

CENTRAL BEDFORDSHIRE COUNCIL

At a meeting of the **DEVELOPMENT MANAGEMENT COMMITTEE** held in Council Chamber, Priory House, Monks Walk, Shefford on Wednesday, 24 May 2017

PRESENT

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

Cllrs M C Blair
K M Collins
I Dalgarno
F Firth
E Ghent

Cllrs C C Gomm
K Janes
T Nicols
T Swain
J N Young

Apologies for Absence: Cllrs Mrs S Clark

Substitutes: Cllrs D Bowater (In place of Mrs S Clark)

Members in Attendance: Cllrs Mrs A Barker
Mrs A L Dodwell
R Morris
R D Wenham

Officers in Attendance:	Mr D Ager	Principal Highway Officer
	Mr M Allen	Planning Officer
	Mrs N Darcy	Senior Planning Officer
	Mr J Ellis	Planning Manager West
	Mr A Emerton	Senior Lawyer Planning, LGSS Law Limited
	Mr M Huntington	Principal Planning Officer
	Mrs C Jagusz	Committee Services Administrator
	Mr A Maciejewski	Senior Definitive Map Officer
	Mr L Manning	Committee Services Officer
	Mr S O'Connell	Highway Officer
	Ms J Self	Senior Planning Officer
	Mrs J Selley	Major Applications Manager

PRIOR TO THE START OF THE MEETING ATTENDEES STOOD IN SILENCE FOR ONE MINUTE TO REMEMBER THE VICTIMS OF THE MANCHESTER BOMB ATTACK

DM/17/1. Chairman's Announcements and Communications

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

The Chairman informed councillors and members of the public that if the fire alarms sounded they should immediately vacate the building using the designated exits.

The Chairman advised that the meeting was being filmed and webcast.

The Chairman explained the procedure to be followed at the meeting when the Committee gave consideration to planning applications. He added that the Chairman had a second or casting vote.

DM/17/2. **Minutes**

RESOLVED

that the minutes of the meeting of the Development Management Committee held on 26 April 2017 be confirmed and signed by the Chairman as a correct record subject to adding Councillor Blair's name to the list of those Members present.

DM/17/3. **Members' Interests**

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

	Item	Nature of Interest	Present or Absent during discussion
Cllr Matthews	8	Knows public speaker	Present
Cllr Young	All	May have met applicants in his capacity as a former Portfolio Holder and as the current Executive Member for Regeneration	Present

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

Item	Nature of Interest	Present or Absent during discussion
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None declared.

(c) Prior Local Council Consideration of Applications			
Member	Item	Parish/Town Council	Vote Cast
Cllr Dalgarno	7	Stondon	No – not a member of the PC
Cllr Matthews	8	Marston Moreteyne	No – not a member of the PC
Cllr Dalgarno	10	Arlesey	No – not a member of the TC
Cllr Janes	11	Totternhoe	No – did not participate

DM/17/4. Planning Enforcement Cases Where Formal Action Has Been Taken

RESOLVED

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

DM/17/5. Planning Application No. CB/16/02972/FULL

RESOLVED

that, in view of the concerns raised by the neighbouring residents of Priory View about ensuring that the community has a full understanding of the amended proposals, and in keeping with the requirements of the public sector Equality Duty, consideration of Planning Application No. CB/16/02972/FULL relating to the former Dukeminster Estate, Church Street, Dunstable be deferred until the next meeting of the Development Management Committee on 21 June 2017.

DM/17/6. Planning Application No. CB/16/05229/OUT

RESOLVED

that Planning Application No. CB/16/05229/OUT relating to land west of Bedford Road, Lower Stondon be approved as set out in the Schedule attached to these minutes.

DM/17/7. Planning Application No. CB/16/05797/OUT

RESOLVED

that Planning Application No. CB/16/05797/OUT relating to Shelton Farm, Lower Shelton Road, Marston Moretaine, Bedford be approved as set out in the Schedule attached to these minutes.

AT THE CONCLUSION OF ITEM 7 COUNCILLOR WENHAM LEFT THE MEETING

THE COMMITTEE ADJOURNED AT 11.25 A.M. AND RECONVENED AT 11.37 A.M.

