

## CENTRAL BEDFORDSHIRE COUNCIL

At a meeting of the **DEVELOPMENT MANAGEMENT COMMITTEE** held in Council Chamber, Priory House, Monks Walk, Shefford on Wednesday, 29 June 2016

### PRESENT

Cllr K C Matthews (Chairman)  
Cllr R D Berry (Vice-Chairman)

Cllrs M C Blair  
Mrs S Clark  
F Firth

Cllrs C C Gomm  
T Nicols

Apologies for Absence: Cllrs K M Collins  
S Dixon  
E Ghent  
K Janes  
R W Johnstone  
I Shingler  
J N Young

Substitutes: Cllrs D Bowater (In place of S Dixon)  
A D Brown (In place of K M Collins)  
I Dalgarno (In place of J N Young)  
T Swain (In place of I Shingler)

Members in Attendance: Cllrs Mrs D B Gurney  
R Morris  
B Saunders  
A Zerny,

Officers in Attendance: Mrs M Clampitt      Committee Services Officer  
Mr A Emerton      Senior Lawyer Planning, LGSS Law  
   Limited  
Mr D Hale      Planning Manager South  
Mr A Harrison      Principal Planning Officer  
Mrs S Hobbs      Committee Services Officer  
Mr T Keaveney      Assistant Director Housing Services  
Mr D Lamb      Planning Manager East  
Mrs D Lavender      Acting Senior Planning Officer  
Mr T Mead      Planning Officer  
Mrs L Newlands      Principal Planning Officer  
Miss D Willcox      Planning Officer

**DM/16/12. Chairman's Announcements**

The Chairman reminded Councillors and members of the public to silence their mobile phones for the duration of the meeting.

The Chairman advised Councillors and members of the public that the order of business would be varied as follows:

10.00am: Items 6, 10, 9, 7

1.30pm: 8, 11, 12, 14, 15

The Chairman advised Councillors and members of the public that item 13 had been withdrawn from the agenda at the request of the applicant.

Subject to declarable interests all Members of the Committee have the right to vote on all matters of business considered by the Committee.

Rule No. 13.5.5 of the Constitution states that Members do not vote or take part in the meeting's discussions on a proposal unless they have been present to hear the entire debate, including the officer's introduction to the matter.

The Chairman, under Part E3 paragraph 9.2 has a second or casting vote should there be equal numbers of votes for and against an item. This provision makes it quite clear that the Chairman is entitled to vote on any item of business. There is no restriction or limitation on how the second or casting vote should be exercised nor is there a requirement that the right be exercised at all.

**DM/16/13. Minutes**

**RESOLVED**

**that the Minutes of the meeting of the Development Management Committee held on the 25 May 2016 be confirmed and signed by the Chairman as a correct record.**

**DM/16/14. Member's Interests**

(a) Personal Interests:-

<b>Member</b>	<b>Item</b>	<b>Nature of Interest</b>	<b>Present or Absent during discussion</b>
Cllr Dalgarno	I 10, 9	Governor at Fairfield Lower School	Present
Cllr A Brown	7	Knows speaker – former Mid Beds Councillor	Present
Cllr Mrs S Clark	8	Speaking as a ward member only	Present

Cllr Matthews	K 7 & 8	Knows speakers	Present
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(b) Pecuniary and / or Prejudicial Interests:-

Member	Item	Nature of Interest	Present or Absent during discussion
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Cllr F Firth	12	Knows the applicant	Absent
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(c) Prior Local Council Consideration of Applications:-

None declared

DM/16/15. **Planning Enforcement Cases Where Formal Action Has Been Taken**

**Agreed**

**that the monthly update of planning enforcement cases as identified in the report where formal action had been taken were received.**

DM/16/16. **Planning Application No. CB/16/00860/REG3**

**RESOLVED**

**that Planning Application No. CB/16/00860/REG3 relating to Land at Dunton Lane, Biggleswade be approved as set out in the Schedule appended to these Minutes.**

DM/16/17. **Planning Application No. CB/16/01454/FULL**

**RESOLVED**

**that Planning Application No. CB/16/01454/FULL relating to Land East of Hitchin Road & South of the Former Pig Testing Unit, Hitchin Road, Fairfield be approved as set out in the Schedule appended to these Minutes.**

DM/16/18. **Planning Application No. CB/16/01455/OUT**

**RESOLVED**

**that Planning Application No. CB/16/01455/OUT relating to Land East of Hitchin Road and South of the Former Pig Testing Unit, Hitchin Road, Fairfield be approved as set out in the Schedule appended to these Minutes.**

DM/16/19. **Planning Application No. CB/16/01148/OUT**

**RESOLVED**

**that Planning Application No. CB/16/01148/OUT relating to Land adjacent to St Marys (Stotfold) Lower School, Rook Tree Lane, Stotfold, Hitchin SG5 4DL be approved as set out in the Schedule appended to these Minutes.**

**THE COMMITTEE ADJOURNED AT 1.30PM AND RECONVENED AT 2.00PM**

DM/16/20. **Planning Application No. CB/16/01373/RM**

**RESOLVED**

**that Planning Application No. CB/16/01373/RM relating to Land off Bedford Road to the North of Gold Furlong, Marston Moretaine, Beds be approved as set out in the Schedule appended to these Minutes.**

DM/16/21. **Planning Application No. CB/16/01681/FULL**

**RESOLVED**

**that Planning Application No. CB/16/01681/FULL relating to Land adjacent to Sunny Cottage, 2 Mill Lane, Houghton Conquest, Bedford MK45 3NF be delegated to the Development Group Infrastructure Manager to be refused for the reason as set out in the Schedule appended to these Minutes.**

**PRIOR TO CONSIDERATION OF ITEM 12 - CLLR FIRTH LEFT THE CHAMBER**

DM/16/22. **Planning Application No. CB/16/01768/FULL**

**RESOLVED**

**that Planning Application No. CB/16/01768/FULL relating to Water Lane Farm, Biggleswade Road, Upper Caldecote, Biggleswade SG18 9BP be approved as set out in the Schedule appended to these Minutes.**

**PRIOR TO CONSIDERATION OF ITEM 13 CLLR FIRTH RETURNED TO THE CHAMBER**

DM/16/23. **Planning Application No. CB/16/02089/FULL**

**RESOLVED**

**that Planning Application No. CB/16/02089/FULL relating to 1 Fox Dells, Dunstable LU6 3LD be approved as set out in the Schedule appended to these Minutes.**

DM/16/24. **Planning Application No. CB//16/01781/REG3**

**RESOLVED**

**that Planning Application No. CB/16/01781/REG3 relating to Slip End Lower School, Ross Way, Slip End, Luton LU1 4DD be approved as set out in the Schedule appended to these Minutes.**

DM/16/25. **Planning Application No. CB/16/01011/FULL**

**RESOLVED**

**that Planning Application No. CB/16/01011/FULL relating to Asda Stores Ltd, Court Drive, Dunstable LU5 4JD had been withdrawn by the applicant prior to the meeting.**

DM/16/26. **Site Inspection Appointment(s)**

**RESOLVED**

**that all members of the Committee be invited to conduct site inspections on Monday 18 July 2016.**

DM/16/27. **Late Sheet**

In advance of consideration of the following Planning Applications the Committee received a Late Sheet advising it of additional consultation / publicity responses, comments and proposed additional / amended conditions. A copy of the Late Sheet is attached as an Appendix to these Minutes.

During consideration of some of the Applications the Committee received representations from members of the public in accordance with the Public Participation Procedure as set out in Annex 3 of Part A4 of the Constitution.

(Note: The meeting commenced at 10.00 a.m. and concluded at 3.50 p.m.)

Chairman .....

Dated .....

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**Item No. 6**

<b>APPLICATION NUMBER</b>	<b>CB/16/00860/REG3</b>
<b>LOCATION</b>	<b>Land at Dunton Lane, Biggleswade</b>
<b>PROPOSAL</b>	<b>Regulation 3: New use of land as new traveller site incorporating 10 permanent pitches with studio buildings, 2 transit pitches with studio buildings, a site managers office and a sewage treatment plant.</b>
<b>PARISH</b>	<b>Biggleswade</b>
<b>WARD</b>	<b>Biggleswade South</b>
<b>WARD COUNCILLORS</b>	<b>Cllrs Lawrence &amp; Woodward</b>
<b>CASE OFFICER</b>	<b>Alex Harrison</b>
<b>DATE REGISTERED</b>	<b>07 March 2016</b>
<b>EXPIRY DATE</b>	<b>06 June 2016</b>
<b>APPLICANT</b>	<b>Central Bedfordshire Council</b>
<b>AGENT</b>	<b>BM3 Architecture</b>
<b>REASON FOR COMMITTEE TO DETERMINE</b>	<b>Parish Council objection to an application for major development Council's own development with outstanding objections</b>
<b>RECOMMENDED DECISION</b>	<b>Full Application - approval recommended</b>

**Recommendation:**

That Planning Permission be granted subject to referral to DCLG and the following conditions:

**RECOMMENDED CONDITIONS / REASONS**

- 1 The development hereby permitted shall begin not later than three years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 The site shall not be occupied by any persons other than gypsies and travellers as defined in Annex 1 of Planning Policy for Traveller Sites, August 2015, or any subsequent guidance.

Reason: To limit the use of the site to gypsies and travellers as the proposal is justified on addressing a need for such accommodation in accordance with the Planning Policy for Traveller Sites 2015.
- 3 No commercial activities shall take place on the land, including the storage of materials.

Reason: In order to ensure appropriate development in the open countryside and to protect the amenities of local residents in the interests of policies DM3 and DM4 of the Core Strategy and Development Management Policies 2009.

- 4 **No development shall take place, notwithstanding the details submitted with the application, until details of the materials to be used for the external walls and roofs of the development hereby approved have been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved details.**

**Reason: To control the appearance of the building in the interests of the visual amenities of the locality.  
(Section 7, NPPF)**

- 5 **Notwithstanding the details in the approved plans, no development shall take place until a landscaping scheme to include all hard and soft landscaping and a scheme for landscape maintenance for a period of five years following the implementation of the landscaping scheme have been submitted to and approved in writing by the Local Planning Authority. The landscaping scheme shall be submitted as part of a revised site layout showing a planting strip running the length of the southern boundary. The approved scheme shall be implemented by the end of the full planting season immediately following the completion and/or first use of any separate part of the development (a full planting season means the period from October to March). The trees, shrubs and grass shall subsequently be maintained in accordance with the approved landscape maintenance scheme and any which die or are destroyed during this period shall be replaced during the next planting season.**

**Reason: To ensure an acceptable standard of landscaping.  
(Sections 7 & 11, NPPF)**

- 6 **Notwithstanding the details in the approved plans, no development shall take place until details of the proposed walls and means of enclosures have been submitted to and approved in writing by the Local Planning Authority indicating the positions, design, materials and type of boundary treatment to be erected. The boundary treatment shall be completed in accordance with the approved scheme before the use hereby permitted is commenced and be thereafter retained.**

**Reason: To safeguard the appearance of the completed development and the visual amenities of the locality. (Section 7, NPPF)**

- 7 **No development shall commence until a detailed surface water drainage scheme for the site has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of full scale site investigation, including infiltration testing and groundwater assessment carried out in accordance with BRE 365, as well as details of how the scheme shall be maintained and managed after completion. The drainage strategy should demonstrate the surface water run-off generated up to and including the 100 years critical storm will not exceed the run-off from the undeveloped site**

following the corresponding rainfall event. Infiltration systems shall only be used where it can be demonstrated that they will not pose a risk to groundwater quality. Where revisions to the agreed strategy are proposed these shall be implemented in accordance with the approved final details before the development is completed and shall be managed and maintained thereafter in accordance with the agreed management and maintenance details.

**Reason: To ensure the approved system will function to a satisfactory minimum standard of operation and maintenance and prevent the increased risk of flooding both on and off site, in accordance with para 103 NPPF.**

- 8 The development hereby approved shall not be brought into use until the sewage works hereby approved have been constructed and are fully operational.

Reason: To ensure that the development is appropriately serviced for residents in the interests of policies DM3 and DM4 of the Core Strategy and Development Management Policies 2009.

- 9 Pitches 11 and 12 as identified on approved drawing number D01 Rev F shall be retained and used as transit accommodation only. Neither pitch shall be occupied until details have been submitted to and approved in writing by the Local Planning Authority of the proposed maximum length of stay intended for transit pitches and use of pitches 11 and 12 shall be done in accordance with the approved details.

Reason: To ensure the pitches remain transit in the interest of providing such accommodation in accordance with the Planning Policy for Traveller Sites 2015.

- 10 The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, drawing numbers D01 Rev F, D02, D03, D04 Rev C, D07 Rev B, D08 and D900 Rev F.

Reason: For the avoidance of doubt.

- 11 The development shall not be brought into use until the junctions of the proposed vehicular accesses with the highway have been constructed in accordance with the approved details.

Reason: In order to minimise danger, obstruction and inconvenience to users of the highway and the premises in the interests of policy DM3 of the Core Strategy and Development Management Policies 2009.

- 12 Notwithstanding the details in the approved plans, no development shall take place until details have been submitted to and approved in writing by the Local Planning Authority of a revised site layout which provides an area of land across the whole of the site frontage for plots 1 to 12, the managers unit and the van/lorry parking, measuring at least 2.0m from and parallel, to the nearside edge of the adjacent road carriageway to provide visibility splays

for each pitch. The works shall be carried out in accordance with the approved details and thereafter be kept free of any obstruction to visibility exceeding a height of 600mm above the adjoining carriageway level.

