

CENTRAL BEDFORDSHIRE COUNCIL

At a meeting of the **DEVELOPMENT MANAGEMENT COMMITTEE** held in Council Chamber, Priory House, Monks Walk, Shefford on Wednesday, 4 January 2017

PRESENT

Cllr K C Matthews (Chairman)

Cllrs M C Blair
Mrs S Clark
K M Collins
Cllr S Dixon
F Firth

Cllrs E Ghent
C C Gomm
K Janes
T Swain
J N Young

Apologies for Absence: Cllrs R D Berry
T Nicols

Substitutes: Cllrs D Bowater (In place of R D Berry)
A D Brown (In place of T Nicols)

Members in Attendance: Cllrs Mrs D B Gurney
Mrs J G Lawrence
B Saunders
P Smith
Mrs T Stock
A Zerny

Officers in Attendance:	Miss H Bell	Committee Services Officer
	Mr M Cornell	Principal Highway Engineer
	Mrs N Darcy	Senior Planning Officer
	Mr A Emerton	Senior Lawyer Planning, LGSS Law Limited
	Ms S Griffin	Committee Services Officer
	Mr A Harrison	Principal Planning Officer
	Mrs C Jagusz	Committee Services Administrator
	Mr D Lamb	Planning Manager East
	Mr L Manning	Committee Services Officer
	Mr B Tracy	Planning Officer
	Miss D Willcox	Planning Officer

DM/16/97. **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 the Councillors and members of the public that the order of business had been varied and would be considered as follows:

Item 8, 9, 11, 10, 14, 15, 16, 6, 7, 12, 13 and 17 It was anticipated that agenda items 8, 9, 11, 10, 14, 15 and 16 would be considered prior to 1.00 p.m.

Note : During the course of the meeting it was necessary to vary the order of business as follows:

Agenda items 8, 9, 11, 10 and 14 were considered prior to 1.00p.m.

Agenda items 6, 7, 15, 16, 12, 13 and 17 were considered in the afternoon session of the meeting which commenced at 1.35p.m.

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.

The Chairman advised that the meeting was being broadcast via a live web cast.

DM/16/98. **Minutes**

RESOLVED

that the Minutes of the meeting of the Development Management Committee held on 7 December 2016 be confirmed and signed by the Chairman as a correct record.

DM/16/99. **Members' Interests**

(a) **Personal Interests:-
Member**

	Item	Nature of Interest	Present or Absent during discussion
Cllr Brown	14	Familiar with public speaker	Present
All Members of the Committee	12	Public Speaker, Former Councillor Aldis, is known to	Present

all Members

Cllr Young	All items	Developers and agents are known to me in capacity as Executive Member for Planning	Present
Cllr Matthews	7, 11, 12, & 14	Public Speakers are known to me	Present
Cllr Matthews	8	Developers are known to me	Present
Cllr Clark	8	Developers are known to me	Present

(b) **Personal and Prejudicial Interests:-**

Member	Item	Nature of Interest	Present or Absent during discussion
Cllr Firth	9	Applicant is known to me in a personal capacity	Absent
Cllr Janes	17	Applicant to the planning application	Absent

(c) **Prior Local Council Consideration of Applications**

Member	Item	Parish/Town Council	Vote Cast
Cllr Firth	9	Upper Caldecote Parish Council	Did not vote

DM/16/100. **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/16/101. **Planning Application No. CB/16/04460/OUT**

RESOLVED

that Planning Application no. CB/16/04460/OUT relating to Land Opposite the Playing Field, Mill lane, Potton, be approved as set out in the Schedule appended to these Minutes.

DM/16/102. **Planning Application No. CB/16/03283/OUT**

RESOLVED

that Planning Application no. CB/16/03283/OUT relating to Land West of Pastures, Upper Caldecote, be approved as set out in the Schedule appended to these Minutes.

DM/16/103. **Planning Application No. CB/16/04082/FULL**

RESOLVED

that Planning Application no. CB/16/04082/FULL relating to 1 Fen End, Stotfold, be refused as set out in the Schedule appended to these Minutes.

DM/16/104. **Planning Application No. CB/16/03885/OUT**

RESOLVED

that Planning Application no. CB/16/03885/OUT relating to Land at East Lodge, Hitchin Road, Stotfold, be approved as set out in the Schedule appended to these Minutes.

DM/16/105. **Planning Application No. CB/16/04522/FULL**

RESOLVED

that Planning Application no. CB/16/04522/FULL relating to 9 Coppice Mead, Stotfold, be approved as set out in the Schedule appended to these Minutes.

DM/16/106. **Planning Application No. CB/16/04369/OUT**

RESOLVED

that Planning Application no. CB/16/04369/OUT relating to Land South of Barford Road, Blunham, be approved as set out in the Schedule appended to these Minutes.

DM/16/107. **Planning Application No. CB/16/04323/OUT**

RESOLVED

that Planning Application no. CB/16/04323/OUT relating to Land at Barford Road, Blunham, be approved as set out in the Schedule appended to these Minutes.

DM/16/108. **Planning Application No.CB/16/04527/FULL**

RESOLVED

that Planning Application no. CB/16/04527/FULL relating to 16 Dickens Boulevard, Stotfold, be approved as set out in the Schedule appended to these Minutes.

DM/16/109. **Planning Application No.CB/16/04840/REG3**

RESOLVED

that Planning Application no. CB/16/04840/REG relating to Croft Green Sheltered Housing, Croft Green, Dunstable, be approved as set out in the Schedule appended to these Minutes.

DM/16/110. **Planning Application No.CB/16/04657/OUT**

RESOLVED

that Planning Application no. CB/16/04657/out relating to Land North East of Walnut Close, Blunham, be approved as set out in the Schedule appended to these Minutes.

DM/16/111. **Planning Application No. CB/16/04456/FULL**

RESOLVED

that Planning Application no. CB/16/04456/FULL relating to Land adjacent to 2 Havelock Road, Biggleswade, be approved as set out in the Schedule appended to these Minutes.

DM/16/112. **Planning Application No.CB/16/05250/FULL**

RESOLVED

that Planning Application no. CB/16/05250/FULL relating to The Paddocks, Springfield Road, Eaton Bray, be approved as set out in the Schedule appended to these Minutes.

DM/16/113. **Site Inspection Appointment(s)**

RESOLVED

That all Members and substitute members along with relevant ward representatives be invited to conduct site inspections on Monday 30 February 2017.

DM/16/114. **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 4.30 p.m.)

Chairman

Dated

Item No. 8

APPLICATION NUMBER	CB/16/04460/OUT
LOCATION	Land opposite the Playing Field, Mill Lane, Potton
PROPOSAL	Outline Application: residential development of up to 62 dwellings including all ancillary works with all matters reserved except access.
PARISH	Potton
WARD	Potton
WARD COUNCILLORS	Cllrs Mrs Gurney & Zerny
CASE OFFICER	Donna Lavender
DATE REGISTERED	27 September 2016
EXPIRY DATE	27 December 2016
APPLICANT	Denison Investments Ltd
AGENT	Woods Hardwick Planning
REASON FOR COMMITTEE TO DETERMINE	Ward Councillor (Cllr A Zerny) call in on the following grounds:

- **Outside the Settlement Envelope**
- **Cumulative impact on Potton**
- **Narrow access**

Furthermore, Major application with Town Council objection.

RECOMMENDED DECISION	Outline Application - Recommend for Approval subject to the completion of a 106 Agreement
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Reason for Recommendation

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 (including materials) 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 **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)**

- 5 **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 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 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.

- 6 **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)**

- 7 **The landscape details required by Condition 2 of this permission shall include the following:**

An appropriate Arboricultural Impact Assessment and Method Statement, clearly showing the build specification for protective fencing and all related good working practices, which shall be in accordance with BS 5837 : 2012 "Trees in relation to design, demolition and construction". The positioning of the fencing shall be erected to protect the natural canopy spread and root protection areas of the trees proposed to be retained. The approved Arboricultural Impact Assessment and Method Statement shall then be fully implemented before the commencement of any site construction works, and the approved fencing shall remain firmly in place throughout the entire

course of development.

Reason: To ensure that a satisfactory standard of landscape protection is fully implemented in the interests of maintaining the health and natural canopy spread of the protected trees. Failure to secure these details prior to commencement of development could result in the unreasonable loss of a trees and landscaping that adds amenity value.

(Policy CS16 of the Core Strategy and Section 7 of the NPPF).

- 8 **No development shall take place until an ecological design strategy (EDS) addressing *mitigation, compensation and enhancement* has been submitted to and approved in writing by the local planning authority. The EDS shall include the following;**

- a) Purpose and conservation objectives for the proposed works.
- b) Review of site potential and constraints.
- c) Detailed design and working method to achieve stated objectives.
- d) Extent and location of proposed works on appropriate scale maps and plans.
- e) Type and source of materials to be used where appropriate, e.g. native species of local provenance.
- f) Timetable for implementation demonstrating that works are aligned with the proposed phasing of development.
- g) Persons responsible for implementing the works.
- h) Details of initial aftercare and long-term maintenance.
- i) Details for monitoring and remedial measures, including timetable for submission of monitoring reports.

The EDS shall be implemented in accordance with the approved details and all features shall be retained in that manner thereafter.

Reason: To ensure that biodiversity is properly protected and enhanced at the site in accordance with Policy DM3 of the Central Bedfordshire Core Strategy and Development Management Policies (2009) and the National Planning Policy Framework (2012).

- 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 No development shall take place until a Construction Management/Method Plan and Statement with respect to the construction phase of the development have been submitted to and approved in writing by the Local Planning Authority. Development works shall be undertaken in accordance with the approved Construction Management/Method Statement/Plan. The details shall include, amongst other things, access arrangements for construction vehicles; compounds, including storage of plant and materials; details of wheel washing facilities; loading and unloading areas; method of materials extraction and re-use.

Reason: In the interest of safeguarding the local residential amenity

- 12 Prior to the Submission of a Reserved Matters application a scheme for protecting the proposed dwellings from any potential noise and/or light identified in an associated assessment of the local recreation ground and plant hire premises (including access) shall be submitted and approved in writing by the local planning authority. None of the dwellings shall be occupied until any such scheme identified as necessary has been implemented in accordance with the approved details, shown to be effective and retained in accordance with those details thereafter.

Reason: To protect human health and residential amenity in accordance with Policy DM3 of the Core Strategy and Development Management Policies Document (2009).

- 13 Prior to first occupation of the development the off-site highway works shown for indicative purposes on plan 17537/MILL/5/500H shall be constructed in accordance with full engineering details which must be first submitted in writing to and approved by the Local Planning Authority. The works shall be carried out in full accordance with the approved technical specification and thereafter retained for its purpose.

Reason: To ensure the provision of appropriate access arrangements and associated off-site highway works in the interests of highway safety. (Policy DM3 of the Core Strategy for the North and Section 4 of the NPPF)"

- 14 The reserved matters proposals shall not include any dwellings that are more than 2.5 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).

- 15 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)

- 16 The details required by Condition 2 of this permission 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 on Mill Lane and Newtown as required
- 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 Residential Travel Plan
 - A vehicular turning area within the curtilage of the site taking access from the public highway;
 - Refuse collection points;
 - Vehicle tracking diagrams.

Reason: To ensure the development of the residential site is completed to provide adequate and appropriate highway arrangements at all times. (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 scheme for the provision of a pedestrian access from the site to Newtown including a timetable for its implementation. The link shall be implemented as approved and in accordance with the approved timetable and shall be retained thereafter for its purpose.

