption of this Local Development Order, as originally built. For the avoidance of doubt, 'building footprint' does not therefore include any extension erected under the provisions of Appendix 1, Part B (10) of the LDO, the Town and Country Planning (General Permitted Development) Order 1995, as amended, or any order revoking or re-enacting those orders with or without modification.

4. Please state the height of the proposed development

N.B. The development should not exceed the height of the building being extended and should not exceed 5 metres in height if it is within 10 metres of any residential property.

5. Would the development involve the insertion of any upper-floor window within a wall or roof slope fronting any residential dwelling at a distance of 21 metres or less?

Yes

No

6. If yes, please tick to confirm that the upper-floor window(s) would be obscure-glazed, and non-opening unless the parts of the window which can be opened are more than 1.7 metres above the floor of the room in which the window is installed

7. Would the development make provision for vehicular parking and manoeuvring arrangements in accordance with the Council's current standards?

Yes

No

N.B. Please refer to the CBC Parking Strategy, Appendix F, Central Bedfordshire Local Transport Plan as endorsed for Development Management purposes by CBC Executive October 2012 [<http://www.centralbedfordshire.gov.uk/modgov/documents/s38008/13%20Publication%20of%20Parking%20Strategy%20-%20Appendix%20A.pdf>] and the Central Bedfordshire Design Guide, Adopted March 2014 [<http://www.centralbedfordshire.gov.uk/planning/strategic-planning/urban-design.aspx>] (or any adopted documents revoking or re-enacting those documents).

8. If no, please tick to confirm the following is submitted in support of the Prior Approval application.

Details of the existing and proposed parking and manoeuvring arrangements to demonstrate that the development would not have a detrimental affect on highway safety

7. Change of use and subdivision

Please complete this section in full if the proposed development would involve one of the following:

- a) The change of use of a premises from any purpose falling within Class B2 (general industrial) or B8 (storage or distribution), to a use for any purpose falling within Class B1 (business).
- b) The change of use of a premises from any purpose falling within Class B2 (general industrial) to a use for any purpose falling within Class B8 (storage or distribution).
- c) The subdivision of a Class B1 (business); Class B2 (general industrial) or B8 (storage and distribution) premises to create a new planning unit falling within Class B1 (business); Class B2 (general industrial) or B8 (storage and distribution).

If the proposed development does not involve a change of use or subdivision, please go to Section 8.

1. Would the development make provision for vehicular parking and manoeuvring arrangements in accordance with the Council's current standards?

Yes

No

N.B. Please refer to the CBC Parking Strategy, Appendix F, Central Bedfordshire Local Transport Plan as endorsed for Development Management purposes by CBC Executive October 2012 [<http://www.centralbedfordshire.gov.uk/modgov/documents/s38008/13%20Publication%20of%20Parking%20Strategy%20-%20Appendix%20A.pdf>] and the Central Bedfordshire Design Guide, Adopted March 2014 [<http://www.centralbedfordshire.gov.uk/planning/strategic-planning/urban-design.aspx>] (or any adopted documents revoking or re-enacting those documents).

2. If no, please tick to confirm the following is submitted in support of the Prior Approval application:

Details of the existing and proposed parking and manoeuvring arrangements to demonstrate that the development would not have a detrimental affect on highway safety

8. Gates, fencing, walls and other enclosures

Please complete this section in full if the proposed development would involve the erection, construction, maintenance, improvement or alteration of a gate, fence, wall or other means of enclosure. If the proposed development does not involve one of these, please go to Section 9.

1. Please state the height of the proposed fence, gate or wall

N.B. The development should not exceed 1 metre in height if it is within 2 metres of any highway; 2 metres in height if it is adjacent to any residential property or the Houghton Regis Conservation Area; or 3 metres in height in all other areas.

9. External Lighting

Please complete this section in full if the proposed development would involve the installation of any external lighting. If it does not, please go to Section 10.

1. Please state the height of any/all proposed lighting column(s)

N.B. No external lighting column should exceed 5 metres in height. Please note that this restriction only relates to freestanding lighting columns and does not relate to other external lighting such as those placed on the outside of a building.

2. Please tick to confirm that all external lighting on the site would be installed to meet the guidance provided by the Institution of Lighting Professionals in their document 'Guidance Notes for the Reduction of Light Pollution'

N.B. The guidance notes are available from the Institute of Lighting Professionals website.

10. Checklist

Please read the following checklist to make sure you have sent all the information in support of your proposal. Failure to submit all information required could result in your notification being deemed invalid. It will not be considered valid until all information required by the Local Planning Authority has been submitted.

- a) All sections of this notification completed in full, dated and signed (typed signature if sent electronically)
- b) A plan indicating the site and showing the proposed development. Plans can be bought from one of the national Planning Portal's accredited suppliers using the Planning Portal's Buy-a-Plan service (www.planningportal.gov.uk/buyaplan)
- c) For any proposed development involving new build, extension, change of use or subdivision not providing vehicular parking and manoeuvring arrangements in accordance with the Council's current standard, details of the existing and proposed parking and manoeuvring arrangements to demonstrate that the development would not have a detrimental affect on highway safety

11. Declaration

I/we hereby apply for prior approval as described in this notification and the accompanying plans/drawings and additional information. I/we confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

Signed – Developer

Or signed – Agent

Date (DD/MM/YYYY) (date cannot be pre-application)