Reason: To provide adequate driver/driver and driver/pedestrian intervisibility between the carriageway and the proposed accesses, and to make the accesses safe and convenient for the traffic which is likely to use them in the interests of policy DM3 of the Core Strategy and Development Management Policies 2009.

- 13 Visibility splays shall be provided at the junctions of the accesses with the public highway before the development is brought into use. The minimum dimensions to provide the required splay lines shall be 2.4m measured along the centre line of the proposed access from its junction with the channel of the public highway and 215.0m measured from the centre line of the proposed access along the line of the channel of the public highway. The required vision splays shall for the perpetuity of the development remain free of any obstruction to visibility.

Reason: To provide adequate visibility between the existing highway and the proposed accesses, and to make the accesses safe and convenient for the traffic which is likely to use them in the interests of policy DM3 of the Core Strategy and Development Management Policies 2009.

- 14 Before the premises are occupied all on site vehicular areas shall be surfaced in stable and durable materials in accordance with details to be approved in writing by the Local Planning Authority. Arrangements shall be made for surface water drainage from the site to soak away within the site so that it does not discharge into the highway or into the main drainage system.

Reason: To avoid the carriage of mud or other extraneous material or surface water from the site so as to safeguard the interest of highway safety and reduce the risk of flooding and to minimise inconvenience to users of the premises and ensure satisfactory parking of vehicles outside highway limits in the interests of policy DM3 of the Core Strategy and Development Management Policies 2009.

- 15 Details of a refuse collection point located at the site frontage and outside of the public highway and any visibility splays shall be submitted to and approved by the Local Planning Authority prior to the occupation of any pitch. The scheme shall be fully implemented prior to occupation and shall be retained thereafter.

Reason: In the interest of amenity and in order to minimise danger, obstruction and inconvenience to users of the highway and the premises in the interests of policy DM3 of the Core Strategy and Development Management Policies 2009.

- 16 The proposed means of illumination shall be shielded so that no glare or dazzle occurs to drivers of vehicles using the public highway.

Reason: In the interest of road safety in the interests of policy DM3 of the Core Strategy and Development Management Policies 2009.

## INFORMATIVE NOTES TO APPLICANT

1. This permission relates only to that required under the Town & Country Planning Acts and does not include any consent or approval under any other enactment or under the Building Regulations. Any other consent or approval which is necessary must be obtained from the appropriate authority.

### **Statement required by the Town and Country Planning (Development Management Procedure) (England) Order 2015 - Part 5, Article 35**

The Council acted pro-actively through positive engagement with the applicant during the determination process which led to improvements to the scheme. The Council has therefore acted pro-actively to secure a sustainable form of development in line with the requirements of the Framework (paragraphs 186 and 187) and in accordance with the Town and Country Planning (Development Management Procedure) (England) Order 2015.

[Notes:

1. In advance of consideration of the application the Committee received representations made under the Public Participation Scheme.
2. In advance of consideration of the application the Committee were advised of additional consultation/ publicity responses, as detailed in the Late Sheet, from the following:
  - a. A third party letter raising objections was received.
  - b. Campaign for the Protection of Rural England (CPRE) objected to the proposal.
  - c. Highways raising concerns on the visibility splays and how they could be achieved. Additional conditions deal with the concerns raised.
  - d. Sustainable Urban Drainage Officer requested additional conditions be included, as above, for flood risk and surface water drainage strategy.
  - e. Trees and Landscape had no additional comments but commented that Ash trees would not be possible due to disease.
  - f. Anglian Water did not provide any comments.
  - g. Education Officer advised of plans to expand school places.
  - h. There are 6 new conditions 11 to 16 above and re replacement condition 7 as above.
  - i. Additional comments regarding CPRE's concerns and the tree selection issue identified by the Trees and Landscape officer.]

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carbon technology energy generation have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out as approved.

Reason: In the interest of sustainability.

- 4 Hard and soft landscaping shall be carried out in accordance with approved plans B15027/401, B15207/402 and B15207/403 in the first planting season following the commencement of development. Any bare root planting shall be carried out no later than the first autumn planting season (which means the months of October to March inclusive) following the first occupation of the development hereby approved.

Reason: To ensure that the appearance of the development would be acceptable in accordance with Policy DM3 of the Core Strategy and Development Management Policies 2009

- 5 The development hereby approved shall not be brought into use until a Landscape Maintenance and Management Plan for a period of ten years from the date of its delivery in accordance with Condition 4 has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of the management body, who will be responsible for delivering the approved landscape maintenance and management plan. The landscaping shall be maintained and managed in accordance with the approved plan following its delivery in accordance with Condition 4.

Reason: To ensure that the appearance of the site would be acceptable in accordance with Policy DM3 of the Core Strategy and Development Management Policies 2009

- 6 The development hereby approved shall not be brought into use until a scheme setting out the type, design, lux levels and measures to control glare and overspill light from external lighting and measures to ensure lights are switched off when not in use has been submitted to and approved in writing by the Local Planning Authority. After commencement of the use the lighting shall be operated in accordance with the approved scheme.

Reason: To balance illuminating the school facility for maximum use and security with the interest of amenity and sustainability.

- 7 Development shall be undertaken in accordance with the proposed levels shown on approved plans 17632/SK006/A and 17632/SK008 unless otherwise agreed in writing by the Local Planning Authority.

Reason: In order to ensure that an acceptable relationship results between the new development and adjacent buildings and public areas.

- 8 No development (excluding site preparation, access, levelling and foundation

works) relating to the construction of the school shall take place until a detailed surface water drainage scheme for the site, based on the agreed Flood Risk Assessment and Sustainable Drainage Strategy (FRA, April 2016) and an assessment of the hydrological and hydrogeological context of the development, has been submitted to and approved in writing by the Local Planning Authority.

The scheme to be submitted shall include provision of attenuation for the 1 in 100 year event (+30% for climate change) and restriction in run-off rates as outlined in the FRA. The scheme shall also include details how the system will be constructed, including any phasing, and how it will be managed and maintained after completion.

The scheme shall be implemented in accordance with the approved final details before the development is completed, and shall be managed and maintained thereafter in accordance with the agreed management and maintenance plan.

Reason: To ensure the approved system will function to a satisfactory minimum standard of operation and maintenance and prevent the increased risk of flooding both on and off site, in accordance with para 103 NPPF

- 9 Prior to the installation of any fixed plant, machinery and equipment to be used by reason of the granting of this permission, details (including an acoustic specification) shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details and maintained in that form thereafter.

Reason: to protect the amenity of future occupiers.

- 10 The development hereby approved shall not be brought into use until full details of Equipment to be installed to effectively suppress and disperse fumes and/or odours produced by cooking and food preparation at the school have been submitted to and approved by the Local Planning Authority. Details shall include the method of odour abatement and all odour abatement equipment to be used, including predicted noise levels of the equipment in operation and the equipment shall be effectively operated for so long as the commercial food use continues. The approved equipment shall be installed and in full working order prior to the use hereby permitted commencing.

Reason: In order to prevent the adverse impact of odours arising from cooking activities on the amenity of nearby residents.

- 11 The kitchen ventilation system approved in accordance with condition 10 above, shall be so enclosed, operated and/or attenuated that noise arising from such plant shall not exceed a noise rating level of -5dBA when measured or calculated according to BS4142:2014, at the boundary of any neighbouring residential dwelling.

Reason: To protect neighbouring residents from any adverse impact from

noise arising from the kitchen extract ventilation system.

- 12 The use of any part of the development hereby permitted shall not commence until a Community Use Agreement has been submitted to and approved in writing by the Local Planning Authority, and a copy of the completed approved agreement has been provided to Sport England. The agreement shall apply to the pitches at the school, the changing facilities to be identified within the agreement and include details of pricing policy, hours of use, access outside of school hours, management responsibilities and a mechanism for review, and anything else which the Local Planning Authority in consultation with Sport England considers necessary in order to secure the effective community use of the facilities. The development shall not be used at any time other than in strict compliance with the approved agreement.

Reason: To secure well managed safe community access to the sports facility/facilities, to ensure sufficient benefit to the development of sport, to accord with Policy CS3 of the Core Strategy and Development Management Policies 2009 and to protect the amenity of nearby residents in accordance with policy DM3 of the Core Strategy and Development Management Policies 2009.

- 13 Prior to first occupation of the school building the off-site highway works shown for indicative purposes on plans 102 and 103 shall be constructed in accordance with full engineering details to have been first submitted to and approved by the Local Planning Authority

Reason: To ensure the provision of appropriate access arrangements and associated off-site highway works in the interests of highway safety.

- 14 Prior to first occupation of the school detailed plans and sections of the proposed roads, including gradients and method of surface water disposal shall have been submitted to and approved by the Local Planning Authority and the approved works constructed in accordance with the approved details.

Reason: To ensure that the proposed on-site highway works are constructed to an adequate standard.

- 15 Prior to the opening of the school/nursery hereby approved, a School Travel Plan shall be prepared and submitted to and approved by the Local Planning Authority. The plan shall contain details of:

- the establishment of a working group involving the school, nursery, parents and representatives of the local community
- pupil/staff travel patterns and barriers to the use of sustainable travel
- measures to reduce car use
- an action plan detailing targets and a timetable for implementing

appropriate measures and plans for annual monitoring and review for 5 years.

There shall be an annual review of the Travel Plan (for a period of 5 years from the date of approval of the Plan) to monitor progress in meeting the targets for reducing car journeys generated by the proposal and the resulting revised action plan shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To promote sustainable modes of travel and to reduce the potential traffic impact of the development on the local highway network

- 16 The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers Drawing Numbers 17632-SK005 B, 17632-SK006 A, 17632-SK014 A, 17632-SK001, 17632-SK002, 17632-SK003, 17632-SK004, 17632-SK007, 17632-SK008, 17632-SK009, 17632-SK010, 17632-SK011, 17632-SK012, 17632-SK013, 17632-SK100, 17632-SK101, 17632-SK103, 17632-SK104, 15530-1006 D, B15027.101, B15027/401, B15207/402, B15207/403, Materials Schedule, Design and Access Statement, Landscape and Visual Impact Assessment (April 2016), Statement of Community Involvement, Planning Statement (April 2016), Ecological Appraisal (ELMAW March 2016), Archaeological Investigation Scheme (Albion Archaeology March 2016), Economic Benefits Assessment (April 2016), Transport Assessment (April 2016), School Framework Travel Plan (April 2016), Flood Risk Assessment and Drainage Strategy (March 2016), Ground Investigation Report (April 2016).

Reason: To identify the approved plan/s and to avoid doubt.

- 17 Notwithstanding the approved landscaping plans, prior to the first occupation of the development hereby approved details of infill planting to the coppiced hedgerow along the southern site boundary shall be submitted to and approved in writing by the Local Planning Authority. Additional planting shall be carried out in accordance with the approved details in the next available autumn planting season.

Reason: To ensure that the appearance of the development would be acceptable in accordance with Policy DM3 of the Core Strategy and Development Management Policies 2009.

## **INFORMATIVE NOTES TO APPLICANT**

1. This permission relates only to that required under the Town & Country Planning Acts and does not include any consent or approval under any other enactment or under the Building Regulations. Any other consent or approval which is necessary must be obtained from the appropriate authority.

2. The final detailed design shall demonstrate that the surface water drainage system is designed in accordance with the standards detailed in the 'Central Bedfordshire Sustainable Drainage Guidance' (Adopted April 2014, Updated May 2015). This shall include but is not limited to:
  - Detailed information relating to the site and site investigation results (including any site specific soakage tests and ground water monitoring shown in accordance with BRE 365).
  - Details of the final proposed development, peak flow rate and storage requirement, with full calculations and methodology.
  - A detailed design statement for the entire surface water drainage system. Details of permeable surfacing are to be provided in accordance with the 'CIRIA RP992 The SuDS Manual Update: Paper RP992/28: Design Assessment Checklists for Permeable/Porous Pavement'.
  - Integration with water quality, ecological and social objectives.
  - A method statement detailing construction of the drainage system..
  - Maintenance requirements and responsible parties.
  - Details of any additional consents or permissions required.
  - Detailed plans and drawings of the final detailed design and locations of drainage infrastructure (to an appropriate scale and clearly labelled).

3. The British Standard for Topsoil, BS 3882:2007, specifies requirements for topsoils that are moved or traded and should be adhered to. The British Standard for Subsoil, BS 8601 Specification for subsoil and requirements for use, should also be adhered to.

There is a duty to assess for Asbestos Containing Materials (ACM) during development and measures undertaken during removal and disposal should protect site workers and future users, while meeting the requirements of the HSE.

Applicants are reminded that, should groundwater or surface water courses be at risk of contamination before, during or after development, the Environment Agency should be approached for approval of measures to protect water resources separately, unless an Agency condition already forms part of this permission.

4. The applicant is advised that in order to comply with this permission it will be necessary for the developer of the site to enter into an agreement with Central Bedfordshire Council as Highway Authority under Section 278 of the Highways Act 1980 to ensure the satisfactory completion of the access and associated road improvements. Further details can be obtained from the

Development Control Group, Development Management Division, Central Bedfordshire Council, Priory House, Monks Walk, Chicksands, Shefford SG17 5TQ.