Reason: To ensure an acceptable pedestrian linkage between the existing and proposed development. (Policy DM3 of the Core Strategy and Section 7 of the NPPF).

- 18 No development shall take place until a scheme has been submitted to and approved in writing by the Local Planning Authority for the provision of fire hydrants at the development. Prior to the first occupation of the dwellings the fire hydrants serving that development shall be installed as approved. Thereafter the fire hydrants shall be retained as approved in perpetuity.

Reason: In order to ensure appropriate access to fire hydrants for use in the event of emergency in accordance with policy DM3 of Central Bedfordshire Core Strategy for the North and Section 7 of the NPPF.

- 19 The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers 17537/MILL/5/503 (Site Access), 17537/MILL/5/500H (Calming Feature) and 17625/1000A (Site Location Plan).

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

- 20 The development shall not be occupied until a Travel Plan has been submitted to and approved in writing by the council, such a Travel Plan to include details of:

- 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.
- 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.
- Details of provision of cycle parking in accordance with council guidelines.
- Details of marketing and publicity for sustainable modes of transport to include site specific travel information packs, to include:
 - Site specific travel and transport information
 - Details of relevant pedestrian, cycle and public transport routes to/ from and within the site
 - Copies of relevant bus and rail timetables
 - An Action Plan listing the measures to be implemented and timescales for this.

No part of the development shall be occupied prior to implementation of those parts identified in the travel plan. Those parts of the approved Travel Plan that are identified 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.

21The details required by Condition 13 of this permission shall additionally include a plan demonstrating the provision of a raised table at the junction of the estate road with Mill Lane and the details shall be submitted to and approved in writing by the Local Planning Authority. Prior to the first occupation of the dwellings hereby approved, the raised table shall be installed as approved and shall be retained as approved in perpetuity.

Reason: In order to ensure appropriate traffic calming measures in the interest of highway safety in accordance with policy DM3 of Central Bedfordshire Core Strategy for the North and Section 4 of the NPPF.

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. No materials or vehicles associated with the development should be left on or near the public bridleway 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 right of way closure is needed this will require at least six weeks notice.
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 Management Group, Central Bedfordshire Council, Priory House, Monks Walk, Chicksands, Shefford SG17 5TQ.
5. 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 6, 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.

NOTES

- (1) In Advance of the consideration of the application the Committee were advised of additional consultation responses from CBC Internal consultees and the CPRE and Neighbours. The Committee were advised of amendments to Conditions 13 and 19 and an additional condition.
- (2) In advance of the consideration of the application the Committee were advised that a contribution towards the Potton to Sandy Cycleway and towards the local GP Surgery would need to be secured with the S.106 agreement if the application is approved.
- (3) In advance of the consideration for the application the Committee received representations made under the Public Participation Scheme.

Item No. 09

APPLICATION NUMBER	CB/16/03283/OUT
LOCATION	Land west of Pastures, Upper Caldecote, Biggleswade, SG18 9BQ
PROPOSAL	Outline Planning application for the Development of 40 dwellings, including new access, access road, car parking, landscaping and footpath link to adjacent playing fields.
PARISH	Northhill
WARD	Northhill
WARD COUNCILLORS	Cllr Mr Firth
CASE OFFICER	Alex Harrison
DATE REGISTERED	03 August 2016
EXPIRY DATE	02 November 2016
APPLICANT	William Willoughby (Estates) Ltd and Messrs DW, RG, SP, BJ Maudlin
AGENT	AKT Planning+Architecture
REASON FOR COMMITTEE TO DETERMINE	Called in by Cllr Firth on the following grounds: <ul style="list-style-type: none">• The size of the development will increase the size of the village by over 6%.• Will impact upon the current water/sewage systems that cannot cope.• Concern over speeding traffic 4. Outside of settlement envelope The Scheme is a departure from the development plan. Parish Council objection to a major application
RECOMMENDED DECISION	Outline Application - Approval recommended subject to a Section 106 agreement

Recommendation:

That 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 (Development Management Procedure) Order 2015 (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 **No development shall take place until details of the existing and final ground, ridge 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. Thereafter the site 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 details of hard and soft landscaping (including details of robust planting schemes at the southern and northern boundaries, 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.**

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

- 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 5 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 5.**

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

- 7 **No development shall take place until a detailed surface water drainage scheme for the site including a management and maintenance plan has been submitted to and approved in writing by the Local Planning Authority. The scheme design shall be based on sustainable drainage principles in accordance with the Council's Sustainable Drainage SPD and an assessment of the hydrological and hydrogeological context of the development. The scheme shall be implemented in accordance with the approved details 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.

- 8 **No development shall take place until a foul water strategy has been submitted to and approved in writing by the Local Planning Authority. Unless otherwise agreed in writing the works shall be carried out in accordance with the approved details prior to the occupation of any dwelling subsequently approved.**

Reason: To prevent the increased risk of 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.

- 9 **No development shall take place (including ground works or site clearance) until a method statement for the creation of new wildlife features such as hibernacula and the erection of bird/bat boxes in buildings/structures and tree, hedgerow, shrub and wildflower planting/establishment has been submitted to and approved in writing by the local planning authority. The content of the method statement shall include the:**

- a) purpose and objectives for the proposed works;**
- b) detailed design(s) and/or working method(s) necessary to achieve stated objectives (including, where relevant, type and source of materials to be used);**
- c) extent and location of proposed works shown on appropriate scale maps and plans;**
- d) timetable for implementation, demonstrating that works are aligned with the proposed phasing of construction;**
- e) persons responsible for implementing the works;**

The works shall be carried out strictly in accordance with the approved details and shall be retained in that manner thereafter

Reason: To ensure development is ecologically sensitive and secures biodiversity enhancements in accordance with the National Planning Policy Framework.

- 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 the NPPF.

- 11 **No development shall take place until a written scheme of archaeological investigation; that includes post excavation analysis and publication, has been submitted to and approved in writing by the Local Planning Authority. The development hereby approved shall only be implemented in full accordance with the approved archaeological scheme.”**

Reason: To record and advance understanding of the heritage assets with archaeological interest which will be unavoidably affected as a consequence of the development. This condition is pre-commencement as a failure to secure appropriate archaeological investigation in advance of development would be contrary to paragraph 141 of the *National Planning Policy Framework* that requires developers to record and advance of understanding of the significance of any heritage assets to be lost (wholly or in part) as a consequence of the development.

- 12 Any subsequent reserved matters application 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 including to Harvey Close and Water Lane
 - 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 Residential Travel Plan.

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

- 13 **Prior to commencement of development full engineering details of the access arrangement and off-site highway works shown for planning purposes on Wormald Burrows Partnership plan E3565/700/A dated 20/06/16 shall be submitted to and approved by the Local Planning Authority and no dwelling 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

- 14 The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers E3565/700/B, CBC/001.

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. AN1/. 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.

AN2/. 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.

AN3/. 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

3. This permission is subject to a legal obligation under Section 106 of the Town & Country Planning Act 1990.

Statement required by the Town and Country Planning (Development Management Procedure) (England) Order 2015 - Part 6, 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 the consideration of the application the Committee were advised of additional responses received from the Leisure Officer, and a letter from an adjacent neighbour.
- (2) In advance of the consideration of the application the Committee received representations made under the Public Participation Scheme.

Item No. 11

APPLICATION NUMBER	CB/16/04082/FULL
LOCATION	1 Fen End, Stotfold, Hitchin, SG5 4BA
PROPOSAL	Demolition of the existing industrial unit and construction of 10 No. 2 bed flats with associated parking and landscaping
PARISH	Stotfold
WARD	Stotfold & Langford
WARD COUNCILLORS	Cllrs Dixon, Saunders & Saunders
CASE OFFICER	Donna Lavender
DATE REGISTERED	23 September 2016
EXPIRY DATE	23 December 2016
APPLICANT	Mr Saunders
AGENT	DLP Planning
REASON FOR COMMITTEE TO DETERMINE	Ward Councillor Cllr B Saunders, Call in for the following reasons: <ul style="list-style-type: none">• Overdevelopment• Highway Safety grounds• Out of Keeping with the streetscene• Impact of further development on services within the town
RECOMMENDED DECISION	Furthermore, applicant is related to Cllr J Saunders. Full Application - Recommended for Refusal

Recommendation:

That Planning Permission be REFUSED due to the following:

REASON FOR REFUSAL

- 1 The application site is allocated for employment use under Policy E1 of the Site Allocations Document (Adopted 2011), Core Strategy and Development Management Policy CS10 (adopted 2009) and Policy E1 seeks to safeguard the site for employment use therefore the proposal for 10 new dwellings would result in the loss of a safeguarded employment site which is unacceptable and the applicant has failed to demonstrate there is no prospect of the site being used for employment purposes. The proposal is therefore contrary to Policy CS10 of the Core Strategy and Development Management Policies Document (2009) and Policy E1 of the Site Allocation Document (2011).

Statement required by the Town and Country Planning (Development Management Procedure) (England) Order 2015 - Part 6, Article 35

The Council acted pro-actively through positive engagement with the applicant at the application stage and during the determination process which led to improvements to the scheme. Notwithstanding the improvements the Applicant was invited to withdraw the application but declined to do so. 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 the consideration of the application the Committee were advised of additional public consultation responses from the CBC Housing Development Officer and CBC Highways Officer.
- (2) In advance of the consideration of the application the Committee received representations made under the Public Participation Scheme.

Item No. 10

APPLICATION NUMBER	CB/16/03885/OUT
LOCATION	Land at East Lodge, Hitchin Road, Stotfold, Hitchin, SG5 4AA
PROPOSAL	Outline Application: 18 No. 2 storey family houses on area of open land, former gravel workings, to the north west of the junction of Hitchin Road and Eliot Way
PARISH	Fairfield
WARD	Stotfold & Langford
WARD COUNCILLORS	Cllrs Dixon, Saunders & Saunders
CASE OFFICER	Alex Harrison
DATE REGISTERED	27 September 2016
EXPIRY DATE	27 December 2016
APPLICANT	P.J.Livesey Holdings Ltd
AGENT	
REASON FOR COMMITTEE TO DETERMINE	The scheme is a departure from the development plan. Parish Council objection to a major application
RECOMMENDED DECISION	Outline Application - Approval recommended

Recommendation:

That Planning Permission be granted subject to completing a S106 agreement 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 access, 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 **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.

- 5 **No development shall take place until details of the existing and final ground, ridge 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. Thereafter the site 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).

- 6 **No development shall take place until details of hard and soft landscaping (including details of a robust planting belt at the northern part of the site, 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.**

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 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, 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 7.

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 vehicle or pedestrian access shall be permitted from or onto Hitchin Road as part of any reserved matters application.

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

- 9 Any subsequent reserved matters application shall include the following;
- Full engineering details of the access arrangements shall be submitted to and approved by the Local Planning Authority and no dwelling shall be brought into use until such time as the agreed works have been implemented.
 - 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 Residential Travel Plan.

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

- 10 No development shall commence until a detailed surface water drainage scheme, including construction and maintenance plans, for the site based on the agreed Surface Water Drainage Strategy (October 2015) has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include provision of attenuation and a restriction in run-off rates as outlined in the Surface Water Drainage Strategy (October 2015). 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 maintenance plan.