DM/17/8. Planning Application No. CB/16/00814/OUT

RESOLVED

that Planning Application No. CB/16/00814/OUT relating to land at Camden Site, Grovebury Road, Leighton Buzzard be approved as set out in the Schedule attached to these minutes.

AT THE CONCLUSION OF ITEM 8 COUNCILLOR MORRIS LEFT THE MEETING

DM/17/9. Planning Application No. CB/17/00492/FULL

RESOLVED

that Planning Application No. CB/17/00492/FULL relating to land at Chase Farm, east of High Street, Arlesey be approved as set out in the Schedule attached to these minutes.

DM/17/10. Planning Application No. CB/16/04384/REG3

RESOLVED

- 1 that consideration of Planning Application No. CB/16/04384/REG3 relating to Lancotbury Close Amenity Land, Totternhoe be deferred until the next meeting of the Development Management Committee on 21 June 2017;**
- 2 that the applicant's representatives be requested to attend the above meeting in order to answer Members' queries.**

DURING CONSIDERATION OF ITEM 10 COUNCILLOR MRS DODWELL LEFT THE MEETING

THE COMMITTEE ADJOURNED AT 1.26 P.M. AND RECONVENED AT 1.50 P.M.

DURING CONSIDERATION OF ITEM 11 COUNCILLOR DALGARNO ENTERED THE CHAMBER

DM/17/11. **Planning Application No. CB/17/01844/FULL**

RESOLVED

that Planning Application No. CB/17/01844/FULL relating to 1 Station Road, Blunham, Bedford be approved as set out in the Schedule attached to these minutes.

DM/17/12. **The Determination of an Application to Reduce the Width of Arlesey Footpath No. 5**

The Committee considered a report of the Assistant Director Highways which advised of an application to reduce the width of Arlesey Footpath No. 5 at its eastern end where it passed within the curtilage of Arlesey Garage and the rear garden of No. 72 Stotfold Road. If the application was approved the retained width of the footpath would be that of the current narrow alleyway which had been formed as a result of the extension of the above properties over and into the estimated historical width of the footpath.

The Committee noted that the County Council of Bedfordshire (Arlesey: Part of Footpath No 5) Public Path Diversion Order 2001 was not directly related to the application before Members but it did require to be formally abandoned as it was considered erroneous and redundant.

Points and comments included:

- Based on the 1937 Ordnance Survey map the estimated width of the route of the original track was 4.0-4.5 metres wide.
- Approval of the application would leave only a footpath of between 0.82 and 1.22 meters in width (i.e. the width of the current alleyway).
- Whilst there was no statutory minimum width for a footpath the Council's own guidelines for new footpaths was two metres whilst the Disability Discrimination Act regulations required a minimum width of one metre.
- Concern was expressed by Members that the existing alleyway was too narrow to permit unrestricted access by wheelchair users, especially those using electric wheelchairs, and by those persons pushing a double buggy.
- Arlesey Town Council had objected to the proposed width reduction and required the retention of a greater width.
- Members expressed the view that the application for the Committee to formally reduce the width of the footpath to that of the existing alleyway

should be refused and an unobstructed width of 2.0 metres should be retained.

RESOLVED

- 1 that the submitted application to make a public path extinguishment order under Section 118 of the Highways Act 1980 to extinguish that part of the historically obstructed width of Arlesey Footpath No. 5 between points A and B, as shown on the map at Appendix A to the report of the Assistant Director - Highways, whilst retaining the unobstructed portion of the footpath that runs along the alleyway between House Lane and Chase Close with a variable width of between 0.82 and 1.22 metres, be refused on the grounds that such a reduced width is incompatible with the duty of the Highway Authority to consider and provide disabled access along the footpath;**
- 2 that the making of a public path extinguishment order under Section 118 of the Highways Act 1980 to extinguish part of the obstructed width of Arlesey Footpath No. 5 between points A and B, as shown on the map at Appendix A to the report of the Assistant Director - Highways, whilst retaining a width of 2.0 metres - which includes the unobstructed portion of the footpath running along the alleyway between House Lane and Chase Close - be approved;**
- 3 that the County Council of Bedfordshire (Arlesey: Part of Footpath No 5) Public Path Diversion Order 2001, which was objected to and never forwarded to the Secretary of State and is considered erroneous and redundant at this time, be formally abandoned.**

DM/17/13. **Site Inspection Appointment(s)**

NOTED

that the next meeting of the Development Management Committee will be held on 21 June 2017.