5. The applicant is advised that if it is the intention to request Central Bedfordshire Council as Local Highway Authority, to adopt the proposed highways within the site as maintainable at the public expense then details of the specification, layout and alignment, width and levels of the said highways together with all the necessary highway and drainage arrangements, including run off calculations shall be submitted to the Development Control Group, Development Management Division, Central Bedfordshire Council, Priory House, Monks Walk, Chicksands, Shefford SG17 5TQ . No development shall commence until the details have been approved in writing and an Agreement made under Section 38 of the Highways Act 1980 is in place.
6. The applicant is advised that no highway surface water drainage system designed as part of a new development, will be allowed to enter any existing highway surface water drainage system without the applicant providing evidence that the existing system has sufficient capacity to account for any highway run off generated by that development. Existing highway surface water drainage systems may be improved at the developers expense to account for extra surface water generated. Any improvements must be approved by the Development Control Group, Development Management Division, Central Bedfordshire Council, Priory House, Monks Walk, Chicksands, Shefford SG17 5TQ.
7. The applicant is advised that parking for contractor's vehicles and the storage of materials associated with this development should take place within the site and not extend into within the public highway without authorisation from the highway authority. If necessary the applicant is advised to contact Central Bedfordshire Council's Highway Help Desk on 03003008049. Under the provisions of the Highways Act 1980 the developer may be liable for any damage caused to the public highway as a result of construction of the development hereby approved.

[Notes

1. In advance of consideration of the application the Committee received representations made under the Public Participation Scheme.
2. In advance of consideration of the application the Committee were advised additional consultation / publicity responses, additional comments, as detailed in the Late Sheet as follows:-
  - a. Three letters of objection were received from the occupier and agent of 167 Hitchin Road.
  - b. Internal drainage board
  - c. The MUGA was removed from the scheme and replaced with grass pitches
  - d. New condition 17 dealing with landscaping issues.
  - e. Condition 4 has been amended as above.]



**Item No. 9**

**APPLICATION NUMBER** CB/16/01455/OUT  
**LOCATION** Land East of Hitchin Road and South of the Former Pig Testing Unit, Hitchin Road, Stotfold  
**PROPOSAL** Outline Application: mixed-use development comprising flexible-use commercial unit (Use Class A1 (shop) A3 (cafe) D1 (surgery) B1 (offices); 180 dwellings; landscaping; open space; access; parking; and associated works (all matters reserved except access)  
**PARISH** Fairfield  
**WARD** Stotfold & Langford  
**WARD COUNCILLORS** Cllrs Dixon, Saunders & Saunders  
**CASE OFFICER** Alex Harrison  
**DATE REGISTERED** 13 April 2016  
**EXPIRY DATE** 13 July 2016  
**APPLICANT** Lochailort Fairfield Ltd  
**AGENT**  
**REASON FOR COMMITTEE TO DETERMINE** Parish Council objection to a Major application.

**RECOMMENDED DECISION** Outline Application - approval recommended

**Recommendation:**

That Outline Planning Permission be granted subject to the completion of a S106 agreement and the following:

**RECOMMENDED CONDITIONS / REASONS**

- 1 Application for approval of the reserved matters shall be made to the local planning authority not later than three years from the date of this permission.

Reason: To comply with Section 92 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

- 2 Details of the layout, scale, appearance and landscaping, including boundary treatments (hereinafter called "the reserved matters") shall be submitted to and approved in writing by the local planning authority before any development begins and the development shall be carried out as approved.

Reason: To comply with Article 3 of the Town and Country Planning (General Development Procedure) Order 1995 (as amended).

- 3 The development hereby permitted shall begin not later than two years from the date of approval of the last of the reserved matters to be approved.

Reason: To comply with Section 92 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

- 4 Any application for reserved matters shall include details of the existing and final ground, ridge and slab levels of the buildings. The details shall include sections through both the site and the adjoining properties and the proposal shall be developed in accordance with the approved details.

Reason: To ensure that an acceptable relationship results between the new development and adjacent buildings and public areas in accordance with policy DM3 of the Core Strategy and Development Management Policies (2009).

- 5 **No development shall take place until an Environmental Construction Management Plan detailing access arrangements for construction vehicles, on-site parking, loading and unloading areas, materials storage areas and wheel cleaning arrangements shall be submitted to and approved in writing by the Local Planning Authority. The construction of the development shall be carried out in accordance with the approved Environmental Construction Management Plan.**

**Reason: In the interest of highway safety, to ensure a satisfactory standard of construction and layout for the development and to comply with Policy DM3 of the Core Strategy and Development Management Policies 2009.**

- 6 **No development shall take place until details of hard and soft landscaping (including details of boundary treatments and public amenity open space, Local Equipped Areas of Play and Local Areas of Play) together with a timetable for its implementation have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out as approved and in accordance with the approved timetable.**

**The soft landscaping scheme, with particular emphasis on the tree planting on the site boundaries, shall include planting plans; written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plants, noting species, plant sizes at the time of their planting, and proposed numbers/densities where appropriate; and details of a scheme of management/maintenance of the soft landscaping areas. The soft landscaping areas shall be managed thereafter in accordance with the approved management/maintenance details.**

The scheme shall also include an up to date survey of all existing trees and hedgerows on and adjacent to the land, with details of any to be retained (which shall include details of species and canopy spread). Notwithstanding the details submitted with the application hereby approved the measures for their protection during the course of development should also be included. Such agreed measures shall be implemented in accordance with a timetable to be agreed as part of the landscaping scheme.

**Reason:** To ensure that the appearance of the development would be acceptable in accordance with Policy DM3 of the Core Strategy and Development Management Policies 2009

- 7 No development shall take place shall take place until a Landscape Maintenance and Management Plan for a period of ten years from the date of the delivery of the landscape scheme in accordance with Condition 6 has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of the management body, who will be responsible for delivering the approved landscape maintenance and management plan. The landscaping shall be maintained and managed in accordance with the approved plan following its delivery in accordance with Condition 6.

**Reason:** To ensure that the appearance of the site would be acceptable in accordance with Policy DM3 of the Core Strategy and Development Management Policies 2009

- 8 No development shall take place until a detailed surface water drainage scheme for the site, based on the agreed Flood Risk Assessment and Sustainable Drainage Strategy (FRA, April 2016) and an assessment of the hydrological and hydrogeological context of the development, has been submitted to and approved in writing by the Local Planning Authority. The scheme to be submitted shall include provision of attenuation for the 1 in 100 year event (+30% for climate change) and restriction in run-off rates as outlined in the FRA. The scheme shall also include details how the system will be constructed, including any phasing, and how it will be managed and maintained after completion. The scheme shall be implemented in accordance with the approved final details before the development is completed, and shall be managed and maintained thereafter in accordance with the agreed management and maintenance plan.

**Reason:** To ensure the approved system will function to a satisfactory minimum standard of operation and maintenance and prevent the increased risk of flooding both on and off site, in accordance with para 103 NPPF.

- 9 No development shall take place until a foul water strategy has been submitted to and approved in writing by the Local Planning Authority. No dwellings shall be occupied until the works have been carried out in

**accordance with the foul water strategy so approved unless otherwise approved in writing by the Local Planning Authority.**

**Reason: To prevent environmental and amenity problems arising from flooding to improve and protect water quality, and improve habitat and amenity in accordance with policy DM2 of the Core Strategy and Development Management Policies 2009.**

- 10 The details required by Condition 2 of this permission shall include a scheme of measures to mitigate the impacts of climate change and deliver sustainable and resource efficient development including opportunities to meet higher water efficiency standards and building design, layout and orientation, natural features and landscaping to maximise natural ventilation, cooling and solar gain. The scheme shall then be carried out in full in accordance with the approved scheme.

Reason: To ensure the development is resilient and adaptable to the impacts arising from climate change in accordance with Policy DM2 of the Core Strategy and Development Management Policies 2009 and the advice within the National Planning Policy Framework

- 11 **No development shall take place unless and until the following have been submitted to and approved in writing by the Local Planning Authority:**

- **A Phase 1 Desk Study incorporating a site walkover, site history, maps and all further features of industry best practice relating to potential contamination.**
- **Where shown to be necessary by the Phase 1 Desk Study, a Phase 2 Site Investigation report further documenting the ground conditions of the site with regard to potential contamination, incorporating appropriate soils and gas sampling.**
- **Where shown to be necessary by the Phase 2 Desk Study, a Phase 3 detailed scheme for remedial works and measures to be taken to mitigate any risks to human health, groundwater and the wider environment.**

**Any works which form part of the Phase 3 scheme approved by the local authority shall be completed in full before the use hereby permitted commences. The effectiveness of any scheme shall be demonstrated to the Local Planning Authority by means of a validation report (to incorporate photographs, material transport tickets and validation sampling), unless an alternative period is approved in writing by the Authority. Any such validation should include responses to any unexpected contamination discovered during works.**

**The British Standard for Topsoil, BS 3882:2007, specifies requirements for topsoils that are moved or traded and should be adhered to.**

**Applicants are reminded that, should groundwater or surface water**

**courses be at risk of contamination during or after development, the Environment Agency should be approached for approval of measures to protect water resources separately, unless an Agency condition already forms part of this permission.**

**Reason: The details are required prior to commencement to protect human health and the environment in accordance with policy DM3 of the Core Strategy and Development Management Policies (2009).**

- 12 The flexible use commercial unit hereby approved shall not be brought into use until full details of Equipment to be installed to effectively suppress and disperse fumes and/or odours produced by cooking and food preparation have been submitted to and approved by the Local Planning Authority. Details shall include the method of odour abatement and all odour abatement equipment to be used, including predicted noise levels of the equipment in operation and the equipment shall be effectively operated for so long as the commercial food use continues. The approved equipment shall be installed and in full working order prior to the use hereby permitted commencing.

Reason: In order to prevent the adverse impact of odours arising from cooking activities on the amenity of nearby residents in the interests of Policy DM3 of the Core Strategy and Development Management Policies 2009.

- 13 The kitchen ventilation system approved in accordance with condition 13 above, shall be so enclosed, operated and/or attenuated that noise arising from such plant shall not exceed a noise rating level of -5dBA when measured or calculated according to BS4142:2014, at the boundary of any neighbouring residential dwelling.

Reason: To protect neighbouring residents from any adverse impact from noise arising from the kitchen extract ventilation system in the interests of Policy DM3 of the Core Strategy and Development Management Policies 2009.

- 14 Prior to their installation, details, including acoustic specification of any fixed plant, machinery and equipment to be used by reason of the granting of this permission shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details and maintained in that form thereafter.

Reason: to protect the amenity of future occupiers in the interests of Policy DM3 of the Core Strategy and Development Management Policies 2009.

- 15 No works to the construction of the dwellings hereby approved shall take place until details have been submitted to and approved in writing by the Local Planning Authority of proposals to integrate bat and bird boxes into the development hereby approved and construction of the dwellings shall be carried out in accordance with the approved details.

Reason: To ensure the development provides an enhancement and net gain to biodiversity in the interests of the policies within the National Planning Policy Framework.

16 **No development shall take place until a site wide travel plan has been submitted to and approved in writing by the council. Such a travel plan will set the context against which future travel plans for individual uses will be developed once occupiers are known. Such a travel plan to include details of:**

- **Proposed land uses across the site.**
- **Predicted travel to and from the site and targets to reduce car use.**
- **Details of existing and proposed transport links, to include links to both pedestrian, cycle and public transport networks.**
- **Preliminary proposals and measures to minimise private car use and facilitate walking, cycling and use of public transport.**
- **Timetable for implementation of measures designed to promote travel choice.**
- **Plans for monitoring and review, annually for a period of 5 years at which time the obligation will be reviewed by the planning authority.**
- **Details of provision of cycle parking in accordance with Central Bedfordshire guidelines.**
- **Details of site specific marketing and publicity information, to include:**
  - **Site specific travel and transport information,**
  - **Incentives for sustainable travel**
  - **Details of relevant pedestrian, cycle and public transport routes to/ from and within the site.**
  - **Copies of relevant bus and rail timetables.**
  - **Details of the appointment of a travel plan co-ordinator.**

**No part of the development shall be occupied prior to implementation of those parts identified in the travel plan [or implementation of those parts identified in the travel plan as capable of being implemented prior to occupation]. Those parts of the approved travel plan that are identified therein as being capable of implementation after occupation shall be implemented in accordance with the timetable contained therein and shall continue to be implemented as long as any part of the development is occupied.**

**Reason: To ensure suitable details are in place to encourage alternative methods of resident movement in the interests of Policy DM3 of the Core Strategy and Development Management Policies 2009.**

17 **No development shall take place until a scheme for protecting proposed dwellings from noise from the proposed flexible use commercial unit hereby approved has been submitted to and approved in writing by the Local Planning Authority. Any works which form part**

**of the scheme approved by the Local Planning Authority shall be completed and shown to be effective before any permitted dwelling is occupied and thereafter maintained in accordance with the approved details.**

**Reason: To protect the amenity of future occupiers in the interests of protecting residential amenity in accordance with policy DM3 of the Core Strategy and Development Management Policies 2009.**

- 18 The flexible use commercial unit shall not be used except between the hours of 0700 to 2200 Monday to Saturday and 1000 to 1800 Sundays, Bank or Public Holidays without the prior agreement of the local planning authority.