Reason: To prevent the increased risk of flooding, to improve and protect water quality, and improve habitat and amenity in accordance with Policy 49

- 11 **No development shall take place until a foul water strategy has been submitted to and approved in writing by the Local Planning Authority. Unless otherwise agreed in writing the works shall be carried out in accordance with the approved details prior to the occupation of any dwelling subsequently approved.**

Reason: To prevent the increased risk of 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.

- 12 **No development shall take place (including ground works or site clearance) until a method statement for the creation of new wildlife features such as hibernacula and the erection of bird/bat boxes in buildings/structures and tree, hedgerow, shrub and wildflower planting/establishment has been submitted to and approved in writing by the local planning authority. The content of the method statement shall include the:**

- a) purpose and objectives for the proposed works;**
- b) detailed design(s) and/or working method(s) necessary to achieve stated objectives (including, where relevant, type and source of materials to be used);**
- c) extent and location of proposed works shown on appropriate scale maps and plans;**
- d) timetable for implementation, demonstrating that works are aligned with the proposed phasing of construction;**
- e) persons responsible for implementing the works;**

The works shall be carried out strictly in accordance with the approved details and shall be retained in that manner thereafter

Reason: To ensure development is ecologically sensitive and secures biodiversity enhancements in accordance with the National Planning Policy Framework.

- 13 **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.

- 14 **The dwellings pursuant to this permission shall be of a scale no higher than two storeys.**

Reason: For the avoidance of doubt and to ensure that the site is developed having regard to the impact of the setting of Fairfield and the character of the area. (CSDMP DM3)

- 15 **No development shall take place (including demolition, ground works, vegetation clearance) until a construction environmental management plan (CEMP: Biodiversity) has been submitted to and approved in writing by the local planning authority. The CEMP (Biodiversity) shall include the following.**

- a) Risk assessment of potentially damaging construction activities.**
- b) Identification of “biodiversity protection zones”.**
- c) Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction (may be provided as a set of method statements).**
- d) The location and timing of sensitive works to avoid harm to biodiversity features.**
- e) The times during construction when specialist ecologists need to be present on site to oversee works.**
- f) Responsible persons and lines of communication.**
- g) Use of protective fences, exclusion barriers and warning signs.**

The approved CEMP shall be adhered to and implemented throughout the construction period in accordance with the approved details, unless otherwise agreed in writing by the local planning authority.

Reason: To ensure the development of the site is acceptable in the interests of biodiversity.

- 16 The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers 436/05(01)001 A.

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

- 17 The first reserved matters application pursuant to the outline proposal hereby approved shall include details to demonstrate how the dwellings will be constructed to meet Lifetime Homes standard. Works shall be carried out in accordance with the approved details.

Reason: To ensure that the dwellings are fully adaptable and accessible in the interests of good design and housing mix 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.
2. The applicant is advised that if it is the intention to request Central Bedfordshire Council as Local Highway Authority, to adopt any 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.

3. The applicant is advised that no highway surface water drainage system designed as part of any reserved matters 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.
4. This permission is subject to a legal obligation under Section 106 of the Town & Country Planning Act 1990.

Statement required by the Town and Country Planning (Development Management Procedure) (England) Order 2015 - Part 6, 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.

NOTES

- (1) In advance of the consideration of the application the Committee were advised of an additional consultation response received from The Conservation Officer and clarification to the wording of Paragraph 5.1 of the report.
- (2) In advance of the consideration of the application the Committee received representations made under the Public Participation Scheme.

Item No. 14

APPLICATION NUMBER	CB/16/04522/FULL
LOCATION	9 Coppice Mead, Stotfold, Hitchin, SG5 4JX
PROPOSAL	Erection of new dwelling.
PARISH	Stotfold
WARD	Stotfold & Langford
WARD COUNCILLORS	Cllrs Dixon, Saunders & Saunders
CASE OFFICER	Mark Spragg
DATE REGISTERED	03 October 2016
EXPIRY DATE	28 November 2016
APPLICANT	Explorer Properties Ltd
AGENT	Eric M Adkins & Associates
REASON FOR COMMITTEE TO DETERMINE	Call in by Cllr Brian Saunders - Number of parking spaces - Flooding issues
RECOMMENDED DECISION	Full Application - Approval recommended

Recommendation

That Planning Permission be approved 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 **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)

- 3 **No development shall take place until a written scheme of archaeological investigation; that adopts a staged approach and includes post excavation analysis and publication, has been submitted to and approved in writing by the Local Planning Authority. The said development shall only be implemented in full accordance with the approved archaeological scheme."**

Reason: This condition is pre-commencement as a failure to secure appropriate archaeological investigation in advance of development would be contrary to paragraph 141 of the *National Planning Policy Framework* (NPPF) that requires developers to record and advance of understanding of the significance of any heritage assets to be lost (wholly or in part) as a consequence of the development.

- 4 **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.
(Section 7, NPPF)**

- 5 The dwelling hereby approved shall not be occupied until details of the bin storage area has been submitted to and approved in writing by the Local Planning Authority and the bin storage area has been implemented in accordance with the approved details. The bin storage areas shall be retained thereafter.

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

- 6 The voids shall be incorporated into the development as indicated on drawing 612-1R2 and constructed as detailed in paragraphs 6.1 and 6.2.1 of the Flood Risk Assessment, dated October 2016, unless otherwise agreed in writing by the Local Planning Authority. The voids and entrance grilles shall thereafter be maintained and kept free of obstructions at all times.
Reason: To prevent flooding.(Section 10, NPPF)

- 7 The proposed dwelling shall not be occupied until the modified/widened access has been formally constructed in accordance with Central Bedfordshire Council's Specification for vehicular access.

Reason: In order to minimise danger, obstruction and inconvenience to users of the highway and the premises. (Section 4 NPPF)

- 8 Before the modified/widened access is first brought into use an area of land across the whole of the site frontage measuring at least 2.4m from and parallel to the nearside edge of the adjacent road carriageway shall be provided and thereafter be kept free of all obstruction to visibility exceeding a height of 600mm above the adjoining carriageway level.

Reason: To provide adequate visibility between the existing highway and the modified/widened access and to make the access safe and convenient for the traffic that is likely to use it. (Section 4 NPPF)

- 9 Before the proposed dwelling is first occupied all on site vehicular areas shall be surfaced in a manner to the Local Planning Authority's approval so as to ensure satisfactory parking of vehicles outside highway limits. Arrangements shall be made for surface water from the site to be intercepted and disposed of separately so that it does not discharge into the highway.

Reason: In order to minimise danger, obstruction, and inconvenience to users of the highway and of the premises. (Section 4 NPPF)

- 10 A scheme shall be submitted for approval 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 dwelling is occupied and be thereafter retained.

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

- 11 A landscaping scheme to include all hard and soft landscaping shall be 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)

- 12 The first floor windows in the north and south elevations of the development hereby permitted shall be permanently fitted with obscured glass of a type to substantially restrict vision at all times and shall be non-opening, unless the parts of the window(s) which can be opened are more than 1.7m above the floor of the room(s) in which the window(s) is installed. No further windows or other openings shall be formed in the flank elevations.

Reason: To safeguard the privacy of occupiers of adjoining properties (Section 7, NPPF)

- 13 Notwithstanding the provisions of Part 1, Classes A and E 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 further development 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 having regard to potential flooding in the vicinity. (Section 7, NPPF)

- 14 In the event that contamination is found at any time when carrying out the

approved development, it shall be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment shall 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 shall 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.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised. (Section 11, NPPF)

- 15 The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers 612-1R2, os 1:1250, Flood Risk Assessment October 2016. .

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 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 contact Central Bedfordshire Council's Highway Help Desk, Tel: 0300 300 8049 quoting the Planning Application number. 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. 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,

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, SG17 5TQ
5. 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.

Statement required by the Town and Country Planning (Development Management Procedure) (England) Order 2015 - Part 6, 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.

NOTES

In advance of the consideration of the application the Committee received representations made under the Public Participation Scheme.

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Item No. 6

APPLICATION NUMBER	CB/16/04369/OUT
LOCATION	Land South of Barford Road, Blunham, Bedford, MK44 3NE
PROPOSAL	Outline Application: Residential development for up to 44 dwellings including specific accommodation for over 55's and open space, with all matters reserved except for access
PARISH	Blunham
WARD	Sandy
WARD COUNCILLORS	Cllrs Maudlin, Smith & Stock
CASE OFFICER	Benjamin Tracy
DATE REGISTERED	20 September 2016
EXPIRY DATE	20 December 2016
APPLICANT	MLN (Land and Properties) Ltd
AGENT	Bilfinger GVA
REASON FOR COMMITTEE TO DETERMINE	Call in by Cllr Smith <ul style="list-style-type: none">• Constitutes a 40% increase combined with adjacent development of 77 houses• Development has the potential to make existing traffic congestion worse and cause safety issues. Parish Council objection to a major application The development is a departure from the development plan.
RECOMMENDED DECISION	Approve Outline Planning Permission subject to S106 agreement and Conditions.

Other Representations:

Recommendation:

That Outline Planning Permission be **GRANTED** subject to a S106 agreement and the following Conditions:

- 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 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 Any subsequent reserved matters application shall include the provision of three over 55's bungalows. Each of the bungalows hereby approved shall be occupied only by :
- a) persons aged 55 or older; or
 - b) a widow or widower of such a person or persons, or
 - c) any resident dependant or dependants of such a person or persons, or
 - d) a resident carer of such a person or persons.

Reason: In view of the need for elderly accommodation in the area and in accordance with the NPPF.

- 5 Any subsequent reserved matters application shall not include any dwellings that are more than 2 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.

- 6 Any subsequent reserved matters application shall include strategic landscaping buffers beyond the curtilages of dwelling houses along the southern and western edge of the site.

Reason: To safeguard the character and appearance of the area including the intrinsic character and beauty of the countryside on this prominent gateway and edge of settlement site, in accordance with Policy DM3 of the Central Bedfordshire Core Strategy and Development Management Policies (2009), thereby ensuring the harm caused by the development does not significantly and demonstrably outweigh the benefits of development in accordance with the NPPF.

- 7 **No development shall take place until a implementation timetable for all hard and soft landscaping, in full accordance with the Landscaping details approved under Condition 2 and a ten year Landscape Maintenance and Management Plan from the date of its implementation have 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. All landscaping shall be implemented in accordance with the approved implementation timetable and shall be maintained and managed in accordance with the approved maintenance and management plan following its implementation.**

Reason: Details are required prior to the commencement of development 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 and the harm of the development would not outweigh the benefits in accordance with the NPPF.

- 8 **Notwithstanding the details shown on the submitted plan, no development shall commence until details of the estate road access onto Barford Road which shall take the form of a raised table junction, has been submitted to and approved in writing by the Local Planning Authority. The access shall be constructed and completed in full accordance with the approved details prior to the first occupation of any dwelling hereby permitted.**

Reason: Details are required prior to the commencement of development to ensure the provision of appropriate access arrangements and associated off-site highway works in the interests of highway safety.

- 9 **Notwithstanding the details submitted with the application, no development shall commence until details of a 2 metre wide footway along the entire site frontage to form a continuous link to the junction of Jubilee Close has been submitted to and approved in writing by the Local Planning Authority. The details shall include surfacing and kerbing materials. The dwelling hereby approved shall not be occupied until such time as the footway has been constructed in accordance with the approved details.**

Reason: The details are required prior to commencement to safeguard the historic character and appearance of the area and in the interests of road safety and pedestrian movement, in accordance with Policy DM3 of the Core Strategy and Development Management Policies (2009).