RESOLVED

that all Members and substitute Members along with relevant ward representatives be invited to conduct site inspections on 19 June 2017.

DM/17/14. **Late Sheet**

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

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

(Note: The meeting commenced at 10.00 a.m. and concluded at 3.00 p.m.)

Chairman

Dated

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Item No. 7

APPLICATION NUMBER	CB/16/05229/OUT
LOCATION	Land west of Bedford Road, Lower Stondon
PROPOSAL	Outline Application: Erection of up-to 85 dwellings together with vehicular/pedestrian access from Bedford Road; a Country Park; a play area; other open space; landscaping including an orchard; footpath links; sustainable drainage; other related infrastructure and change of use to residential garden land
PARISH	Stondon
WARD	Arlesey
WARD COUNCILLORS	Cllrs Dalgarno, Shelvey & Wenham
CASE OFFICER	Michael Huntington
DATE REGISTERED	21 November 2016
EXPIRY DATE	20 February 2017
APPLICANT	Ms E Hunter and Mr A Hunter
AGENT	Star Planning and Development
REASON FOR COMMITTEE TO DETERMINE	Major application and departure from the Development Plan
	Parish Council objection to a major application recommended for approval
RECOMMENDED DECISION	APPROVAL subject to completion of Section 106 Agreement

Recommendation:

That Planning Permission be granted subject to the completion of a S106 agreement, the receipt of any new material representations received from additional consultations currently underway and due to expire on 8 June 2017 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 **No development shall take place until details of all external materials have been submitted to and approved in writing by the Local Planning Authority.**

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

Reason: To control the appearance of the buildings in the interests of the visual amenities of the locality in accordance with Policy DM3 of the Core Strategy and Development Management Policies Document (2009). This is a pre-commencement condition as materials cannot be altered after start of construction.

- 4 The landscaping details required to be submitted by condition 2 of this permission shall include details of hard and soft landscaping (including details of boundary treatments and any public amenity open space, and Local Areas of Play) together with a timetable for its implementation. The development shall be carried out as approved and in accordance with the approved timetable.

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

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

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

- 5 **No development shall commence until details of (a) porch canopies; (b) doors, windows, garage doors, and associated reveals, sills and lintels; (c) ducts, flues and vents; (d) rainwater goods; (e) meter boxes; and (f) areas for storage of refuse and recycling bins and the kerbside collection point; have been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.**

Reason: To control the appearance of the buildings in the interests of the visual amenities of the locality in accordance with Policy DM3 of the Core Strategy and Development Management Policies Document (2009). This is a pre-commencement condition as materials cannot be altered after start of construction.

- 6 **Prior to the approval of the details required by condition 2 of this permission, details of the method of disposal of foul and surface water drainage shall be submitted to and agreed in writing by the Local Planning Authority, including any land drainage system. Thereafter no part of the development shall be occupied or brought into use until the approved drainage scheme has been implemented.**

Reason: To ensure that adequate foul and surface water drainage is provided and that existing and future land drainage needs are protected. (Section 10, NPPF). This is a pre-commencement condition as drainage systems are required to be installed prior to construction of the dwellings.

- 7 No dwelling shall be occupied until details of a scheme for the provision of public art to form part of the development, including a timetable for its provision, have been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.

Reason: To control the appearance of the development in the interests of the visual amenities of the locality in accordance with Policy DM3 of the Core Strategy and Development Management Policies Document (2009)

- 9 No external lighting shall be installed until details have been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details and retained as such thereafter.