Reason: To safeguard the residential amenity which the occupiers of neighbouring properties might reasonably expect to enjoy.  
(Section 7, NPPF)

- 19 **No development shall take place until full engineering details of the access arrangements and off-site highway works shown for indicative purposes on plan 101 have been submitted to and approved by the Local Planning Authority and no building approved under any subsequent reserved matters application shall be brought into use until such time as the agreed works have been implemented.**

**Reason: To ensure the provision of appropriate access arrangements and associated off-site highway works in the interests of highway safety in the interests of Policy DM3 of the Core Strategy and Development Management Policies 2009.**

- 20 The details required by Condition 2 above shall include the following;

- Estate roads designed and constructed to a standard appropriate for adoption as public highway.
- Pedestrian and cycle linkages to existing routes
- Vehicle parking and garaging in accordance with the councils standards applicable at the time of submission.
- Cycle parking and storage in accordance with the councils standards applicable at the time of submission.
- A Construction Traffic Management Plan detailing access arrangements for construction vehicles, routing of construction vehicles, on-site parking and loading and unloading areas.
- Materials Storage Areas.
- Wheel cleaning arrangements.
- A Travel Plan for each element of the developments as necessary

Reason: To ensure that the development of the site is completed to provide adequate and appropriate highway arrangements at all times in the interests

of Policy DM3 of the Core Strategy and Development Management Policies 2009.

- 21 The 'flexible use commercial unit' shall be used for a shop (A1), cafe (A3), surgery (D1) and/or offices (B1) and no other purpose (including any other purpose falling within Classes A, B or D of the Schedule to the Town and Country Planning (Use Classes) Order 2006), or any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification.

Reason: To exclude the provisions of the said Use Classes Order and thereby ensure the Local Planning Authority retains full control of the future use of the land/building(s) in view of the special circumstances of the case in the interests of Policy DM3 of the Core Strategy and Development Management Policies 2009.

- 22 **No development shall take place until a Section 106 agreement has been entered into to secure affordable housing scheme provision and contribution, provision of the adjacent school approved under CB/16/01454/FULL, financial contributions towards local infrastructure, open space maintenance, a timetable for the delivery of residential units and off site highway works substantial on the form of the draft agreement attached hereto.**

**Reason: To secure appropriate contributions towards the maintenance and running costs of the social and community infrastructure needs of the local community.**

- 23 The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers Drawing Numbers 17530-1021, 100, 101, 102, 103 and 104.

Reason: To identify the approved plan/s and to avoid doubt.

#### **INFORMATIVE NOTES TO APPLICANT**

1. This permission relates only to that required under the Town & Country Planning Acts and does not include any consent or approval under any other enactment or under the Building Regulations. Any other consent or approval which is necessary must be obtained from the appropriate authority.
2. The final detailed design shall demonstrate that the surface water drainage system is designed in accordance with the standards detailed in the 'Central Bedfordshire Sustainable Drainage Guidance' (Adopted April 2014, Updated May 2015). This shall include but is not limited to:
  - Detailed information relating to the site and site investigation results (including any site specific soakage tests and ground water

monitoring shown in accordance with BRE 365).

- Details of the final proposed development, peak flow rate and storage requirement, with full calculations and methodology.
- A detailed design statement for the entire surface water drainage system. Details of permeable surfacing are to be provided in accordance with the 'CIRIA RP992 The SuDS Manual Update: Paper RP992/28: Design Assessment Checklists for Permeable/Porous Pavement'.
- Integration with water quality, ecological and social objectives.
- A method statement detailing construction of the drainage system..
- Maintenance requirements and responsible parties.
- Details of any additional consents or permissions required.
- Detailed plans and drawings of the final detailed design and locations of drainage infrastructure (to an appropriate scale and clearly labelled).

3. An application to discharge trade effluent must be made to Anglian Water and must have been obtained before any discharge of trade effluent can be made to the public sewer.

Anglian Water recommends that petrol / oil interceptors be fitted in all car parking/washing/repair facilities. Failure to enforce the effective use of such facilities could result in pollution of the local watercourse and may constitute an offence.

Anglian Water also recommends the installation of a properly maintained fat traps on all catering establishments. Failure to do so may result in this and other properties suffering blocked drains, sewage flooding and consequential environmental and amenity impact and may also constitute an offence under section 111 of the Water Industry Act 1991.

Anglian Water has assets close to or crossing this site or there are assets subject to an adoption agreement. Therefore the site layout should take this into account and accommodate those assets within either prospectively adoptable highways or public open space. If this is not practicable then the sewers will need to be diverted at the developers cost under Section 185 of the Water Industry Act 1991. or, in the case of apparatus under an adoption agreement, liaise with the owners of the apparatus. It should be noted that the diversion works should normally be completed before development can commence.

4. The British Standard for Topsoil, BS 3882:2007, specifies requirements for topsoils that are moved or traded and should be adhered to. The British Standard for Subsoil, BS 8601 Specification for subsoil and requirements for use, should also be adhered to.

There is a duty to assess for Asbestos Containing Materials (ACM) during development and measures undertaken during removal and disposal should protect site workers and future users, while meeting the requirements of the HSE.

Applicants are reminded that, should groundwater or surface water courses be at risk of contamination before, during or after development, the Environment Agency should be approached for approval of measures to protect water resources separately, unless an Agency condition already forms part of this permission.

**Statement required by the Town and Country Planning (Development Management Procedure) (England) Order 2015 - Part 5, Article 35**

The Council acted pro-actively through positive engagement with the applicant during the determination process which led to improvements to the scheme. The Council has therefore acted pro-actively to secure a sustainable form of development in line with the requirements of the Framework (paragraphs 186 and 187) and in accordance with the Town and Country Planning (Development Management Procedure) (England) Order 2015.

[Notes:

1. In advance of consideration of the application the Committee received representations made under the Public Participation Scheme.
2. In advance of consideration of the application the Committee were advised of amended conditions 16 and 22 as above.]

**Item No. 7**

<b>APPLICATION NUMBER</b>	<b>CB/16/01148/OUT</b>
<b>LOCATION</b>	<b>Land adjacent to St Marys (Stotfold) Lower School, Rook Tree Lane, Stotfold, Hitchin, SG5 4DL</b>
<b>PROPOSAL</b>	<b>Outline Application: residential development of up to 15 dwellings together with ancillary works (all matters reserved expect means of access)</b>
<b>PARISH</b>	<b>Stotfold</b>
<b>WARD</b>	<b>Stotfold &amp; Langford</b>
<b>WARD COUNCILLORS</b>	<b>Cllrs Dixon, Saunders &amp; Saunders</b>
<b>CASE OFFICER</b>	<b>Donna Lavender</b>
<b>DATE REGISTERED</b>	<b>31 March 2016</b>
<b>EXPIRY DATE</b>	<b>30 June 2016</b>
<b>APPLICANT</b>	<b>Landcrest Developments Ltd</b>
<b>AGENT</b>	<b>Woods Hardwick Planning Ltd.</b>
<b>REASON FOR COMMITTEE TO DETERMINE</b>	<b>Ward Councillor B Saunders, call in on the following grounds:</b>
	<ul style="list-style-type: none"><li>• <b>Development outside the settlement envelope</b></li><li>• <b>Inaccuracies in documentation</b></li><li>• <b>Highway safety implications</b></li><li>• <b>Archaeological impact concerns</b></li></ul>
<b>RECOMMENDED DECISION</b>	<b>Recommendation for Outline Approval, subject to the completion of a Section 106 Agreement to secure affordable housing provision, education contributions &amp; a delivery timetable.</b>

**Recommendation:**

That Planning Permission be Recommended for Outline Planning Approval subject to the completion of a Section 106 Agreement and the following conditions:

**RECOMMENDED CONDITIONS**

- 1 Application for the approval of the reserved matters shall be made to the Local Planning Authority within three years from the date of this permission. The development shall begin not later than two years from the final approval of the reserved matters or, if approved on different dates, the final approval of the last such matter to be approved.

Reason: To comply with Section 92 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

- 2 Details of the layout, scale, appearance and landscaping, including boundary treatments (hereinafter called "the reserved matters") shall be submitted to and approved in writing by the local planning authority before any development begins and the development shall be carried out as approved.

Reason: To comply with Part 3 Article 6 of the Town and Country Planning (General Development Procedure) Order 2015.

- 3 The development hereby permitted shall begin not later than two years from the date of approval of the last of the reserved matters to be approved.

Reason: To comply with Section 92 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

- 4 **Before development begins, details of the materials to be used for the external walls and roofs of the dwellings hereby approved shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved details.**

**Reason: Building materials are required to be ordered in advance of the construction phase and to ensure that the materials proposed would reflect the envisaged appearance of the development. (Policy DM3 of the Core Strategy for the North & Section 7, NPPF)**

- 5 **No development shall take place until details of the existing and final ground and slab levels of the buildings hereby approved have been submitted to and approved in writing by the Local Planning Authority. Such details shall include sections through both the site and the adjoining properties, the location of which shall first be agreed in writing with the Local Planning Authority. Thereafter the site shall be developed in full accordance with the approved details.**

**Reason: To ensure that an acceptable relationship results between the new development and adjacent buildings and public areas. (Policy DM3 of the Core Strategy for the North & Section 7, NPPF)**

- 6 **No development shall take place shall take place until a Landscape Maintenance and Management Plan for a period of ten years from the date of its delivery in accordance with Condition 7 has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of the management body, which will be responsible for delivering the approved landscape maintenance and management plan. The landscaping shall be maintained and managed in accordance with the approved plan following its delivery in accordance with Condition 7.**

**Reason: To ensure that the appearance of the site would be acceptable in accordance with Policy DM14 of the Core Strategy and Sections 10 & 11 of the NPPF.**

- 7 No development shall take place until details of hard and soft landscaping (including details of boundary treatments) together with a timetable for its implementation have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out as approved and in accordance with the approved timetable.

**Reason: To ensure an acceptable standard of landscaping.  
(Policy DM14 of the Core Strategy for the North and Sections 7 & 11, NPPF)**

- 8 No equipment, machinery or materials shall be brought on to the site for the purposes of development until details of substantial protective fencing for the protection of any retained trees, has been submitted to and approved in writing by the Local Planning Authority and the fencing has been erected in the positions shown on Drawing No. 2768.TPP. The approved fencing shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed in any area fenced in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavation be made.

**Reason: To protect the trees so enclosed in accordance with Section 8 of BS 5837 of 2012 or as may be subsequently amended.  
(Policy DM14 of the Core Strategy for the North and Sections 7 & 11, NPPF)**

- 9 No development shall commence until a detailed surface water drainage scheme for the site, based on the agreed Level 1 Surface Water Drainage Strategy (Ref: 17570/SWDS, Woods Hardwick Infrastructure LLP, March 2016) has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be based on sustainable drainage principles and an assessment of the hydrological and hydro geological context of the development. The scheme shall include the following:

- Full detailed calculations using FEH rainfall data showing the simulated rainfall storms for the 1 year, 30 year, 100 year and 100 year plus 30% allowance for climate change;
- Full details of flow control measures to be used, demonstrating that runoff rate and volume will not exceed greenfield rates;
- Full calculations of the attenuation storage volume required including allowances for climate change, based on the simulated rainfall runoff and the agreed post-development discharge rates;

- Detailed plans and drawings showing the proposed drainage system in its entirety, including location, pipe run reference numbers, dimensions, gradients and levels (in metres above Ordinance Datum). This shall include all elements of the system proposed, including source control, storage, flow control and discharge elements;
- Full details of exceedance management including flow routes both on and off site in the event of system exceedance or failure;
- Full details of water quality management and any amenity or biodiversity objectives;
- Details of construction and structural integrity of the entire system;
- Full details of the maintenance and/or adoption proposals for the drainage system including all elements listed above.

The scheme shall be implemented in accordance with the approved details before the development is completed and shall be managed and maintained thereafter in accordance with the agreed management and maintenance plan.

**Reason: To ensure the approved system will function to a satisfactory minimum standard of operation and maintenance and prevent the increased risk of flooding both on and off site, in accordance with section 10 of the NPPF.**

- 10 **No development shall take place until details have been submitted to and approved in writing by the Local Planning Authority showing how renewable and low energy sources would generate 10% of the energy needs of the development and also showing water efficiency measures achieving 110 litres per person per day. The works shall then be carried out in accordance with the approved details.**

**Reason: In the interests of sustainability. (Policy DM2 of the Core Strategy for the North & Section 10 of the NPPF)**

- 11 In the event that contamination is found at any time when carrying out the approved development, it is recommended to report this in writing immediately to the Local Planning Authority. An investigation and risk assessment should then be undertaken by a competent person, in accordance with 'Model Procedures for the Management of Land Contamination, CLR 11'. A written report of the findings should be forwarded for approval to the Local Planning Authority. Following completion of remedial measures a verification report should be prepared that demonstrates the effectiveness of the remediation carried out. No part of the development should be occupied until all remedial and validation works are approved in writing, to ensure that no future investigation is required under

Part 2A of the Environmental Protection Act 1990.

Reason: To protect human health and the environment in accordance with Policy DM3 of the Core Strategy and Section 8 of the NPPF.  
(Section 11, NPPF)

- 12 The reserved matters proposals shall not include any dwellings that are more than two storeys in height.

Reason: In order to provide an appropriate form of development in the interests of visual and residential amenity in accordance with policies CS14 and DM4 of Central Bedfordshire Core Strategy for the North and Section 7 of the NPPF).

- 13 The details required by Condition 2 of this permission shall include a detailed waste audit scheme for the residential units in that area. The waste audit scheme shall include details of refuse storage and recycling facilities. The scheme shall be carried out in accordance with the approved details.