- 10 **No development shall take place until details of the existing and final ground, ridge 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. Thereafter the site shall be developed in accordance with the approved details.**

Reason: Details are required prior to the commencement of development 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).

- 11 **No development shall take place until a foul water strategy has been submitted to and approved in writing by the Local Planning Authority. Unless otherwise agreed in writing the works shall be carried out in accordance with the approved details prior to the occupation of any**

dwelling subsequently approved.

Reason: Details are required prior to the commencement of development to prevent the increased risk of 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.

- 12 **No development shall commence until a detailed surface water drainage scheme for the site, based on the agreed Flood Risk Assessment (BGVABLUNHAM.10 Rev B and Soakage Test Report PN199) has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of a site specific ground investigation report (in accordance with BRE 365 standards) to determine the infiltration capacity of the underlying geology and ground water level, as well as details of how the scheme shall be maintained and managed after completion. The scheme shall include provision of attenuation and a restriction in run-off to agreed rates. 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: Details are required prior to the commencement of development 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.

- 13 **No dwelling shall be occupied until the developer has formally submitted in writing to the Local Planning Authority a management and maintenance plan for the surface water drainage and that the approved surface water drainage scheme has been checked by them, has been correctly and fully installed as per the approved details. 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 that the implementation and long term operation of a sustainable drainage system (SuDS) is in line with what has been approved, in accordance with Written statement - HCWS161.

- 14 **No development shall take place (including ground works or site clearance) until a method statement for the creation of new wildlife features such as hibernacula and the erection of bird/bat boxes in buildings/structures and tree, hedgerow, shrub and wildflower planting/establishment has been submitted to and approved in writing by the local planning authority. The content of the method statement shall include the:**
- a) purpose and objectives for the proposed works;**
 - b) detailed design(s) and/or working method(s) necessary to achieve stated objectives (including, where relevant, type and source of**

materials to be used);

c) extent and location of proposed works shown on appropriate scale maps and plans;

d) timetable for implementation, demonstrating that works are aligned with the proposed phasing of construction;

e) persons responsible for implementing the works;

The works shall be carried out strictly in accordance with the approved details and shall be retained in that manner thereafter

Reason: Details are required prior to the commencement of development to ensure the development is ecologically sensitive and secures biodiversity enhancements in accordance with the National Planning Policy Framework.

- 15 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 the NPPF.

- 16 **No development shall take place until a scheme has been submitted to and approved in writing by the Local Planning Authority for the provision of fire hydrants at the development. Prior to the first occupation of the dwellings the fire hydrants serving that development shall be installed as approved. Thereafter the fire hydrants shall be retained as approved in perpetuity.**

Reason: Details are required prior to the commencement of development in order to ensure appropriate access to fire hydrants for use in the event of emergency in accordance with policy DM3 of Central Bedfordshire Core Strategy for the North and Section 7 of the NPPF.

- 17 **No development shall take place until an Construction Management/Method Plan and Statement with respect to the construction phase of the development have been submitted to and approved in writing by the Local Planning Authority. Development works shall be undertaken in accordance with the approved Construction Management/Method Statement/Plan. The details shall include, amongst other things, access arrangements for construction vehicles; compounds, including storage of plant and materials; details of wheel washing facilities; loading and unloading areas; method of materials extraction and re-use.**

Reason: Details are required prior to the commencement of development in the interest of safeguarding the local residential amenity and highway safety, in accordance with Policy DM3 of the Core

Strategy and Section 4, 7 and 13 of the NPPF.

- 18 **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: Details are required prior to the commencement of development, in the interests of sustainability, in accordance with Policy DM2 of the Core Strategy and Development Management Policies and Section 10 of the NPPF.

- 19 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.

- 20 The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers BLU1608_L001, IR.BGVABLUNHAM.21_02 Rev: B (insofar as it proposes the development access arrangements only).

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 applicant and the developer are advised that this permission is subject to a legal obligation under Section 106 of the Town and Country Planning Act 1990.
3. 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 Highways Agreements Officer, Highways Contracts team, Community Services, 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

4. 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 developer's 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.

Statement required by the Town and Country Planning (Development Management Procedure) (England) Order 2015 - Part 6, Article 35

The Council acted pro-actively through early engagement with the applicant at the pre-application stage and 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 the consideration of the application the Committee were advised of additional consultation responses received from internal CBC consultees, the Internal Drainage Board, Great Barford Parish council and neighbours. It was noted that a petition containing 339 signatures had been received. The Committee noted a replacement Condition 8 and additional contributions sought.
- (2) In advance of the consideration of the application the Committee received representations made under the Public Participation Scheme.

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Item No. 07

APPLICATION NUMBER	CB/16/04323/OUT
LOCATION	Land at Barford Road, Blunham, Bedford, MK44 3NE
PROPOSAL	Outline Application: residential development of up to 79 dwellings including provision specifically for over 55s with all matters reserved except access.
PARISH	Blunham
WARD	Sandy
WARD COUNCILLORS	Cllrs Maudlin, Smith & Stock
CASE OFFICER	Alex Harrison
DATE REGISTERED	02 November 2016
EXPIRY DATE	01 February 2017
APPLICANT	Larkwood Design Ltd
AGENT	Woods Hardwick Planning
REASON FOR COMMITTEE TO DETERMINE	Call in by Cllr Smith <ul style="list-style-type: none">• Constitutes a 40% increase combined with adjacent development of 44 houses• Development has the potential to make existing traffic congestion worse and cause safety issues. Parish Council objection to a major application The development is a departure from the development plan.
RECOMMENDED DECISION	Outline Application - Approval recommended

Recommendation:

That 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 (Development Management Procedure) Order 2015 (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 **No development shall take place until details of the existing and final ground, ridge 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. Thereafter the site 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 details of hard and soft landscaping (including details of robust planting schemes at the southern and northern boundaries, 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.**

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

- 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 5 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 5.**

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

- 7 Notwithstanding the details shown on the submitted plan, no development shall commence until details of the estate road access onto Barford Road which shall take the form of a raised table junction, has been submitted to and approved in writing by the Local Planning Authority. The access shall be constructed and completed in full accordance with the approved details prior to the first occupation of any dwelling hereby permitted.

Reason: Details are required prior to the commencement of development to ensure the provision of appropriate access arrangements and associated off-site highway works in the interests of highway safety.

- 8 Any subsequent reserved matters application shall include the following;
- Estate roads designed and constructed to a standard appropriate for adoption as public highway.
 - The provision of a footway on the South side of Barford Road along the entire highway frontage of the site.
 - Vehicle parking and garaging in accordance with the councils standards applicable at the time of submission.
 - Cycle parking and storage in accordance with the Council's 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.

The works shall then be carried out in accordance with the approved details.

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

- 9 **No development shall take place (including ground works or site clearance) until a method statement for the creation of new wildlife features such as hibernacula and the erection of bird/bat boxes in buildings/structures and tree, hedgerow, shrub and wildflower planting/establishment has been submitted to and approved in writing by the local planning authority. The content of the method statement shall include the:**
- a) purpose and objectives for the proposed works;**
 - b) detailed design(s) and/or working method(s) necessary to achieve stated objectives (including, where relevant, type and source of materials to be used);**
 - c) extent and location of proposed works shown on appropriate scale maps and plans;**
 - d) timetable for implementation, demonstrating that works are aligned with the proposed phasing of construction;**
 - e) persons responsible for implementing the works;**

The works shall be carried out strictly in accordance with the approved

details and shall be retained in that manner thereafter

Reason: To ensure development is ecologically sensitive and secures biodiversity enhancements in accordance with the National Planning Policy Framework.

- 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 the NPPF.

- 11 **No development shall take place until a scheme for protecting the proposed dwellings from noise from commercial activities adjacent to the proposed development has been submitted and approved by the local planning authority. None of the dwellings shall be occupied until such the scheme has been implemented in accordance with the approved details, and it shall be retained in accordance with those details thereafter.**

Reason: To ensure an acceptable level of amenity is achieved for occupier of the development in accordance with policy DM3 of the Core Strategy and Development Management Policies 2009.

- 12 **No development shall commence until a detailed surface water drainage scheme for the site, based on the agreed Flood Risk Assessment (17628/FRA 04/09/2016) has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of a site specific ground investigation report (in accordance with BRE 365 standards) to determine the infiltration capacity of the underlying geology and ground water level, as well as details of how the scheme shall be maintained and managed after completion. The scheme shall include provision of attenuation and a restriction in run-off to agreed rates. 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.

- 13 No dwelling shall be occupied until the developer has formally submitted in writing to the Local Planning Authority a management and maintenance plan for the surface water drainage and that the approved surface water drainage scheme has been checked by them, has been correctly and fully installed as

per the approved details. 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 that the implementation and long term operation of a sustainable drainage system (SuDS) is in line with what has been approved, in accordance with Written statement - HCWS161.

- 14 The development hereby approved shall include the provision of a minimum of 9 bungalows across the site. These shall be detailed in any reserved matters application.

Reason: To ensure a suitable housing mix across the development in accordance with policy DM10 of the Core Strategy and Development Management Policies 2009.

- 15 Any subsequent reserved matters application shall include the provision of 6 residential units for occupation by people aged over 55 years. Each of the units hereby approved shall be occupied only by :
- a) persons aged 55 or older; or
 - b) a widow or widower of such a person or persons, or
 - c) any resident dependant or dependants of such a person or persons, or
 - d) a resident carer of such a person or persons.

Reason: In view of the need for elderly accommodation in the area and in accordance with the NPPF.

- 16 The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers 17626/1001A, 17628/BARF/5/500 (insofar as it proposes the development access arrangements only).

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. AN1/. The applicant is advised that in order to comply with Condition ... 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 Highways Agreements Officer, Highways

Contracts team, Community Services, Central Bedfordshire Council, Priory House, Monks Walk, Chicksands, Shefford SG17 5TQ

AN2/. 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 Highways Agreements Officer, Highways Contracts team, Community Services, 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 unless otherwise agreed.

AN3/. 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.

Statement required by the Town and Country Planning (Development Management Procedure) (England) Order 2015 - Part 6, 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 the consideration the Committee were advised of additional neighbour responses, comments from the Ecologist, Landscape Officer and Education Officer. The Committee were advised of a replacement Condition 7 and 8.
- (2) In advance of the consideration of the application the Committee received representations made under the Public Participation Scheme.

Item No. 15

APPLICATION NUMBER	CB/16/04527/FULL
LOCATION	16 Dickens Boulevard, Stotfold, Hitchin, SG5 4FD
PROPOSAL	Infill single storey extension to rear of house, compromising of the removal of a glass lean-to roof and building a tiled roof with an added depth of 2.2 metres into the garden. Removal of existing dwarf wall, patio doors and re-positioning. The extension fits within existing walls on either side of 16 Dickens Boulevard and also number 18.(Retrospective)
PARISH	Fairfield
WARD	Stotfold & Langford
WARD COUNCILLORS	Cllrs Dixon, Saunders & Saunders
CASE OFFICER	Nicola Stevens
DATE REGISTERED	14 November 2016
EXPIRY DATE	09 January 2017
APPLICANT	Mr M Jones
AGENT	
REASON FOR COMMITTEE TO DETERMINE	Applicant is related to a CBC Councillor
RECOMMENDED DECISION	Full Application - Approval

Recommendation

That Planning Permission be Approved subject to the following:

RECOMMENDED CONDITIONS / REASONS

- 1 This approval relates only to the details shown on the submitted plans, numbers CBC/001 (site location plan), 01681/01, 01681/02, 01681/03, 01681/04, 01681/05, 01681/06.

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

INFORMATIVE NOTES TO APPLICANT

1. 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 a Planning Application pages of the Council's website www.centralbedfordshire.gov.uk.
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. 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.

Statement required by the Town and Country Planning (Development Management Procedure) (England) Order 2015 - Part 6, Article 35

Planning permission has been granted for this proposal. 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. 16

APPLICATION NUMBER	CB/16/04840/REG3
LOCATION	Croft Green Sheltered Housing, Croft Green, Dunstable LU6 1EG
PROPOSAL	Demolition of existing sheltered housing (bedsit) Nos 22-38 Croft Green and reprovision of 24 sheltered housing apartments including communal accommodation, new parking and landscaping design to the Croft Green site
PARISH	Dunstable
WARD	Dunstable Northfields
WARD COUNCILLORS	Cllrs Freeman & Warren
CASE OFFICER	Debbie Willcox
DATE REGISTERED	19 October 2016
EXPIRY DATE	18 January 2017
APPLICANT	Central Bedfordshire Council
AGENT	
REASON FOR COMMITTEE TO DETERMINE	The Council is the applicant and an objection has been received.
RECOMMENDED DECISION	Regulation 3 - Recommended for Approval

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 construction activities shall take place in accordance with the Construction Environmental Method Statement Rev B dated November 2016, the Traffic Management Plan dated 7th November 2016 (as amended by the revised Croft Green Site Compound layout Plan received on 21 Dec 2016) and the Method Statement dated 7th November 2016, all by Glenman Corporation.

Reason: To safeguard the amenities of the occupiers of neighbouring residential premises.
(Sections 7 and 11, NPPF and Policy BE8 SBLPR).

- 3 No hard or soft landscaping works shall take place until a landscaping scheme to include all hard and soft landscaping, level changes, boundary treatments

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 and to enhance the amenities of the area.

(Sections 7 & 11, NPPF and Policy BE8, SBLPR)

- 4 **No development shall commence until a detailed surface water drainage scheme for the site, based on the agreed Surface Water Drainage Strategy and SuDS Report (October 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 shall also include details of 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: The condition must be discharged pre-commencement to ensure that 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 of the NPPF.

(Section 10, NPPF and Policy BE8, SBLPR)

- 5 No dwelling shall be occupied until the developer has formally submitted in writing to the Local Planning Authority a finalised 'Maintenance and Management Plan' for the entire surface water drainage system, inclusive of any adoption arrangements and/or private ownership or responsibilities, and that the approved surface water drainage scheme has been correctly and fully installed as per the final approved details.

Reason: To ensure that the implementation and long term operation of a sustainable drainage system (SuDS) is in line with what has been approved.

(Written Statement HCWS161)

- 6 The development hereby permitted shall not be occupied or brought into use until the details of any external lighting to be installed on the site, including the design of the lighting unit, any supporting structure and the extent of the area to be illuminated, have been submitted to and approved in writing by the Local Planning Authority. The external lighting and any means of light shielding required shall be installed in accordance with the approved details and thereafter maintained in accordance with the approved details.

Reason: To protect the visual amenity of the site and its surrounding area.

(Policy BE8, SBLPR & Section 11, NPPF)

- 7 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 buildings.

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 & Section 7, NPPF)

- 8 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 and Policy BE8, SBLPR)

- 9 No part of the development hereby approved shall be first occupied until at least four bird boxes have been installed to the trees in the northern part of the site.

Reason: To provide new habitats for bats and birds and to enhance the biodiversity of the site.

(Section 11, NPPF).

- 10 The development shall not be occupied or brought into use until the parking scheme for cars and scooters shown on Drawing No AA5060-2009 A has been completed. The scheme shall thereafter be retained for this purpose.

Reason: To ensure provision for car parking clear of the highway and the provision of adequate cycle and scooter parking/storage.

(Policy BE8, SBLPR and Section 4, NPPF)

- 11 No part of the development hereby permitted shall be first occupied until details of secure cycle storage for residents and cycle parking for visitors have been submitted to and approved in writing by the Local Planning Authority and the said storage and parking have been constructed in accordance with the approved details. The storage and parking shall thereafter be 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.

(Section 4, NPPF)

- 12 The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers AA5060-2001, AA5060-2002 A, AA5060-2003, AA5060-2009 A, AA5060-2010 B, AA5060-2011 A, AA5060-2012 A, AA5060-2013 A.

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

- 13 Prior to development, including demolition and the installation of the site compound, all tree barrier protection shall be erected and positioned in strict accordance with Arboricultural Statement (Document Ref No. CBA10277 v5- dated December 2016) and Tree Protection Plan (Drawing No. CBA10277.03C TPP - dated December 2016) as prepared by CBA Trees. The protective barrier fencing shall then remain securely in position throughout the entire course of development, and all tree protection methodology, and all working practices, shall comply with the requirements stipulated in the Arboricultural Statement, at all times throughout the course of development works.

Reason: To ensure that a satisfactory standard of tree protection is undertaken in respect of all retained trees during development activity, in the interests of visual amenity
(Policy BE8, SBLPR and Sections 7 & 11, NPPF)

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)

Central Bedfordshire Access Group (www.centralbedsaccessgroup.co.uk)

4. 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.

Statement required by the Town and Country Planning (Development Management Procedure) (England) Order 2015 - Part 6, 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.

NOTES

(1)In advance of the consideration the Committee were advised of additional consultation received from the Tree & Landscape Officer. In addition it was noted that Conditions 2, 10 and 12 had been amended and that there was an extra condition.

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Item No. 12

APPLICATION NUMBER	CB/16/04657/OUT
LOCATION	Land north east of Walnut Close, Blunham
PROPOSAL	Outline planning application for the residential development of 0.49 hectares of land to form 9 bungalow/chalet dwellings with associated garaging, parking and other associated works.
PARISH	Blunham
WARD	Sandy
WARD COUNCILLORS	Cllrs Maudlin, Smith & Stock
CASE OFFICER	Donna Lavender
DATE REGISTERED	10 October 2016
EXPIRY DATE	05 December 2016
APPLICANT	K Quince & Son Limited
AGENT	hd planning
REASON FOR COMMITTEE TO DETERMINE	Ward Councillor (Cllr C Maudlin) call in on the following grounds: <ul style="list-style-type: none">• Outside the Settlement Envelope• Highway Safety- parking concerns• Substandard access• Impact on the Character and Appearance of the Area
RECOMMENDED DECISION	Outline Application - Recommended for Approval, subject to a 106 agreement.

Recommendation:

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

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 (including materials) 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 **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)

- 5 The development hereby permitted shall not be commenced until a detailed surface water drainage design has been submitted to, and approved in writing by, the local planning authority.

The design shall be fully implemented and subsequently maintained, in accordance with the timing / phasing arrangements embodied within the scheme, or within any other period as may subsequently be agreed, in writing, by the local planning authority.

The scheme to be submitted shall include:

- Plans and calculations showing sufficient disposal, storage and conveyance of surface water.
- Details of who the surface water drainage will be managed by and how it will be maintained

Reason: To ensure the approved system will function to a satisfactory minimum standard of operation and prevent the increased risk of flooding both on and off site for the lifetime of the development in accordance with para 103 NPPF; and to ensure that the implementation and long term operation of a sustainable drainage system (SuDS) is in line with what has been approved, in accordance with Written statement - HCWS161, in accordance with section 10 of the NPPF.

- 6 **No development 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, 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 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 (which shall include the 3 metre landscape buffer along the edge of the site), 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 The reserved matters proposals shall not include any dwellings that are more than 1 storey in height along the rear (northern) boundary of the site and directly adjacent to existing residential properties along the southern boundary of the site.

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).

- 9 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)

- 10 Prior to occupation, the details of the proposed street lighting in terms of design & specification, siting and luminance shall be submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with the approved plans and shall thereafter be retained.

Reason: To ensure the acceptable design and appearance of the development and in the interest of future occupiers amenity.
(Policy DM3 of the Core Strategy and Section 7 of the NPPF)

- 11 **No development shall take place until an Construction Management/Method Plan and Statement with respect to the construction phase of the development have been submitted to and approved in writing by the Local Planning Authority. Development works shall be undertaken in accordance with the approved Construction Management/Method Statement/Plan. The details shall include, amongst other things, access arrangements for construction vehicles; compounds, including storage of plant and materials; details**

of wheel washing facilities; loading and unloading areas; method of materials extraction and re-use.

Reason: In the interest of safeguarding the local residential amenity (Policy DM3 of the Core Strategy and Section 4, 7 and 13 of the NPPF)

12 Any subsequent reserved matters application shall include the following:

- A pedestrian footway measuring 2.0 m across the entire frontage of the site in accordance with details to be agreed with the Local Planning Authority
- Vehicle parking 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
- Swept Path Analysis demonstrating that a refuse vehicle can appropriately turn within the site and exit onto the main highway in a forward motion.

Reason: To ensure that the development of the site is completed to provide adequate and appropriate highway arrangements at all times. (Section 4 of the NPPF)

13 **No development shall take place at the site before a scheme for biodiversity enhancement at the site and a timetable for its delivery has 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 that biodiversity is properly protected and enhanced at the site in accordance with Policy DM3 of the Central Bedfordshire Core Strategy and Development Management Policies (2009) and the National Planning Policy Framework (2012).

14 The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers D5685-01 (Site Location Plan) & D5685-07B (for access only).

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 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 Central Bedfordshire Council's Highway Help Desk, P.O.Box 1395, Bedford, MK42 5AN.

The applicant is advised that if it is the intention to request the Central Bedfordshire County Council as Local Highway Authority, to adopt the proposed highways 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 Planning and Control Group, Central Bedfordshire Council's Highway Help Desk, P.O.Box 1395, Bedford, MK42 5AN. 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.

The applicant is advised that in order to comply with the above Condition 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 Planning and Control Group, P.O.Box 1395, Bedford, MK42 5AN,

All roads to be constructed within the site shall be designed in accordance with Central Bedfordshire Council's publication "Design in central Bedfordshire (Design Supplement 10 – Movement, Street and Places" and the Department of the Environment/Department of Transport's "Manual for Street", or any amendment thereto.

4. 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 6, 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 the consideration of the application the Committee were advised of consultation received from Internal CBC officers and neighbour comments. It was noted that a petition containing 339 signatures had been received..

- (2) In advance of the consideration of the application the Committee received representations made under the Public Participation Scheme.

Item No. 13

APPLICATION NUMBER	CB/16/04456/FULL
LOCATION	Land adj to 2 Havelock Road Biggleswade Beds SG18 0DB
PROPOSAL	Erection of two 2-bedroom semi-detached dwellings.
PARISH	Biggleswade
WARD	Biggleswade North
WARD COUNCILLORS	Cllrs Jones & Mrs Lawrence
CASE OFFICER	Alex Harrison
DATE REGISTERED	22 September 2016
EXPIRY DATE	17 November 2016
APPLICANT	Central Bedfordshire Council
AGENT	Barford + Co.
REASON FOR COMMITTEE TO DETERMINE	Council's own development with an outstanding neighbour objection.
RECOMMENDED DECISION	Full Application - Approval recommended

Recommendation:

That Planning Permission is 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 No development shall take place relating to the construction of the dwellings hereby approved 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.
- 3 Prior to the occupation of the dwellings hereby approved 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 scheme shall include the provision of residential amenity space in accordance with the adopted Design Guide. 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.
(Policy DM3 CSDMP)

- 4 Prior to the occupation of the first of the dwellings hereby approved details of a bin storage/refuse collection point located outside of the public highway shall be submitted to and approved in writing by the Local Planning Authority. The works shall be carried out in accordance with the approved details prior to the occupation of the approved dwelling.