Reason: To ensure that development is adequately provided with waste and recycling facilities in accordance with Policy DM3 of the Core Strategy for the North & Section 7 of the NPPF)

- 14 **No development shall take place until details of the junctions between the proposed access roads and the highway have been approved by the Local Planning Authority. The details should include the incorporation of a raised junction at the adoptable access point and any associated works to ensure the retention of the existing crossing point. No building shall be occupied until the junctions have been constructed in accordance with the approved details.**

**Reason: In order to minimise danger, obstruction and inconvenience to users of the highway and of the proposed estate road and in the interest of pedestrian safety by retaining an appropriate crossing.  
(Policy DM3 of the Core Strategy for the North & Section 4, NPPF)**

- 15 No dwelling shall be occupied until visibility splays have been provided on each side of the junctions of the proposed accesses with the public highway. The minimum dimensions to provide the required splay lines shall be 2.4m measured along the centre line of the proposed access road from its junction with the channel of the public highway and 43m measured from the centre line of the proposed access road along the line of the channel of the public highway. The vision splays required shall be provided and defined on the site by or on behalf of the developers and be kept free of any obstruction.

Reason: To provide adequate visibility between the existing highway and the proposed accesses and to make the access safe and convenient for the traffic that is likely to use it.  
(Policy DM3 of the Core Strategy for the North & Section 4, NPPF)

- 16 **No development shall begin until the detailed plans and sections of the proposed access road, including gradients and method of surface**

**water disposal have been approved by the Local Planning Authority and no building shall be occupied until the section of road which provides access has been constructed (apart from final surfacing) in accordance with the approved details.**

**Reason: To ensure that the proposed roadworks are constructed to an adequate standard.**

**(Policy DM3 of the Core Strategy for the North & Section 4, NPPF)**

- 17 The details required by Condition 2 of this permission shall include a Swept Path Analysis demonstrating that a refuse vehicle can appropriate turn within the site and exit onto the main highway in a forward motion.

Reason: To enable vehicles to draw off and turn outside the highway limits thereby avoiding the reversing of vehicles on to the highway.

(Policy DM3 of the Core Strategy for the North and Section 4, NPPF)

- 18 **No development shall begin until details of a scheme showing the provision of a 2.0m wide footway on the eastern side of Rook Tree Lane over the length of the site frontage has been submitted to and approved by the Local Planning Authority and no dwelling shall be occupied until the footway has been constructed in accordance with approved details. Any Statutory Undertakers equipment or street furniture shall be re-sited to provide an unobstructed footway.**

**Reason: In the interests of road safety and pedestrian movement.**

**(Policy DM3 of the Core Strategy for the North & Section 4, NPPF)**

- 19 The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers Site Location Plan (14385/2972/1555), Transport Statement May 2016, Preliminary Contamination Risk Assessment (P15-071pra), Surface Water Drainage Strategy (Level 1, March 2016), Ground Investigation (P15-071inf), Heritage Statement (5007), Ecological Appraisal (Sept 2015), Arboricultural Method Statement (2768.AIA.Stotfold.Landcrest), Tree Protection Plan (2768.TPP), Arboricultural Implications Plan (2768.AIP), Tree Constraints Plan (2768.TCP), Illustrative Layout (14385/2972/1558/A), & Site Accesses (17570-ROOK-5-500 A).

Reason: To identify the approved plan/s and to avoid doubt.

#### **INFORMATIVE NOTES TO APPLICANT**

1. In accordance with Article 35 (1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015, the reason for any condition above relates to the Policies as referred to in the National Planning Policy Framework (NPPF) and the Core Strategy for North Central Bedfordshire.
2. This permission relates only to that required under the Town & Country Planning Acts and does not include any consent or approval under any other enactment or under the Building Regulations. Any other consent or approval

which is necessary must be obtained from the appropriate authority.

3. The applicant is advised that no works associated with the construction of the vehicular access should be carried out within the confines of the public highway without prior consent, in writing, of the Central Bedfordshire Council. Upon receipt of this Notice of Planning Approval, the applicant is advised to write to Central Bedfordshire Council's Highway Help Desk, Priory House, Monks Walk, Chicksands, Shefford, Bedfordshire, SG17 5TQ quoting the Planning Application number and supplying a copy of the Decision Notice and a copy of the approved plan. This will enable the necessary consent and procedures under Section 184 of the Highways Act to be implemented. The applicant is also advised that if any of the works associated with the construction of the vehicular access affects or requires the removal and/or the relocation of any equipment, apparatus or structures (e.g. street name plates, bus stop signs or shelters, statutory authority equipment etc.) then the applicant will be required to bear the cost of such removal or alteration.
4. The applicant is advised that the requirements of the New Roads and Street Works Act 1991 will apply to any works undertaken within the limits of the existing public highway. Further details can be obtained from the Traffic Management Group Highways and Transport Division, Central Bedfordshire Council, Priory House, Monks Walk, Chicksands, Shefford, Bedfordshire, SG17 5TQ.
5. The applicant is advised that in order to comply with Condition 14 of this permission it will be necessary for the developer of the site to enter into an agreement with Central Bedfordshire Council as Highway Authority under Section 278 of the Highways Act 1980 to ensure the satisfactory completion of the access and associated road improvements. Further details can be obtained from the Development Management Group, Central Bedfordshire Council, Priory House, Monks Walk, Chicksands, Shefford SG17 5TQ.
6. The applicant is advised that photographs of the existing highway that is to be used for access and delivery of materials will be required by the Local Highway Authority. Any subsequent damage to the public highway resulting from the works as shown by the photographs, including damage caused by delivery vehicles to the works, will be made good to the satisfaction of the Local Highway Authority and at the expense of the applicant. Attention is drawn to Section 59 of the Highways Act 1980 in this respect. (HN xi)
7. No materials or vehicles associated with the development should be left on or near the public footpath which may cause a hazard or inconvenience to users. The applicant must ensure that there is no encroachment beyond the property's legal boundary onto the width of the public footpath. However if a footpath closure is needed this will require at least six weeks notice.
8. Anglian Water has assets close to or crossing this site or there are assets subject to an adoption agreement. Therefore the site layout should take this into account and accommodate those assets within either prospectively adoptable highways or public open space. If this is not practicable then the

sewers will need to be diverted at the developers cost under Section 185 of the Water Industry Act 1991. or, in the case of apparatus under an adoption agreement, liaise with the owners of the apparatus. It should be noted that the diversion works should normally be completed before development can commence.

9. This permission is subject to a Legal Obligation under Section 106 of the Town and Country Planning Act 1990.

**Statement required by the Town and Country Planning (Development Management Procedure) (England) Order 2015 - Part 5, Article 35**

The Council acted pro-actively through positive engagement with the applicant during the determination process which led to improvements to the scheme. The Council has therefore acted pro-actively to secure a sustainable form of development in line with the requirements of the Framework (paragraphs 186 and 187) and in accordance with the Town and Country Planning (Development Management Procedure) (England) Order 2015.

[Notes:

1. In advance of consideration of the application the Committee received representations made under the Public Participation Scheme.
2. In advance of consideration of the application the Committee were advised of additional consultation / publicity responses and additional comments, as detailed in the Late Sheet, as follows:-
  - a. Additional comments were received from the following:
    - i. 2 Home Close
    - ii. 71 Silverbirch Avenue
    - iii. 19 Regent Court
3. CBC Highways Officer provided additional comments on 22 June 2016.
4. Condition 14 was replaced in its entirety as above.]

**Item No. 8**

<b>APPLICATION NUMBER</b>	<b>CB/16/01373/RM</b>
<b>LOCATION</b>	<b>Land off Bedford Road to the north of Gold Furlong, Marston Moretaine, Beds</b>
<b>PROPOSAL</b>	<b>Reserved Matters: Permission is being sought for the Access, Appearance, Landscaping, Layout and Scale following Outline application CB/14/2084/OUT Development of up to 50 dwellings (falling within use class C3) circa 1.23 hectares of employment related development for uses falling in use classes B1, D1 and D2; a local centre of circa 0.13 hectares to include a range of retail and commercial uses falling within use classes A1/A2/A3/A4/A5, 0.3 hectares of school playing field land; associated infrastructure including the principle of access from gold furlong (the primary street serving the existing Marston Park development), and its approved access road spur; internal access roads, pedestrian footpaths and cycle routes including improvements to the pedestrian connection linking through to Stewartby Lake, car and cycle parking, utilities and drainage, landscape works and ground remodelling.</b>
<b>PARISH</b>	<b>Marston Moretaine</b>
<b>WARD</b>	<b>Cranfield &amp; Marston Moretaine</b>
<b>WARD COUNCILLORS</b>	<b>Cllrs Morris, Matthews &amp; Mrs Clark</b>
<b>CASE OFFICER</b>	<b>Lisa Newlands</b>
<b>DATE REGISTERED</b>	<b>01 April 2016</b>
<b>EXPIRY DATE</b>	<b>01 July 2016</b>
<b>APPLICANT</b>	<b>BDW Trading Limited</b>
<b>AGENT</b>	<b>KRT Associates Ltd</b>
<b>REASON FOR COMMITTEE TO DETERMINE</b>	<b>Major application with a Parish Council objection</b>
<b>RECOMMENDED DECISION</b>	<b>Reserved Matters - Approve</b>

**Recommendation**

That Reserved Matters Consent be approved subject to the following conditions:

**RECOMMENDED CONDITIONS**

- 1 The development hereby permitted shall begin not later than three years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

- 2 No development shall take place on the construction of the external walls and roof, until details of the materials to be used for the external walls and roofs of the development hereby approved have been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved details.

Reason: To control the appearance of the building in the interests of the visual amenities of the locality.  
(Section 7, NPPF)

- 3 **No development shall take place until a landscaping scheme to include all hard and soft landscaping and a scheme for landscape maintenance for a period of five years following the implementation of the landscaping scheme have been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented by the end of the full planting season immediately following the completion and/or first use of any separate part of the development (a full planting season means the period from October to March). The trees, shrubs and grass shall subsequently be maintained in accordance with the approved landscape maintenance scheme and any which die or are destroyed during this period shall be replaced during the next planting season.**

Reason: To ensure an acceptable standard of landscaping.  
(Sections 7 & 11, NPPF)

- 4 **The dwellings hereby approved shall not be occupied until details of the bin storage/collection areas have been submitted to and approved in writing by the Local Planning Authority and the bin storage/collection areas have been implemented in accordance with the approved details. The bin storage/collection areas shall be retained thereafter.**

Reason: In the interest of amenity.  
(Section 7, NPPF)

- 5 Before the development hereby permitted is first occupied or brought into use, the scheme for access, parking, loading/unloading and manoeuvring shown on Drawing No. 1326-08 Rev A shall be laid out, drained and surfaced in accordance with details previously submitted to and approved in writing by the Local Planning Authority and those areas shall not thereafter be used for any other purpose.

Reason: To enable vehicles to draw off, park and turn clear of the highway to minimise danger, obstruction and inconvenience to users of the adjoining highway. (NPPF & Policy DM3, CSDM)

- 6 The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers 1326-01; 1326-07 Rev B; 1326-08 Rev A; 1326-09

Reason: To identify the approved plan/s and to avoid doubt.

- 7 Prior to the occupation of the development a parking management scheme shall be submitted to and approved in writing by the Local Planning Authority. The details approved shall be implemented prior to occupation and remain in perpetuity.

Reason: To ensure that the parking to the rear of the site is retained for residential purposes and not used for parking in connection with the commercial units. (Policy DM3, CSDM).

- 8 Notwithstanding the changes of use permitted within Part 3 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking or re-enacting that Order with or without modification), the commercial units hereby approved shall only be used within Use Classes A1, A2, A3, A4 and A5 of the Town and Country Planning (Use Classes) Order 1987 (or any Order revoking or reacting that Order with or without modification) only, and for no other purpose. It shall not benefit from the provisions set out in Class M, within Part 3 of Schedule 2 of the Town and Country Planning (General Permitted Development Order) Order 2015 (or any Order revoking or re-enacting that Order with or without modification).

Reason: To exclude the provisions of the said Use Classes Order and thereby ensure the Local Planning Authority retains full control of the future use of the land/building(s) in view of the special circumstances of the case. (Policy DM3, CSDM)

#### **INFORMATIVE NOTES TO APPLICANT**

1. This permission relates only to that required under the Town & Country Planning Acts and does not include any consent or approval under any other enactment or under the Building Regulations. Any other consent or approval which is necessary must be obtained from the appropriate authority.
2. The applicants attention is drawn to their responsibility under The Equality Act 2010 and with particular regard to access arrangements for the disabled.

The Equality Act 2010 requires that service providers must think ahead and make reasonable adjustments to address barriers that impede disabled people.

These requirements are as follows:

- Where a provision, criterion or practice puts disabled people at a substantial disadvantage to take reasonable steps to avoid that disadvantage;
- Where a physical feature puts disabled people at a substantial disadvantage to avoid that disadvantage or adopt a reasonable alternative method of providing the service or exercising the function;
- Where not providing an auxiliary aid puts disabled people at a substantial disadvantage to provide that auxiliary aid.

In doing this, it is a good idea to consider the range of disabilities that your actual or potential service users might have. You should not wait until a disabled person experiences difficulties using a service, as this may make it too late to make the necessary adjustment.