Reason: In the interests of amenity and in order to minimise danger, obstruction and inconvenience to users of the highway and the premises.

- 5 The dwelling hereby permitted shall not be occupied until the access, parking areas and turning area shown on drawing number 778 01A have been 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.

- 6 A scheme shall be submitted for approval 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 first dwelling hereby approved is occupied and be thereafter retained.

Reason: To safeguard the appearance of the completed development and the visual amenities of the locality.
(Policy DM3 CSDMP)

- 7 Neither of the dwellings hereby permitted shall be occupied until the proposed dropped kerb footway crossover providing access to it has been formally constructed in accordance with Central Bedfordshire Council's Specification for vehicular access.

Reason: In order to minimise danger, obstruction and inconvenience to users of the highway and the premises.

- 8 Before either of the dwellings hereby permitted are first occupied, the scheme for access and parking shown on Drawing No 2983/02 shall be laid out, drained and surfaced in accordance with details shown on the submitted plan and those areas shall not thereafter be used for any other purpose.

Reason: To enable vehicles to draw off and park clear of the highway to minimise conditions of danger, obstruction and inconvenience to users of the adjoining highway.

- 9 Notwithstanding the details in the approved plans, prior to the first occupation of the dwellings hereby the first floor windows in the side elevations serving the ensuite bathrooms shall be fitted with obscured glass of a type to substantially restrict vision through it at all times, and restriction on its opening, details of which shall have been previously submitted to and agreed in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details and thereafter be retained as such.

Reason: To safeguard the amenities of occupiers of adjoining properties.

- 10 The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, Drawing Numbers 01 Rev B and 02 Rev A.

Reason: To identify the approved plans 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.
 1. 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 contact Central Bedfordshire Council's Highway Help Desk, Tel: 0300 300 8049 quoting the Planning Application number. 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.
 - 2 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, SG17 5TQ

- 3 The applicant is advised that all cycle parking to be provided within the site shall be designed in accordance with the Central Bedfordshire Council's "Cycle Parking Annexes – July 2010".
- 4 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.

Statement required by the Town and Country Planning (Development Management Procedure) (England) Order 2015 - Part 6, 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. 17

APPLICATION NUMBER	CB/16/05250/FULL
LOCATION	The Paddocks, Springfield Road, Eaton Bray, Dunstable, LU6 2JT
PROPOSAL	Demolition of existing barn and workshops and construction of residential dwelling.
PARISH	Eaton Bray
WARD	Eaton Bray
WARD COUNCILLORS	Cllr Janes
CASE OFFICER	Nicola Darcy
DATE REGISTERED	09 November 2016
EXPIRY DATE	04 January 2017
APPLICANT	Mr Janes
AGENT	Mr C A Emmer
REASON FOR COMMITTEE TO DETERMINE	Applicant is a Member of the Council
RECOMMENDED DECISION	Full Application - Recommended for Approval

Recommendation:

That Planning Permission be GRANTED 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 Best practical means shall be taken at all times to ensure that all vehicles leaving the development site during construction of the development are in a condition such as not emit dust or deposit mud, slurry or other debris on the highway, in particular efficient means shall be installed prior to commencement of the development and thereafter maintained and employed at all times during construction of the development of cleaning the wheels of all lorries leaving the site.

Reason: To minimise the impact of construction vehicles and to improve the amenity of the local area.
(Section 4, NPPF)
- 3 **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, which is situated in the Green Belt and adjoining the AONB and AGLV.

(Policies BE8 & NE3, SBLPR and Sections 7, 9 & 11, NPPF)

- 4 Before the premises are occupied all on site vehicular areas shall be surfaced in a manner to the Local Planning Authority's approval so as to ensure satisfactory parking of vehicles outside highway limits. Arrangements shall be made for surface water from the site to be intercepted and disposed of separately so that it does not discharge into the highway.

Reason: In order to minimise danger, obstruction, and inconvenience to users of the highway and of the premises.

(Policies BE8 & T10, SBLPR and Sections 4 & 7, NPPF)

- 5 If during any site investigation, excavation, engineering or construction works evidence of land contamination is identified, the applicant shall notify the Local Planning Authority without delay. Any land contamination identified, shall be remediated to the satisfaction of the Local Planning Authority to ensure that the site is made suitable for its end use.

Reason: To protect human health and the environment.

(Section 11, NPPF)

- 6 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 dwelling hereby permitted shall be carried out without the grant of further specific planning permission from the Local Planning Authority.

Reason: To prevent harm being caused to the openness of the Green Belt.

(Section 9, NPPF)

- 7 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 prevent harm being caused to the openness of the Green Belt.

(Section 9, NPPF)

- 8 Prior to the commencement of the construction phase of development, 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 shall be 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, in the interests of the visual amenities of the area which is situated within the Green Belt and adjoining the AONB and AGLV.

(Policies BE8 & NE3, SBLPR & Sections 7, 9 & 11, NPPF)

- 9 Prior to the first occupation of the development hereby approved, a plan shall be submitted clearly demarcating the residential curtilage of the dwelling and a scheme for proposed boundary treatment to separate the residential curtilage from the surrounding land. The boundary scheme shall be implemented and retained thereafter.

Reason: To prevent the intrusion of the residential curtilage into the open countryside to the detriment of the character and openness of the Green Belt and the adjoining AONB and AGLV.

(Policies BE8 & NE3 and Sections 7, 9 & 11, NPPF)

- 10 The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers 0101, 0102, 0103 & 0104.

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 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

4. The Environment Agency advises the following;

The developer should address risks to controlled waters from contamination at the site, following the requirements of the National Planning Policy Framework and the Environment Agency Guiding Principles for Land Contamination, which can be found here:

<https://www.gov.uk/government/publications/managing-and-reducing-land-contamination>

Infiltration Sustainable Drainage Systems (SuDS)

The water environment is potentially vulnerable and there is an increased potential for pollution from inappropriately located and/or designed infiltration (SuDS). We consider any infiltration (SuDS) greater than 2.0 m below ground level to be a deep system and are generally not acceptable. All infiltration SuDS require a minimum of 1.2 m clearance between the base of infiltration SuDS and peak seasonal groundwater levels. All need to meet the criteria in our Groundwater Protection: Principles and Practice (GP3) position statements G1 to G13 which can be found here:

https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/297347/LIT_7660_9a3742.pdf.

In addition, they must not be constructed in ground affected by contamination.

Statement required by the Town and Country Planning (Development Management Procedure) (England) Order 2015 - Part 6, 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.

DECISION

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LATE SHEET

DEVELOPMENT MANAGEMENT COMMITTEE – 4th January 2017

Item 6 (Pages 17-57) – CB/16/04369/OUT – Land South of Barford Road, Blunham

Additional Consultation/Publicity Responses

Internal Consultees:

CBC MANOP Team (08/12/2016) – No new comments. The needs of older people should be considered as part of this proposal and, should approval be given, we would support a proportion of houses in the scheme being suitable for older people.

CBC Waste Services (23/12/2016) – No new comments.

CBC Housing (16/12/2016) – No new comments. No objection.

CBC Sustainable Growth Officer (15/12/2016) – No new comments. No objection subject to conditions.

CBC Ecologist (14/12/2016) – Support the landscape revisions and planting mixes upon indicative landscaping scheme which would create essential wildlife corridors through the site and wider countryside. As previously advised I would also like to see integrated bat and bird boxes provided in the fabric of dwellings on the south and western boundaries of the site.

CBC SuDs Team (19/12/2016) – No new comments. No objection subject to conditions.

CBC Green Infrastructure (21/12/2016) – My previous concerns remain, in relation to SuDs methods proposed in respect of environmental gain, lack of detail in relation to the realigned drainage ditch and fragmented and poorly designed greenspaces. I do not consider that the design of open space or the SuDs are sufficient to demonstrate the required net gain of green infrastructure benefit. I therefore would not support the application.

CBC Highway Authority (21/12/2016) – There is a need to increase traffic calming measures along Barford Road for Highway Safety reasons, it is considered that a raised table junction as additional traffic calming measure would be effective as part of an overall scheme for traffic calming. This element of traffic calming due to its nature as part of the access to the site would be secured via condition; it is considered that such a condition, is necessary, reasonable and relevant. Additional traffic calming measures will be secured via financial obligations.

CBC Early Years Officer (20/12/2016) – request contribution for the enhancement/expansion of Early Years facilities.

CBC Education Officer (20/12/2016) - John Donne is the lower school within Blunham. The school has a planned admission number of 24 and is unlikely to be able to manage the impact of this development without expansion.

The middle school is Alban Academy and the upper school is Sandy Upper.

Alban is within Bedford Borough and schools here are currently going through a re-organisation to 2-tier. Alban is becoming a 1FE Primary and middle school with some central beds pupils staying until year 8. Bedford Borough have requested middle school contributions to help the school continue to accommodate CBC children.

Sandy Upper School has sufficient existing capacity to manage the pupils from this development.

The methodology used to understand the level of contribution required from any development over 10 dwellings is as follows:

Pupil yield (assessed as 0.04 pupils per dwelling, per year group) * 2009 DfE cost multiplier (inclusive of a location factor)

The use of DfE multipliers to understand the cost per pupil place is an approach taken by a number of local authorities, and allows for the total financial contribution to be fairly and reasonably related in scale and kind to the development.

Early Years	£30,418.08
Lower	£101,393.60
Middle	£102,026.50
Total	£233,838.18

The Early Years contribution would go towards the enhancement or expansion of Harpers Early Years setting in Blunham.

The lower school contribution would go towards the expansion of John Donne Lower School, to accommodate pupils from this development.

The middle school contribution would go to Alban Academy.

External Consultees:

IDB Bedford Group of Drainage Boards (08/12/16) – No comments to make regarding this planning application.

Great Barford Parish Council – Great Barford Parish Council objects to planning application CB/16/04369/OUT. An additional 44 dwellings on Barford Road will greatly increase the volume of traffic passing through Great Barford; a village which is already congested. Long queues of traffic are seen on a daily basis waiting to cross Great Barford Bridge from Barford Road. Great Barford Bridge is an ancient monument and this must be taken into account when considering increasing the regular volume of traffic using it.

Neighbours:

One petition with 339 signatures, received objecting to the application for the following reason:

We, the undersigned, while recognising the need for building houses in appropriate places and in appropriate numbers, consider the two proposed developments on Barford Road, Blunham and the one behind Walnut Close, Blunham to be inappropriate in terms of scale and location.

We petition the Council to turn down these proposed developments.

Further Neighbour representations objecting to the development have been received from the following:

- 35 Jubilee Close, Blunham
- 50 Barford Road, Blunham
- 60 Blunham Road, Moggerhanger
- 2 Jubilee Close, Blunham
- 50 Barford Road, Blunham
- 111 Grange Road, Blunham

Raising the following objections and concerns (in summary):

1. Development would affect on street car parking for visitors and locations of skips for No. 50 Barford Road due to the location of the junction. Potential for on plot car parking to the front of the dwelling is restricted by covenants upon the property and the narrow gap between neighbouring dwellings restricts parking to the rear.
2. Loss of hedgerow to frontage of site would cause negative impact upon No. 50 Barford Road.
3. Headlights on vehicles will disturb occupiers at No. 50 Barford Road.
4. Concern in relation to debris on the road from construction vehicles.
5. There is a lack of infrastructure that is required to support ongoing residential developments, including social, health, schools and transport infrastructure. It is irresponsible not to provide such infrastructure in rural locations prior to the expansion of small villages.
6. The scale of development (10% increase to the existing number of dwellings in Blunham) is disproportionate and would potentially impact the character of the village.
7. The approval of the application would contravene a number of elements of the National Planning Policy Framework (2012).
8. There does not appear to be any traffic calming measures.
9. Concerns in relation to volume of traffic and speeds of vehicles in excess of speed limits.
10. Loss of view from No. 50 Barford Road.
11. Loss of privacy, light and overbearing impacts upon No. 50 Barford Road.
12. The value of No. 50 Barford Road would be negatively affected.
13. No. 35 Jubilee Close is not allowed to plant trees or build higher fences leaving occupiers in an exposed position.

Additional Comments

In respect of the additional comments, The Green Infrastructure Officers continuing objection in relation to the indicative layout are noted however no objection has been made by the SuDs Team (Lead Flood Authority) subject to Conditions within the recommendation and layout is a reserved matter which would be addressed at that stage.

In respect of highway works the need has been identified for the provision of a raised table on Blunham Road to provide traffic calming in this area. The provision of a raised table is seen as necessary to increase highway safety in this area and is considered to be a reasonable requirement for the applicant to provide. In order to provide this a new condition will be included in the recommendation as a replacement for the originally drafted access condition. The developer has agreed to this condition.

In respect of the requested Early Years, Lower and Middle School contributions it is considered that such obligations are necessary to make the development acceptable in planning terms, directly related to the development, and fairly and reasonably related in scale and kind.

Additional/Amended Conditions/Reasons

Replacement Condition 8

Notwithstanding the details shown on the submitted plan, no development shall commence until details of the estate road access onto Barford Road which shall take the form of a raised table junction, has been submitted to and approved in writing by the Local Planning Authority. The access shall be constructed and completed in full accordance with the approved details prior to the first occupation of any dwelling hereby permitted.

Reason: Details are required prior to the commencement of development to ensure the provision of appropriate access arrangements and associated off-site highway works in the interests of highway safety.

Item 7 (Pages 61-91) – CB/16/04323/OUT – Land at Barford Road, Blunham

Additional Consultation/Publicity Responses

Neighbour Responses:

One petition with 339 signatures, received objecting to the application for the following reason:

We, the undersigned, while recognising the need for building houses in appropriate places and in appropriate numbers, consider the two proposed developments on Barford Road, Blunham and the one behind Walnut Close, Blunham to be inappropriate in terms of scale and location.

We petition the Council to turn down these proposed developments.

Ecologist

The orientation of the homes in the west is better as they look out to the boundary and the road / hedge is in the public realm. They need to apply this to the eastern side also though as the current layout shows no such buffer to any landscaping that will be provided by the adjacent scheme. As we discussed in our meeting this could jeopardise any landscaping proposed by that scheme as they will question the need to do anything if this (2960) scheme isn't.

Landscape Officer

As my key objections relate to the extent of the valley top land removed from being the agricultural setting to Blunham, and that urban form would join with the Cemetery and dominate this sensitive south-west view, I would still strongly maintain my objections.

However, the revised scheme has a stronger landscape content – a more robust western boundary which would aid integration, the preferred style of layout with houses facing the landscaped edge and the countryside (although garages at the edge have a smaller scale of outline).

More consideration has been given to the street tree planting and proposals for the amenity spaces – including a new open space to help create a link with the proposed boundary planting for the “inset “ site and the trees around the Cemetery – this would create the essence of a green corridor.

So I do think the revised scheme has brought visual improvements but the scale would impact significantly on the landscape character of the Ouse valley setting and the views from the Sandy Country Way – where many people walk and cycle in the countryside.

Education Officer

John Donne is the lower school within Blunham. The school has a planned admission number of 24 and is unlikely to be able to manage the impact of this development without expansion.

The middle school is Alban Academy and the upper school is Sandy Upper.

Alban is within Bedford Borough and schools here are currently going through a re-organisation to 2-tier. Alban is becoming a 1FE Primary and middle school with some central beds pupils staying until year 8. Bedford Borough have requested middle school contributions to help the school continue to accommodate CBC children.

Sandy Upper School has sufficient existing capacity to manage the pupils from this development.

Contributions requested.

EY	£54,614.28
Lower	£182,047.60
Middle	£183,183.94
Total	£365,231.54

The Early Years contribution would go towards the enhancement or expansion of Harpers Early Years setting in Blunham.

The lower school contribution would go towards the expansion of John Donne Lower School, to accommodate pupils from this development.

The middle school contribution would go to Alban Academy

Additional Comments

In respect of the additional comments from The Landscape Officer and Ecologist the continuing objection are noted although it is acknowledged that the amended indicative layout has improved the proposal as an attempt to address the originally raised issues. The landscape and environmental impact of this proposal is such that it renders the case finely balanced in terms of assessing the benefits against the impacts.

In respect of Education comments additional contributions requested are considered to be CIL compliant and will form part of the heads of terms for an agreement for this application if Members resolve to approve the proposal.

In respect of highway works the need has been identified for the provision of a raised table on Blunham Road to provide traffic calming in this area. The provision of a raised table is seen as necessary to increase highway safety in this area and is considered to be a reasonable requirement for the applicant to provide. In order to provide this a new condition will be included in the recommendation as a replacement for the originally drafted access condition.

Additional/Amended Conditions/Reasons

Replacement Condition 7

Notwithstanding the details shown on the submitted plan, no development shall commence until details of the estate road access onto Barford Road which shall take the form of a raised table junction, has been submitted to and approved in writing by the Local Planning Authority. The access shall be constructed and completed in full accordance with the approved details prior to the first occupation of any dwelling hereby permitted.

Reason: Details are required prior to the commencement of development to ensure the provision of appropriate access arrangements and associated off-site highway works in the interests of highway safety.

Replacement Condition 8

Any subsequent reserved matters application shall include the following;

- Estate roads designed and constructed to a standard appropriate for adoption as public highway.
- The provision of a footway on the South side of Barford Road along the entire highway frontage of the site.
- Vehicle parking and garaging in accordance with the councils standards applicable at the time of submission.
- Cycle parking and storage in accordance with the Council's 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.

The works shall then be carried out in accordance with the approved details.

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

Item 8 (Pages 95-118) – CB/16/04460/OUT – Land opposite the Playing Field, Mill Lane, Potton

Additional Consultation/Publicity Responses

Internal Consultees:

CBC Waste Services (12/12/16) – Additional details required at the detailed application stage such as bin storage and collection points. *N.B. This condition was imposed in the original officer's report and as such no update to this condition is required.*

CBC Sustainable Transport Officer (22/12/16) – No Objection, subject to the imposition of a condition to secure an appropriate travel plan.

CBC Strategic Landscape Officer (21/12/16) - Objection retained

CBC Rights of Way Spending Officer (12/12/16) – Requests contribution towards surfacing of bridleway directly in front of the development site. The applicant has agreed to include this contribution in the heads of terms.

External Consultees:

CRPE (12/12/16) –Retains objection

CCG Bedfordshire – Notwithstanding the comments within the officer's report, a contribution will be sought towards local GP provisions.

Neighbours:

Further objections received from the following:

- Eagle Farm, 128 Everton Road (08/12/16)
- 18 Mill Lane (x2) (17/10/16)
- JMJ Plant (14/12/16) – See additional comments
- Potton Residents for Sustainable Growth (16/12/16), (19/12/16) & (21/12/16)
- 67, 78 Newtown
- 16 The Ridgeway
- 35 (x2), 37 Mill Lane
- West Acres, Deepdale

On the following grounds (in summary):

1. Inadequate road and traffic calming
2. Increased traffic generation
3. Safety of children using park

4. Concerns over pedestrian safety
5. Adverse impact on the open character of the area and landscape impact
6. Liable for fly tipping problems
7. Ecological mitigation concerns
8. More permeable layout would be more appropriate
9. Better SuDs strategy required
10. Refutes a number of points in agents rebuttal, specifically in relation to the sustainability of the Potton, the previous extant permission, housing needs and transport information
11. Previous permission should not be relevant
12. Recommends deferment of committee
13. Regard should be had to appeal decisions for refusals in locality

Additional Comments

In terms of the additional neighbour representations, matters above listed 1, 2, 3, 4, 5, 7, 10 & 11 have been addressed previously in the officer's report. Item 6 in relation to fly tipping is not a material planning consideration. Items 8 and 9 refer to specifics of the layout which is not the subject matter of this application but would be a matter determined at the reserved matters stage. In respect of item 12, only the committee can defer the application. In respect of item 13, each application is determined on its own merits.

Following a number of comments in respect of the requirement for larger vehicle access to businesses along Mill Lane including most specifically JMJ Plant, the highway calming plan was updated to demonstrate that access would still be viable with the proposed build outs. For the avoidance of doubt, the built outs are a proposed change in surface and not the physical presence of barriers. The highways condition has been updated accordingly to reflect the minor changes to the signage and the proposed painting of white lines on the surface of the road.

In addition to this change a road safety audit has been employed.

Additional/Amended Conditions/Reasons

Substitution of Cond 13 to the following:

"Prior to first occupation of the development the off-site highway works shown for indicative purposes on plan 17537/MILL/5/500H shall be constructed in accordance with full engineering details which must be first submitted in writing to and approved by the Local Planning Authority. The works shall be carried out in full accordance with the approved technical specification and thereafter retained for its purpose.

Reason: To ensure the provision of appropriate access arrangements and associated off-site highway works in the interests of highway safety. (Policy DM3 of the Core Strategy for the North and Section 4 of the NPPF)"

Substitution of Cond 19 and renumber as condition 20 to the following:

"The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers 17537/MILL/5/503 (Site Access), 17537/MILL/5/500H (Calming Feature) and 17625/1000A (Site Location Plan).

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

Additional Condition:

19. The development shall not be occupied until a Travel Plan has been submitted to and approved in writing by the council, such a Travel Plan to include details of:

- 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.
- 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.
- Details of provision of cycle parking in accordance with council guidelines.
- Details of marketing and publicity for sustainable modes of transport to include site specific travel information packs, to include:
 - Site specific travel and transport information
 - Details of relevant pedestrian, cycle and public transport routes to/ from and within the site
 - Copies of relevant bus and rail timetables
 - An Action Plan listing the measures to be implemented and timescales for this.

No part of the development shall be occupied prior to implementation of those parts identified in the travel plan. Those parts of the approved Travel Plan that are identified 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.

Item 9 (Pages 121-146) – CB/16/03283/OUT – Land west of Pastures, Upper Caldecote

Additional Consultation/Publicity Responses

Leisure Officer

There are no Leisure contributions sought from this application.

One neighbour letter raising the following objections.

Traffic

The junction from the proposed development is on a bad corner with poor visibility. There is already a lot of traffic on the pastures road which is exacerbated on days when sports events occur on the Sports field. The exit to Biggleswade road is also problematic, on exiting my drive on Biggleswade road just east of the pastures exit I have been nearly hit on several occasions from cars speeding out of the Pastures. Furthermore Biggleswade road is oversubscribed with speeding traffic and is now a rat run to the A1; this has increased since the Speed camera on Hitchin Road as cars attempt to avoid that route. The Biggleswade junction to the A1 is very poor and high risk, the increase in housing and traffic would increase the risks significantly at junctions above and along Biggleswade Road.