For further information on disability access contact:

The Centre for Accessible Environments ([www.cae.org.uk](http://www.cae.org.uk))  
Central Bedfordshire Access Group ([www.centralbedsaccessgroup.co.uk](http://www.centralbedsaccessgroup.co.uk))

**Statement required by the Town and Country Planning (Development Management Procedure) (England) Order 2015 - Part 5, Article 35**

The Council acted pro-actively through early engagement with the applicant at the pre-application stage which led to improvements to the scheme. The Council has therefore acted pro-actively to secure a sustainable form of development in line with the requirements of the Framework (paragraphs 186 and 187) and in accordance with the Town and Country Planning (Development Management Procedure) (England) Order 2015.

[Notes:

1. In advance of consideration of the application the Committee received representations made under the Public Participation Scheme.
2. In advance of consideration of the application the Committee were advised of additional comments, consultation and publicity responses, as detailed in the Late Sheet from the following:
  - a. Church End Lower School expressed concerns of overlooking of the school playground.
  - b. An additional condition 7 will deal with the segregation of the residents and shop parking.]

**Item No. 11**

<b>APPLICATION NUMBER</b>	<b>CB/16/01681/FULL</b>
<b>LOCATION</b>	<b>Land adjacent to Sunny Cottage, 2 Mill Lane, Houghton Conquest, Bedford, MK45 3NF</b>
<b>PROPOSAL</b>	<b>Erection of 7 No. new dwellings</b>
<b>PARISH</b>	Houghton Conquest
<b>WARD</b>	<b>Houghton Conquest &amp; Haynes</b>
<b>WARD COUNCILLORS</b>	<b>Cllr Mrs Barker</b>
<b>CASE OFFICER</b>	<b>Donna Lavender</b>
<b>DATE REGISTERED</b>	<b>26 April 2016</b>
<b>EXPIRY DATE</b>	<b>21 June 2016</b>
<b>APPLICANT</b>	<b>Goldvale Developments Ltd.</b>
<b>AGENT</b>	<b>JRT Architectural Design Ltd.</b>
<b>REASON FOR COMMITTEE TO DETERMINE</b>	<b>Ward Councillor A Barker Call in, on grounds of:</b> <ul style="list-style-type: none"><li>• <b>Outside the settlement envelope</b></li><li>• <b>Cramped development</b></li><li>• <b>Overlooking potential</b></li><li>• <b>Highway Safety Concerns</b></li></ul>
<b>RECOMMENDED DECISION</b>	<b>Recommendation for Full Conditional Approval</b>

That authority be delegated to the Development Infrastructure Group Manager to refuse the application for the following reason:

1. The proposed development and associated highway works would have an adverse impact on the rural character of Mill Lane by introducing a suburban character at odds with the rural appearance of the locality. The harm identified would significantly and demonstrably outweigh the benefits of the development and therefore fails to conform to policy DM3 of the Central Bedfordshire Core Strategy for the North, the Central Bedfordshire Design Guide and Section 7 of the NPPF.

**Statement required by the Town and Country Planning (Development Management Procedure) (England) Order 2015 - Part 5, Article 35**

The Council acted pro-actively through positive engagement with the applicant during the determination process which led to improvements to the scheme. The Council has therefore acted pro-actively to secure a sustainable form of development in line with the requirements of the Framework (paragraphs 186 and 187) and in accordance with the Town and Country Planning (Development Management Procedure) (England) Order 2015.

[Notes:

1. In advance of consideration of the application the Committee received representations made under the Public Participation Scheme.
2. In advance of consideration of the application the Committee were advised of additional comment, as detailed in the Late Sheet were received from :-
  - a. 19 Mill Lane reiterating the original objections.
  - b. Clarification to the extent of the Highway Works to Mill Lane proposed was provided.]

**Item No. 12**

<b>APPLICATION NUMBER</b>	<b>CB/16/01768/FULL</b>
<b>LOCATION</b>	<b>Water Lane Farm, Biggleswade Road, Upper Caldecote, Biggleswade, SG18 9BP</b>
<b>PROPOSAL</b>	<b>Conversion of farm offices to dwelling</b>
<b>PARISH</b>	<b>Northill</b>
<b>WARD</b>	<b>Northill</b>
<b>WARD COUNCILLORS</b>	<b>Cllr Mr Firth</b>
<b>CASE OFFICER</b>	<b>Donna Lavender</b>
<b>DATE REGISTERED</b>	<b>27 April 2016</b>
<b>EXPIRY DATE</b>	<b>22 June 2016</b>
<b>APPLICANT</b>	<b>Mrs Maudlin</b>
<b>AGENT</b>	<b>Richard Beaty (Building Design) Limited</b>
<b>REASON FOR COMMITTEE TO DETERMINE</b>	<b>Relative of Councillor Caroline Maudlin</b>
<b>RECOMMENDED DECISION</b>	<b>Recommended for Approval, subject to conditions</b>

**Recommendation:**

That Planning Permission be Recommended for Approval subject to the following:

**RECOMMENDED CONDITIONS**

- 1 The development hereby permitted shall begin not later than three years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 The dwelling hereby approved shall not be occupied until details of the bin storage & collection areas have been submitted to and approved in writing by the Local Planning Authority and the bin storage/collection areas have been implemented in accordance with the approved details. The bin storage & collection areas shall be retained thereafter.

Reason: In the interest of amenity.  
(Policy DM3 of the Core Strategy for the North & Section 7, NPPF)
- 3 Notwithstanding the provisions of Part 1, Class A of Schedule 2 to the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order with or without modification), no extensions to the building(s) hereby permitted shall be carried out without the grant of further specific planning permission from the Local Planning Authority.

Reason: To control the external appearance of the building/s in the interests of the amenities of the area and to ensure an adequate external amenity space is retained.

(Policy DM3 of the Core Strategy for the North & Section 7, NPPF)

- 4 Notwithstanding the provisions of Part 1 Class E of Schedule 2 to the Town and Country (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order with or without modification), no buildings or other structures shall be erected or constructed within the curtilage of the property without the grant of further specific planning permission from the Local Planning Authority.

Reason: To control the development in the interests of the visual amenity of the area and to ensure an adequate external amenity space is retained.

(Policy DM3 of the Core Strategy for the North & Section 7, NPPF)

- 5 The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers 08.50.21 (Proposed Plans), 08.50.22A (Block Plan) & CBC 001 (Site Location Plan).

Reason: To identify the approved plan/s and to avoid doubt.

#### **INFORMATIVE NOTES TO APPLICANT**

1. In accordance with Article 35 (1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015, the reason for any condition above relates to the Policies as referred to in the National Planning Policy Framework (NPPF) and the Core Strategy for North Central Bedfordshire.
2. This permission relates only to that required under the Town & Country Planning Acts and does not include any consent or approval under any other enactment or under the Building Regulations. Any other consent or approval which is necessary must be obtained from the appropriate authority.
3. The applicant is advised that in the event that any protected species are identified during the conversion works, you will be required to apply for an EPS license for the mitigation of protected species prior to the commencement of works. Details of the application process can be found on via the following web link:  
<https://www.gov.uk/government/publications/european-protected-species-apply-for-a-mitigation-licence>
4. The Buckingham & River Ouzel Internal Drainage Board advise that it is essential that ground conditions be investigated and if found satisfactory, the soakaways constructed in accordance with the latest Building Research Establishment Digest.  
In the event that ground conditions are found not to be suitable for soakaway drainage, any direct discharge to the nearby watercourse will require the Board's prior consent. Please contact the Internal Drainage Board at Vale

House, Broadmead Road, Stewartby, Bedford. MK43 9ND - Telephone (01234 767995) - E-mail [contact@idbs.org.uk](mailto:contact@idbs.org.uk)

5. Please note that the unnumbered drawings submitted in connection with this application have been given unique numbers by the Local Planning Authority. The numbers can be sourced by examining the plans on the View Planning Application pages of the Council's website [www.centralbedfordshire.gov.uk](http://www.centralbedfordshire.gov.uk).

**Statement required by the Town and Country Planning (Development Management Procedure) (England) Order 2015 - Part 5, Article 35**

The Council acted pro-actively through positive engagement with the applicant at the pre-application stage and during the determination process which led to improvements to the scheme. The Council has therefore acted pro-actively to secure a sustainable form of development in line with the requirements of the Framework (paragraphs 186 and 187) and in accordance with the Town and Country Planning (Development Management Procedure) (England) Order 2015.

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**Item No. 14**

**APPLICATION NUMBER** CB/16/02089/FULL  
**LOCATION** 1 Fox Dells, Dunstable, LU6 3LD  
**PROPOSAL** Proposed single storey extension to garage and kitchen and second storey extension to bedroom  
**PARISH** Dunstable  
**WARD** Dunstable Watling  
**WARD COUNCILLORS** Cllrs Hollick & Young  
**CASE OFFICER** Thomas Mead  
**DATE REGISTERED** 17 May 2016  
**EXPIRY DATE** 12 July 2016  
**APPLICANT** Mr Ghent  
**AGENT** Mr Collins  
**REASON FOR COMMITTEE TO DETERMINE** The application is made on behalf of a Ward Councillor

**RECOMMENDED DECISION** Full application recommended for Approval

**Recommendation:**

That Planning Permission be GRANTED subject to the following:

**RECOMMENDED CONDITIONS / REASONS**

- 1 The development hereby permitted shall begin not later than three years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

- 2 All external works hereby permitted shall be carried out in materials to match as closely as possible in colour, type and texture, those of the existing building.

Reason: To safeguard the appearance of the completed development by ensuring that the development hereby permitted is finished externally with materials to match the existing building in the interests of the visual amenities of the locality.

(Policies BE8 and H8, SBLPR (2004) and Section 7, NPPF)

- 3 The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers 16004 - PL100, 16004 - PL101, 16004 - EX100, 16004 - EX101, 16004 - SP100 and 16004 - SP101

Reason: To identify the approved plans and to avoid doubt.

## INFORMATIVE NOTES TO APPLICANT

1. In accordance with Article 35 (1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015, the reason for any condition above relates to the Policies as referred to in the South Bedfordshire Local Plan Review (SBLPR) and the National Planning Policy Framework (NPPF).
2. This permission relates only to that required under the Town & Country Planning Acts and does not include any consent or approval under any other enactment or under the Building Regulations. Any other consent or approval which is necessary must be obtained from the appropriate authority.
3. **Will a new extension affect your Council Tax Charge?**  
The rate of Council Tax you pay depends on which valuation band your home is placed in. This is determined by the market value of your home as at 1 April 1991.  
Your property's Council Tax band may change if the property is extended. The Council Tax band will only change when a relevant transaction takes place. For example, if you sell your property after extending it, the new owner may have to pay a higher band of Council Tax.  
If however you add an annexe to your property, the Valuation Office Agency may decide that the annexe should be banded separately for Council Tax. If this happens, you will have to start paying Council Tax for the annexe as soon as it is completed. If the annexe is occupied by a relative of the residents of the main dwelling, it may qualify for a Council Tax discount or exemption. Contact the Council for advice on **0300 300 8306**.  
The website link is:

<http://www.centralbedfordshire.gov.uk/council-tax/bands/find.aspx>

### **Statement required by the Town and Country Planning (Development Management Procedure) (England) Order 2015 - Part 5, Article 35**

Discussion with the applicant to seek an acceptable solution was not necessary in this instance. The Council has therefore acted pro-actively to secure a sustainable form of development in line with the requirements of the Framework (paragraphs 186 and 187) and in accordance with the Town and Country Planning (Development Management Procedure) (England) Order 2015.

**Item No. 15**

<b>APPLICATION NUMBER</b>	<b>CB/16/01781/REG3</b>
<b>LOCATION</b>	<b>Slip End Lower School, Ross Way, Slip End, Luton, LU1 4DD</b>
<b>PROPOSAL</b>	<b>Proposed single storey infill extensions to the front and rear of the school</b>
<b>PARISH</b>	<b>Slip End</b>
<b>WARD</b>	<b>Caddington</b>
<b>WARD COUNCILLORS</b>	<b>Cllrs Collins &amp; Stay</b>
<b>CASE OFFICER</b>	<b>Debbie Willcox</b>
<b>DATE REGISTERED</b>	<b>03 May 2016</b>
<b>EXPIRY DATE</b>	<b>28 June 2016</b>
<b>APPLICANT</b>	<b>Mr D Anderson</b>
<b>AGENT</b>	<b>-</b>
<b>REASON FOR COMMITTEE TO DETERMINE</b>	<b>The application is for the Council's land and an objection has been received that cannot be resolved by conditions.</b>
<b>RECOMMENDED DECISION</b>	<b>Regulation 3 - Recommended for Approval</b>

**Recommendation:**

That Planning Permission be APPROVED subject to the following:

**RECOMMENDED CONDITIONS**

- 1 The development hereby permitted shall begin not later than three years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

- 2 All external works hereby permitted shall be carried out in materials to match as closely as possible in colour, type and texture, those of the existing building.

Reason: To safeguard the appearance of the completed development by ensuring that the development hereby permitted is finished externally with materials to match the existing building in the interests of the visual amenities of the locality.

(Policy BE8, SBLPR and Section 7, NPPF)

- 3 The extensions hereby approved shall not be first occupied or brought into use until a scheme for the parking of vehicles on the site has been submitted to and approved in writing by the Local Planning Authority. The scheme shall comply with the standards of the Local Planning Authority and shall be fully implemented before either of the extensions hereby approved is first occupied or brought into use and thereafter retained for this purpose.

Reason: To ensure provision for car parking clear of the public highway in the interests of road safety.