Location

The location proposed is surrounded by amenity spaces and walks, the character and amenity of which would be severely impacted to the detriment of the village. The area proposed is also outside the settlement area and should not be developed.

Density

The number of houses proposed is high at 40 and a high density development, this is out of character with the rest of the village. It also is an 8% increase on the some 500 houses in the village and as a single increase is detrimental to the life and character of the village and out of proportion to the expected requirement for Housing. The East of England A1 Feasibility study shows the following in the report regarding population. "Central Bedfordshire Current Population 269,100 Expected Population 306,900 (2031) Annualised Increase 0.8%". Clearly a sudden 8% increase is way in excess of the expected demand for housing.

Planning

This development is likely to be in contradiction to the Neighbourhood development plan and should not be approved prior to the completion of the plan otherwise it potentially sets a precedent for development anywhere in Upper Caldecote and Central Beds. There was a proposal in 2008 for this site and the conclusion was such a development could not be supported. There is also concern that local amenities such as the village school will not be able to support an 8% increase in pupil numbers. The school is already in crisis mode with many of the staff leaving and such an increase is unsustainable at this time.

Environmental

The proposed development will impact the demands on the sewage system which is already at capacity and there have been effluent overflow/flooding issues in the recent past. There is also an increased risk of flooding; again there have been recent issues, some five years ago, of flooding in the adjacent road, water lane.

Additional Comments

None

Additional/Amended Conditions/Reasons

None

Item 10 (Pages 149-xx170) – CB/16/03885/OUT – Land at East Lodge, Hitchin Road, Fairfield

Additional Consultation/Publicity Responses

Conservation Officer

Despite the assertion in the DandAS (August 2016) that the application site is considered to be beyond the setting of the main hospital complex of buildings and the church (both Grade II listed buildings), the relative proximity, given the dominant scale/ massing of the former lunatic asylum and the prominence of the church- the site must be within the *wider setting*. It is clearly within the setting of the former Isolation Hospital (Grade II listed- now known as Fairfield Mews). Development of the site must, inevitably, reduce the significance, character and setting of the listed former Isolation Hospital- in that it would become less isolated, hemmed in by modern housing. Fortunately, there is still some (albeit limited) separation from the gardens/ space around the former Isolation Hospital.

The proposed 18 no. 2 storey dwellings- if the principle of this form of development is acceptable in policy terms of the Fairfield overall planning framework and wider planning policy, then the layout- although a relatively simple grid arranged around a central rectangle of grass- has some degree of interest and discrete variety and could be the basis of an acceptable approach- with decent materials appropriate for this relatively sensitive location.

Additional Comments

Para 5.1 is unclear in its wording and the point it is making. The paragraph is repeated below with the rephrasing emboldened:

- 5.1 *No objection is raised by the Highways Officer to this scheme. Although access is a reserved matter the application is required to indicatively show how it would be achieved. The access is proposed from North Drive which is an unadopted road. The applicant has confirmed they have a right of access and therefore it can be achieved in principle. There is no objection to the access location and it is considered **preferable** to create access from an alternative location to Hitchin Road bearing in mind that Hitchin Road is a busier highway. Reserved matters would secure the detail of the access but the principle of its location is considered to be acceptable.*

Additional/Amended Conditions/Reasons

None

Item 11 (Pages 173-183) – CB/16/04082/FULL– 1 Fen End, Stotfold

Additional Consultation/Publicity Responses

1. CBC Housing Development Officer (19/12/16) – No Objection, below the threshold for affordable housing contributions.
2. CBC Highways Officer (30/12.16) - Concerns expressed over the collection of waste from within the site, as the tracking diagrams don't appear to accommodate council owned refuse vehicles and furthermore the private nature of the road dictates that council owned refuse vehicles will not enter the site. Matters pertaining to access and parking can be controlled through conditions if minded to approve as confirmed by the Councils Highways Officer. A suitable waste management scheme would also need to be agreed by condition if minded to approve.

Additional Comments

Updated summary of representations:

“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 design of the scheme however the amendments were not sufficient to outweigh the reason for refusal. The applicant was advised of their right to withdraw the application to avoid a recommendation for refusal however they declined. 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.”

Additional/Amended Conditions/Reasons

Item 12 (Pages 187-205) – CB/16/04657/OUT – Land Adj Walnut Close, Blunham

Additional Consultation/Publicity Responses

Consultee responses:

1. CBC Strategic Landscape Officer (14/12/16) – Supports proposals for 3 metre landscape buffer around the site.
2. CBC Pollution Officer (19/12/16) – No Objection, subject to the imposition of a condition to secure a Construction Management Plan. *N.B. This condition was imposed prior to this advice and no update is required to the condition already recommended in the Officers report.*
3. CBC Waste Officer (15/12/16) – No Objection, subject to the imposition of a condition to secure bin storage and collection. *N.B. This condition has been captured in Cond 8 as recommended in the Officers report.*

Neighbour Responses:

One petition with 339 signatures, received objecting to the application for the following reason:

We, the undersigned, while recognising the need for building houses in appropriate places and in appropriate numbers, consider the two proposed developments on Barford Road, Blunham and the one behind Walnut Close, Blunham to be inappropriate in terms of scale and location.

We petition the Council to turn down these proposed developments.

Further objections received from the following:

- 2 The Barns (x2)
- 8 Walnut Close
- 15 Walnut Close
- 3 The Barns

On the following grounds (in summary):

1. Concerns that some highways works are on land outside of the applicants control
2. Prohibition on covenants of existing houses to prevent parking on common driveway
3. Increased traffic and parking congestion
4. Erosion of the landscape
5. Construction disturbance
6. Concern for pedestrian footpath adj 15 Walnut Close
7. Inaccuracies in drawings, access road would not be wide enough to pass two cars
8. Long term maintenance of landscaping

Additional Comments

In terms of item 1, highways works can be carried out on land within highways control, which is the case in this instance. In terms of item 2, the covenants which exist are a civil matter and are not a material planning consideration. In terms of items 3, 6 & 7 the highways Officer has concluded that these matters are acceptable in highways safety terms and is addressed in section 4 of the officer's report. In terms of item 4, no objections have been sustained by the Councils Landscape Officers in this regard and in respect of item 5, this matter is controlled through condition 11 in part and through other public protection legislation. In terms of item 8, this matter would be addressed by way of condition as recommended in the officer's report – Condition 6.

Additional/Amended Conditions/Reasons

Item 13 (Pages 221-231) – CB/16/04522/FULL – 9 Coppice Mead, Stotfold, Hitchin, SG5 4JX

Additional Consultation/Publicity Responses

None

Additional Comments

None

Additional/Amended Conditions/Reasons

None

Item 14 (Pages 209-217) – CB/16/04456/FULL – Land adjacent to 2 Havelock Road, Biggleswade

Additional Consultation/Publicity Responses

None

Additional Comments

None

Additional/Amended Conditions/Reasons

None

Item 15 (Pages 235-239) – CB/16/04527/FULL – 16 Dickens Boulevard, Stotfold, Hitchin, SG5 4FD

Additional Consultation/Publicity Responses

None

Additional Comments

None

Additional/Amended Conditions/Reasons

None

Item 16 (Pages 241-264) – CB/16/04840/REG3 – Croft Green Sheltered Housing, Croft Green, Dunstable

Revised plans, a revised Design and Access Statement, Arboricultural Statement, Tree Protection Plan and Site Compound Layout Plan have all been received which show two of the cypress trees that were originally marked for removal being retained and to demonstrate that there is no longer any conflict between the Tree Protection Plan and the Site Compound Layout Plan.

Additional Consultation/Publicity Responses

The Tree & Landscape Officer has provided the following response to the revisions:

“Following my previous comments, I have examined the revised Arboricultural Statement (Document Ref No. CBA10277 v5- dated December 2016) and Tree Protection Plan (Drawing No. CBA10277.03C TPP - dated December 2016) as prepared by CBA Trees, which now shows the additional retention of Trees 16 and 21. It is understood that no further "B" Category trees can be retained as there is a need to provide compound facilities within the central green area, whilst residents are still accommodated on site. I also refer to the revised "Site Compound Layout Plan" (Rev C.DOCX), which forms part of the document "Traffic Management Plan" prepared by Glenman, and confirm that there is no longer any conflict with the site compound and tree protection barrier positions.

In recognition of the two extra trees now being retained, and the compatibility of the revised drawings I am prepared to withdraw my earlier objection, subject to the following condition being imposed:-

Prior to development, including demolition and the installation of the site compound, all tree barrier protection shall be erected and positioned in strict accordance with Arboricultural Statement (Document Ref No. CBA10277 v5- dated December 2016) and Tree Protection Plan (Drawing No. CBA10277.03C TPP - dated December 2016) as prepared by CBA Trees. The protective barrier fencing shall then remain securely in position throughout the entire course of development, and all tree protection methodology, and all working practices, shall comply with the requirements stipulated in the Arboricultural Statement, at all times throughout the course of development works.

REASON

To ensure that a satisfactory standard of tree protection is undertaken in respect of all retained trees during development activity, in the interests of visual amenity

The indicative plant list, as being shown on the revised Design and Access Statement, now excludes the two species considered to be inappropriate, and instead includes a fastigate Field Maple. Whilst there is a net loss of one tree species from this list, I no longer raise this as an objection. As the planting being shown is indicative only, a standard landscaping condition will need to be imposed in order to secure the planting design aspirations. “

Additional Comments

None

Amended Conditions

2. All construction activities shall take place in accordance with the Construction Environmental Method Statement Rev B dated November 2016, the Traffic Management Plan dated 7th November 2016 (as amended by the revised Croft Green Site Compound layout Plan received on 21 Dec 2016) and the Method Statement dated 7th November 2016, all by Glenman Corporation.

Reason: To safeguard the amenities of the occupiers of neighbouring residential premises. (Sections 7 and 11, NPPF and Policy BE8 SBLPR).

10. The development shall not be occupied or brought into use until the parking scheme for cars and scooters shown on Drawing No AA5060-2009 A has been completed. The scheme shall thereafter be retained for this purpose.

Reason: To ensure provision for car parking clear of the highway and the provision of adequate cycle and scooter parking/storage. (Policy BE8, SBLPR and Section 4, NPPF)

12. The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers AA5060-2001, AA5060-2002 A, AA5060-2003, AA5060-2009 A, AA5060-2010 B, AA5060-2011 A, AA5060-2012 A, AA5060-2013 A.

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

Additional Conditions

13. Prior to development, including demolition and the installation of the site compound, all tree barrier protection shall be erected and positioned in strict accordance with Arboricultural Statement (Document Ref No. CBA10277 v5- dated December 2016) and Tree Protection Plan (Drawing No. CBA10277.03C TPP - dated December 2016) as prepared by CBA Trees. The protective barrier fencing shall then remain securely in position throughout the entire course of development, and all tree protection methodology, and all working practices, shall comply with the requirements stipulated in the Arboricultural Statement, at all times throughout the course of development works.

Reason: To ensure that a satisfactory standard of tree protection is undertaken in respect of all retained trees during development activity, in the interests of visual amenity (Policy BE8, SBLPR and Sections 7 & 11, NPPF)

Item17 (Pages 267-279) – CB/16/05250/FULL – The Paddocks, Springfield Road, Eaton Bray

None