(Policies BE8 & T10, SBLPR and Section 4, NPPF)

- 4 The extensions hereby permitted shall not be first occupied or brought into use until a scheme for the parking of cycles on the site has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be fully implemented before the development is first occupied or brought into use and thereafter retained for this purpose.

Reason: To ensure the provision of cycle parking to meet the needs of occupiers of the proposed development in the interests of encouraging the use of sustainable modes of transport.

(Policy BE8, SBLPR and Section 4, NPPF)

- 5 **No development shall take place until a scheme detailing provision for on site parking for construction workers and deliveries for the duration of the construction period has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented throughout the construction period.**

**Reason: The condition must be discharged prior to commencement to ensure adequate off street parking during the construction period in the interests of road safety.**

**(Policy BE8, SBLPR and Section 4, NPPF)**

- 6 Before the building is first brought into use, an updated Travel Plan shall be prepared and submitted to and approved by the Local Planning Authority. The plan shall contain details of:

- plans for the establishment of a working group involving the School, parents and representatives of the local community
- pupil travel patterns and barriers to sustainable travel
- measures to encourage and promote sustainable travel and transport for journeys to and from school
- an action plan detailing targets and a timetable for implementing appropriate measures and plans for annual monitoring and review
- measures to manage the car parking on site

All measures agreed therein shall be undertaken in accordance with the approved plan. There shall be an annual review of the Travel Plan to monitor progress in meeting the targets for reducing car journeys generated by the proposal and this shall be submitted to and approved by the Local Planning Authority.

Reason: In the interests of highway safety, to reduce congestion and to promote the use of sustainable modes of transport

(Policies BE8 & T10, SBLPR and Section 4, NPPF)

- 7 The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers 1001, 1002, 2000, 2001, 2002, 2003, 2004, 3001, 3002, 3003, 3004, 3005 and 3006.

Reason: To identify the approved plans and to avoid doubt.

## INFORMATIVE NOTES TO APPLICANT

1. In accordance with Article 35 (1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015, the reason for any condition above relates to the Policies as referred to in the South Bedfordshire Local Plan Review (SBLPR) and the National Planning Policy Framework (NPPF).
2. This permission relates only to that required under the Town & Country Planning Acts and does not include any consent or approval under any other enactment or under the Building Regulations. Any other consent or approval which is necessary must be obtained from the appropriate authority.
3. The applicants attention is drawn to their responsibility under The Equality Act 2010 and with particular regard to access arrangements for the disabled.

The Equality Act 2010 requires that service providers must think ahead and make reasonable adjustments to address barriers that impede disabled people.

These requirements are as follows:

- Where a provision, criterion or practice puts disabled people at a substantial disadvantage to take reasonable steps to avoid that disadvantage;
- Where a physical feature puts disabled people at a substantial disadvantage to avoid that disadvantage or adopt a reasonable alternative method of providing the service or exercising the function;
- Where not providing an auxiliary aid puts disabled people at a substantial disadvantage to provide that auxiliary aid.

In doing this, it is a good idea to consider the range of disabilities that your actual or potential service users might have. You should not wait until a disabled person experiences difficulties using a service, as this may make it too late to make the necessary adjustment.

For further information on disability access contact:

The Centre for Accessible Environments ([www.cae.org.uk](http://www.cae.org.uk))  
Central Bedfordshire Access Group ([www.centralbedsaccessgroup.co.uk](http://www.centralbedsaccessgroup.co.uk))

4. In order to discharge condition 3, a parking scheme showing one additional on-site parking space will be required.

**Statement required by the Town and Country Planning (Development Management Procedure) (England) Order 2015 - Part 5, Article 35**

Discussion with the applicant to seek an acceptable solution was not necessary in this instance. The Council has therefore acted pro-actively to secure a sustainable form of development in line with the requirements of the Framework (paragraphs 186 and 187) and in accordance with the Town and Country Planning (Development Management Procedure) (England) Order 2015.

**Item No. 13**

<b>APPLICATION NUMBER</b>	<b>CB/16/01011/FULL</b>
<b>LOCATION</b>	<b>ASDA Stores Ltd, Court Drive, Dunstable, LU5 4JD</b>
<b>PROPOSAL</b>	<b>Erection of a 3 pump petrol filling station to include forecourt canopy, control room and car park reconfiguration.</b>
<b>PARISH</b>	<b>Dunstable</b>
<b>WARD</b>	<b>Dunstable Icknield</b>
<b>WARD COUNCILLORS</b>	<b>Cllrs McVicar &amp; Chatterley</b>
<b>CASE OFFICER</b>	<b>Peter Vosper</b>
<b>DATE REGISTERED</b>	<b>15 April 2016</b>
<b>EXPIRY DATE</b>	<b>10 June 2016</b>
<b>APPLICANT</b>	<b>ASDA Stores Ltd</b>
<b>AGENT</b>	<b>Pegasus Group</b>
<b>REASON FOR COMMITTEE TO DETERMINE</b>	<b>The Development Infrastructure Group Manager recommends that the application be determined at Committee given the ownership of the land by the Council, the impact on the local environment, and the objection lodged by Dunstable Town Council</b>
<b>RECOMMENDED DECISION</b>	<b>Full Application - Recommended for Refusal</b>

Withdrawn Item – see Minute No. DM/16/25

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## LATE SHEET

### DEVELOPMENT MANAGEMENT COMMITTEE – 29 JUNE 2016

#### ***Item 6 (Pages 15 – 46 ) – CB/16/00860/REG3 – Land south of Dunton Lane, Biggleswade***

##### **Additional Consultation/Publicity Responses**

One third party letter received raising objections on the grounds of:

- Proposed access is not seen by traffic travelling towards Biggleswade until they are almost at the site.
- A bus stop in only one direction is dangerous to users on the other side.
- There is no street lighting or footpath on Dunton Road
- Site is too remote to allow a reasonable police response time.
- Local school places are limited.

##### Campaign for the Protection of Rural England (CPRE):

Object to the proposal commenting:

From the outset, we must say that we are surprised to see a site in this location still be put forward by CBC as suitable for traveller-related development. We are aware of course that, as site 26, a site south of Dunton Lane was one of those proposed in the pre-submission G&T Plan Feb 2014, but that plan was never put to EiP and was subsequently withdrawn. Consequently, we suggest it now carries little or no weight in consideration of the case.

Even more importantly – as we pointed out in our objection to Site 26 at the time – the May 2013 site assessment report scored this site as the worst performing of any of the site in the Feb 2014 Plan was proposing for adoption – just 15 points out of a possible 50 when measured against criteria which had been endorsed by the Sustainable Communities Overview and Scrutiny Committee for G&T Site Assessment principles, in particular:

- Location on High Grade agricultural land (score 0)
- 'Poor' access to public transport services (score 1)
- 'Very poor' access to GP/Health Services (score 0)
- 'Very Poor' walking access to a middle school (score 0)
- 'Poor' access to an upper school by public transport (score 1)
- 'Poor' walking access to a local food store (score 0)

Significantly, the subsequent Sustainability appraisal accompanying the Feb 2014 Plan took a markedly more relaxed view of the site's sustainability credentials, contradicting this previous work by asserting that 'the site is well located in terms of access to local services and facilities in Biggleswade'. It is pretty clear to us however, that this contradictory conclusion was forced by the fact that, if the Dunton site were not selected, some other site with even worse sustainability credentials would have to be selected in its place.

We do not, however, consider that expediency can be used to justify a proposal which has been identified to be so poorly performing against so many of the Council's own nominated selection criteria.

Moreover, in addition to the issues listed above, and notwithstanding the mitigation proposed in the Design and Access Statement, the site is inevitably going to be a highly visible feature, being situated on rising ground in the open countryside. It will impact adversely on the landscape, not just by day, but also – thanks to the inevitable lighting installations – by night. In this context we would point out that the value of the landscape in this area has been confirmed by the Council itself, which has designated Dunton Lane as forming part of a 'scenic route'. The insertion of a highly visible new Traveller site is hardly compatible with the Lane's scenic status.

In conclusion, we draw attention to Para 25 of the Planning Policy for Traveller Sites. This makes it clear that LPAs should 'very strictly limit new traveller development away from existing settlements or outside areas allocated in the development plan. As stated above, there is currently no either adopted or even emerging Development Plan – though a new one has currently just concluded its 'call for sites' stage. We strongly urge therefore that in accordance with this guidance the Dunton Lane application be shelved pending the emergence of this new plan.

A further consideration is the impact on the local primary school in Dunton. In this regards para 25 of the PPTS also states 'LPAs should ensure that sites in rural areas respect the scale of, and do not dominate the nearest settled community and avoid placing an undue pressure on the local infrastructure'. 10 permanent pitches will undoubtedly involve a substantial number of children, and a good proportion of these are likely to be primary school age. Our understanding is that the capacity of Dunton school is already under pressure. There is nothing in the design and access statement as to how the Council intends to address this issue.

Accordingly, and in line with its original objection, CPRE trusts that the council will recognise this site's fundamentally unsustainable location for traveller related development, and reject this application.

### Highways

The applicant has submitted revised plans showing the visibility splay from both accesses and a revised site layout. The visibility splay is not correct and should measure 2.4m along the centre line of the access into the site from the nearside kerbline, from this point a splay of 215.0m is required either side of the access to the NEARSIDE channel of the road. The splays to the oncoming traffic, the critical side, are shown going into a field?

I have plotted the splays on the submitted plan D08 Revision A, and they appear to be achievable although it may require some removal of vegetative growth within the adjoining land and within the public highway.

Turning to the layout of the site I am content that the internal vehicle parking, manoeuvring and turning arrangements are satisfactory. I do, however question the

need for a footway along the frontage of the site and would recommend that the bus layby be removed as parked vehicles would impact upon the visibility splay.

If and when it can be agreed that there will be a bus service stopping at the site, then the layby for it can be constructed and a footway to the bus stop only, although it may be difficult to keep the stop clear from other vehicles using Dunton Lane, for using it as a parking bay?

It would be beneficial for the internal accesses/parking spaces to have at least some pedestrian visibility splays either side of them as the internal road is shared with pedestrians. I have included a condition for this. I am not sure what the boundary treatments are fronting the internal access road. The boundaries are up against the road and may afford little driver/driver intervisibility. I have included a condition for these boundaries to be set back, which will not lessen the size of the plots, but keep the frontage against the road clear to allow for a modicum of intervisibility between users of the shared access and users of the plots; this will also provide driver/pedestrian intervisibility.

#### Sustainable Urban Drainage Officer

The National Planning Policy Framework sets out the expectation that Local Planning Authorities, as part of their function of determining planning applications, should avoid flood risk to people and property and should manage any residual risk (para 103 NPPF).

When considering surface water as part of a major planning application, Local Planning Authorities therefore need to satisfy themselves that the minimum standard of operation is appropriate for surface water drainage systems (SuDS) and ensure through the use of planning conditions that clear arrangements are in place for their ongoing maintenance over the lifetime of the development (Written Statement HCWS161).

A 'Surface Water Drainage Strategy' is required under CBCs adopted local validation criteria for all major applications to demonstrate that the proposed development complies with National Standards as well as the Council's adopted Local Requirements for the design, maintenance and operation of sustainable drainage systems.

There are potential discharge points at the site, including an ordinary watercourse adjacent to the site's boundary and infiltration of surface water run off to the ground (which is noted in the application proposal).

Evidence and supporting materials for surface water drainage arrangements could therefore be conditioned, however there is no guarantee that these discharge methods can be delivered on site, or that surface water run-off generated by the development proposal will not exceed the run-off from the undeveloped site.

Additionally, a concept drainage strategy has not been provided to demonstrate there is adequate space on site for SuDS or how residual risk will be managed on site through the developments layout.

Also to be noted with regards to infiltration, an average infiltration rate of  $8.0 \times 10^{-6}$  m/s has not been determined and the effect on groundwater quality is not considered by

the application. Further testing must therefore be undertaken to assess the feasibility of infiltration devices, geotechnical and geological factors, and any implications for the final detailed design of the surface water drainage scheme.

Any conditions imposed on the grant of planning permission must therefore require the provision of appropriate sustainable drainage systems to drain the development's surface water runoff without increasing flood risk to or from the site. A detailed scheme and supporting evidence would need to be provided to demonstrate the drainage arrangements are appropriate. In order to be effective, the conditions would also need to provide that the entire surface water drainage system will be maintained for the lifetime of the development.

Proposed standards of operation, construction, structural integrity and ongoing maintenance of the surface water drainage system must be shown as compliant with the 'Non-statutory technical standards for sustainable drainage systems' (March 2015, Ref: PB14308), 'Central Bedfordshire Sustainable Drainage Guidance' (Adopted April 2014, Updated May 2015), and recognised best practise including the Ciria SuDS Manual (2016, C753).

#### Trees and Landscape

No additional comments however I notice that Ash is included in the planting spec as specimen trees. This will not be obtainable due to disease restrictions. This species will need to be changed.

#### Anglian Water

No comments received.

#### Education Officer

A site with 10 - 12 traveller pitches is unlikely to have a great impact on local schools. Dunton Lower is a popular school, which is oversubscribed due to parental preference from out-catchment but the school is able to accommodate those living within catchment and would be able to meet the need arising from a small development such as this.

Plans are in place to expand lower, middle and upper capacity within Biggleswade which will provide for the Biggleswade/ Dunton area in the long term.

#### **Additional Comments**

The CPRE objection recommends no decision be made until a new G&T development plan is adopted. The comments are noted however the lack of a plan does not allow for this as part of the application process. The Council is obliged to consider and determine applications as they are submitted in accordance with the development plan apparent at that time and other material considerations. The lack of development plan for G&T accommodation means that the Council is unable to demonstrate a deliverable supply of sites and pitches and therefore this is a material consideration with any application submitted that would contribute to the supply of sites in a scenario such as this. Therefore it would not be reasonable to hold the consideration of this a proposal until a new Plan is adopted.

Tree and Landscape comments still raise concerns regarding species choice. It is considered that this can be resolved through the proposed landscaping condition which is explicitly worded to require details notwithstanding those considered with the application. This would give the tree officer scope to agree or refuse the species mix post decision.

### **Additional/Amended Conditions/Reasons**

#### Additional conditions

1. The development shall not be brought into use until the junctions of the proposed vehicular accesses with the highway have been constructed in accordance with the approved details.

Reason: In order to minimise danger, obstruction and inconvenience to users of the highway and the premises in the interests of policy DM3 of the Core Strategy and Development Management Policies 2009.

2. Notwithstanding the details in the approved plans, no development shall take place until details have been submitted to and approved in writing by the Local Planning Authority of a revised site layout which provides an area of land across the whole of the site frontage for plots 1 to 12, the managers unit and the van/lorry parking, measuring at least 2.0m from and parallel, to the nearside edge of the adjacent road carriageway to provide visibility splays for each pitch. The works shall be carried out in accordance with the approved details and thereafter be kept free of any obstruction to visibility exceeding a height of 600mm above the adjoining carriageway level.

Reason: To provide adequate driver/driver and driver/pedestrian intervisibility between the carriageway and the proposed accesses, and to make the accesses safe and convenient for the traffic which is likely to use them in the interests of policy DM3 of the Core Strategy and Development Management Policies 2009.

3. Visibility splays shall be provided at the junctions of the accesses with the public highway before the development is brought into use. The minimum dimensions to provide the required splay lines shall be 2.4m measured along the centre line of the proposed access from its junction with the channel of the public highway and 215.0m measured from the centre line of the proposed access along the line of the channel of the public highway. The required vision splays shall for the perpetuity of the development remain free of any obstruction to visibility.

Reason: To provide adequate visibility between the existing highway and the proposed accesses, and to make the accesses safe and convenient for the traffic which is likely to use them in the interests of policy DM3 of the Core Strategy and Development Management Policies 2009.

4. Before the premises are occupied all on site vehicular areas shall be surfaced in stable and durable materials in accordance with details to be approved in writing by

the Local Planning Authority. Arrangements shall be made for surface water drainage from the site to soak away within the site so that it does not discharge into the highway or into the main drainage system.

Reason: To avoid the carriage of mud or other extraneous material or surface water from the site so as to safeguard the interest of highway safety and reduce the risk of flooding and to minimise inconvenience to users of the premises and ensure satisfactory parking of vehicles outside highway limits in the interests of policy DM3 of the Core Strategy and Development Management Policies 2009.

5. Details of a refuse collection point located at the site frontage and outside of the public highway and any visibility splays shall be submitted to and approved by the Local Planning Authority prior to the occupation of any pitch. The scheme shall be fully implemented prior to occupation and shall be retained thereafter.

Reason: In the interest of amenity and in order to minimise danger, obstruction and inconvenience to users of the highway and the premises in the interests of policy DM3 of the Core Strategy and Development Management Policies 2009.

6. The proposed means of illumination shall be shielded so that no glare or dazzle occurs to drivers of vehicles using the public highway.

Reason: In the interest of road safety in the interests of policy DM3 of the Core Strategy and Development Management Policies 2009.

#### Replacement condition 7

No development shall commence until a detailed surface water drainage scheme for the site has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of full scale site investigation, including infiltration testing and groundwater assessment carried out in accordance with BRE 365, as well as details of how the scheme shall be maintained and managed after completion. The drainage strategy should demonstrate the surface water run-off generated up to and including the 100 years critical storm will not exceed the run-off from the undeveloped site following the corresponding rainfall event. Infiltration systems shall only be used where it can be demonstrated that they will not pose a risk to groundwater quality. Where revisions to the agreed strategy are proposed these shall be fully justified and approved by the Local Planning Authority. The scheme shall be implemented in accordance with the approved final details before the development is completed and shall be managed and maintained thereafter in accordance with the agreed management and maintenance details.

Reason: To ensure the approved system will function to a satisfactory minimum standard of operation and maintenance and prevent the increased risk of flooding both on and off site, in accordance with para 103 NPPF.

**Item 7 (Pages 47 - 74) – CB/16/01148/OUT – Land Adj St Marys (Stotfold) Lower School, Rook Tree Land, Stotfold**

**Additional Consultation/Publicity Responses**

**Neighbours:**

Further comments received from the following addresses:

- 2 Home Close
- 71 Silverbirch Avenue
- 19 Regent Court

Original objections were reiterated in terms of highway safety and further impact on existing local services.

Furthermore photos were supplied by a local resident and she wished that the committee be presented with these photos prior to the meeting. These can be viewed on our website via the following link:

<http://www.centralbedfordshire.gov.uk/portal/searchresult.asp?appnumber=CB/16/01148>

**Consultees:**

1. CBC Highways Officer (22/06/16) – Recommendations made for the incorporation of a raised junction and protection of the existing crossing. In addition recommends a funding obligation to secure the progression of a Traffic Regulation Order (TRO) which should be secured in a 106 Agreement.

**Additional Comments**

In accordance with the Councils Highways Officers advice, the condition relating to the access has been updated to ensure the provision of a raised junction and protection of the existing crossing. Furthermore the applicant has confirmed its acceptance to a financial obligation to be secured within a 106 agreement to allow the progression of a TRO, in the event that permission is granted.

**Additional/Amended Conditions/Reasons**

In direct replacement of condition 14:

*No development shall take place until details of the junctions between the proposed access roads and the highway have been approved by the Local Planning Authority. The details should include the incorporation of a raised junction at the adoptable access point and any associated works to ensure the retention of the existing crossing point. No building shall be occupied until the junctions have been constructed in accordance with the approved details.*

*Reason: In order to minimise danger, obstruction and inconvenience to users of the highway and of the proposed estate road and in the interest of pedestrian safety by retaining an appropriate crossing.*

*(Policy DM3 of the Core Strategy for the North & Section 4, NPPF)”*

***Item 8 (Pages 75 - 88) – CB/16/01373/RM – Land off Bedford Road to the north of Gold Furlong, Marston Moretaine***

**Additional Consultation/Publicity Responses**

Church End Lower School – Objection on the grounds of possible overlooking from the apartments towards the school playground.

**Additional Comments**

Concerns have been raised regarding the need to segregate the residential parking area from the commercial parking for the shop units. This will be addressed by an additional condition.

**Additional/Amended Conditions/Reasons**

New Condition

Condition 7 – Prior to the occupation of the development a parking management scheme shall be submitted to and approved in writing by the Local Planning Authority. The details approved shall be implemented prior to occupation and remain in perpetuity.

Reason: To ensure that the parking to the rear of the site is retained for residential purposes and not used for parking in connection with the commercial units. (Policy DM3, CSDM).

***Item 9 (Pages 89 - 134 ) – CB/16/01455/OUT – Land East of Hitchin Road & South of The Former Pig Testing Unit Hitchin Road Fairfield.***

**Additional Consultation/Publicity Responses**

None

**Additional Comments**

None

**Additional/Amended Conditions/Reasons**

Amended conditions

16. No development shall take place until a site wide travel plan has been submitted to and approved in writing by the council. Such a travel plan will set the context against which future travel plans for individual uses will be developed once occupiers are known. Such a travel plan to include details of:

- Proposed land uses across the site.
- Predicted travel to and from the site and targets to reduce car use.
- Details of existing and proposed transport links, to include links to both pedestrian, cycle and public transport networks.
- Preliminary proposals and measures to minimise private car use and facilitate walking, cycling and use of public transport.

- Timetable for implementation of measures designed to promote travel choice.
- Plans for monitoring and review, annually for a period of 5 years at which time the obligation will be reviewed by the planning authority.
- Details of provision of cycle parking in accordance with Central Bedfordshire guidelines.
- Details of site specific marketing and publicity information, to include:
  - Site specific travel and transport information,
  - Incentives for sustainable travel
  - Details of relevant pedestrian, cycle and public transport routes to/ from and within the site.
- Copies of relevant bus and rail timetables.
- Details of the appointment of a travel plan co-ordinator.

No part of the development shall be occupied prior to implementation of those parts identified in the travel plan [or implementation of those parts identified in the travel plan as capable of being implemented prior to occupation]. Those parts of the approved travel plan that are identified therein as being capable of implementation after occupation shall be implemented in accordance with the timetable contained therein and shall continue to be implemented as long as any part of the development is occupied.

Reason: To ensure suitable details are in place to encourage alternative methods of resident movement in the interests of Policy DM3 of the Core Strategy and Development Management Policies 2009.

22. No development shall take place until a Section 106 agreement has been entered into to secure affordable housing scheme provision and contribution, provision of the adjacent school approved under CB/16/01454/FULL, financial contributions towards local infrastructure, open space maintenance, a timetable for the delivery of residential units and off site highway works substantial on the form of the draft attached hereto.

Reason: To secure appropriate contributions towards the maintenance and running costs of the social and community infrastructure needs of the local community.

***Item 10 (Pages 135 - 162) – CB/16/01454/FULL – Land East of Hitchin Road & South of The Former Pig Testing Unit Hitchin Road Fairfield.***

**Additional Consultation/Publicity Responses**

Three letters of objection received from the occupier and agent of 167 Hitchin Road raising the following objections:

- Concerns over noise and floodlighting impacts from the proposed MUGA.
- Application should have had a noise assessment to consider the MUGA in relation to 167 and 165 Hitchin Road.
- Requested a condition to remove any community use from the school pitches.

### Internal Drainage Board

The comments made to planning application CB/16/01455/OUT can be used for this application as the indicative revised plan provided by MTC show that the attenuation area can be moved to outside of the Board's byelaw strip.

### **Additional Comments**

Regarding the objections received, the MUGA element of the proposal was removed from the scheme during the course of the application and replaced with grass pitches. This would reduce noise impact. The report acknowledges there would be an impact but conditions not allowing floodlighting and requiring a community use agreement which would set out management of the pitches can ensure no detrimental harm occurs to neighbouring amenity.

Regarding the additional Internal Drainage Board comments the comments referred to on CB/16/01455/OUT (Item 9) raised no objections subject to conditions which are covered in the recommendation.

### **Additional/Amended Conditions/Reasons**

#### Additional condition

Notwithstanding the approved landscaping plans, prior to the first occupation of the development hereby approved details of infill planting to the coppiced hedgerow along the southern site boundary shall be submitted to and approved in writing by the Local Planning Authority. Additional planting shall be carried out in accordance with the approved details in the next available autumn planting season.

Reason: To ensure that the appearance of the development would be acceptable in accordance with Policy DM3 of the Core Strategy and Development Management Policies 2009.

#### Amended condition

4. Hard and soft landscaping shall be carried out in accordance with approved plans B15027/401, B15207/402 and B15207/403 in the first planting season following the commencement of development. Any bare root planting shall be carried out no later than the first autumn planting season (which means the months of October to March inclusive) following the first occupation of the development hereby approved.

Reason: To ensure that the appearance of the development would be acceptable in accordance with Policy DM3 of the Core Strategy and Development Management Policies 2009.

***Item 11 (Pages 163 - 182) – CB/16/01681/FULL – Land adjacent to Sunny Cottage, 2 Mill Lane, Houghton Conquest, Bedford, MK45 3NF***

### **Additional Consultation/Publicity Responses**

**None**

**Neighbours:**

Further comments received from the following addresses:

- 19 Mill Lane

Original objections were reiterated in terms of highway safety including emergency access and impact on the local biodiversity.

**Additional Comments**

In light of the number of objections on highway grounds, it is considered a benefit to clarify the extent of Highway Works to Mill Lane proposed, which include the following:

- Widening of road the extent of Mill Lane up to the junction with Bedford Road on the side of the application site. (This is all included within the red outline of the site and will be secured by condition).
- New 1.5 metre width footpath the extent of the frontage of the new development
- Incorporation of build outs to accommodate the existing telephone poles and provide a traffic calming measure
- New footpath crossing

***Item 12 (Pages 183 - 194) – CB/16/01768/FULL – Water Lane Farm, Biggleswade Road, Upper Caldecote, Biggleswade, SG18 9BP***

**Additional Consultation/Publicity Responses**

None

**Additional Comments**

None

**Additional/Amended Conditions/Reasons**

None

***Item 13 (Pages 195 - 218) – CB/16/01011/FULL – ASDA Stores Ltd, Court Drive, Dunstable, LU5 4JD***

***Application withdrawn***

***Item 14 (Pages 219 - 226) – CB/16/ 2089/FULL – 1 Fox Dells,  
Dunstable, LU6 3LD***

**Additional Consultation/Publicity Responses**

None

**Additional Comments**

None

**Additional/Amended Conditions/Reasons**

None

***Item 15 (Pages 227-236) – CB/16/01781/REG3 – Slip End Lower  
School, Ross Way, Slip End, Luton, LU1 4DD***

**Additional Consultation/Publicity Responses**

No additional responses received

**Additional Comments**

No additional comments

**Additional/Amended Conditions/Reasons**

No additional conditions