Reason: To control the appearance of the development in the interests of the visual amenities of the locality in accordance with Policy DM3 of the Core Strategy and Development Management Policies Document (2009)

- 10 The details required by Condition 2 of this permission shall include a scheme of measures to mitigate the impacts of climate change and deliver sustainable and resource efficient development including opportunities to meet higher water efficiency standards and building design, layout and orientation, natural features and landscaping to maximise natural ventilation, cooling and solar gain. The scheme shall then be carried out in full 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 The development shall take place in accordance with the principles set out in the Approved drawing number 230201_PS_IMP_003 April 2017 Illustrative Masterplan, including the extent of development, the location of the play area, extent of open space, footpath and cycle linkages, and the back to back distance of a minimum of 35 metres between existing houses on Plum Tree Road, Orchard Way and the proposed development..

Reason: For the avoidance of doubt

- 12 **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). This is a pre-commencement condition as final ground, ridge and slab levels need to be agreed before development commences.

- 13 The dwellings hereby permitted shall not exceed 2 storeys in height, and will consist of a mixture of 2 and 1.5 storeys in the ratio of 25%/75% alongside existing houses on the northern and eastern boundaries of the site.

Reason: To ensure that the site is not overdeveloped and that the character and visual appearance of the area is not adversely affected
(Section 7, NPPF)

- 14 The development hereby approved shall comprise no more than 85 units.

Reason: For the avoidance of doubt

- 15 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 no future investigation is required under Part 2A of the Environmental Protection Act 1990.

- 16 **No development shall take place until details of the junction between the proposed estate road and the highway and footpaths and associated traffic calming and street lighting on Bedford Road have been submitted to and approved in writing by the Local Planning Authority. No building shall be occupied until that junction and footpaths and associated traffic calming and street lighting on Bedford Road have been constructed in accordance with the approved details.**

**Reason: In order to minimise danger, obstruction and inconvenience to users of the highway and of the proposed estate road.
(Section 4, NPPF). This is a pre-commencement condition as the details of the junction need to be agreed before construction of the road begins.**

- 17 The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plan number 5779.005 rev E (insofar as it proposes the development access arrangements only).

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

- 18 **No development shall commence until a Construction Environmental Management Plan (CEMP) has been submitted to and approved in writing by the Local Planning Authority. The CEMP shall include details of:**

- a) Construction traffic routes and points of access/egress to be used by construction vehicles;**
- b) Details of site compounds, offices and areas to be used for the storage of materials;**
- c) Contact details for site managers and details of management lines of reporting to be updated as different phases come forward;**

Construction working hours shall be 8am to 6pm Monday to Friday and 8am to 1pm on Saturdays, with no working on Sundays or Bank Holidays. There shall be no burning on site.

The development hereby permitted shall be carried out only in accordance with the approved CEMP.

Reason: To safeguard the amenity of existing and future residents. (Section 7, NPPF) This is a pre-commencement condition as this detail needs to be agreed before the start of construction.

- 19 The development shall take place in accordance with the land use budget as set out in the Approved drawing number 230202/PS006 March 2017 Land Use Budget.

Reason: For the avoidance of doubt

INFORMATIVE NOTES TO APPLICANT

1. The applicant is advised that in order to comply with Condition 16 of this permission it will be necessary for the developer of the site to enter into an agreement with Central Bedfordshire Council as Highway Authority under Section 278 of the Highways Act 1980 to ensure the satisfactory completion of the access and associated road improvements. Further details can be obtained from the Development Management Group, Central Bedfordshire Council, Priory House, Monks Walk, Chicksands, Shefford SG17 5TQ. (HN viii)
2. The applicant is advised that if it is the intention to request Central Bedfordshire 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 Management Group, 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. (HN xii)
3. 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 Management Group, Central Bedfordshire Council, Priory House, Monks Walk, Chicksands, Shefford SG17 5TQ. (HN ix)
4. This permission relates only to that required under the Town & Country Planning Acts and does not include any consent or approval under any other enactment or under the Building Regulations. Any other consent or approval which is necessary must be obtained from the appropriate authority.

Statement required by the Town and Country Planning (Development Management Procedure) (England) Order 2015 - Part 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 consideration of the application the Committee was advised that the recommendation had been amended.
- (2) In advance of consideration of the application the Committee was advised of additional consultation/publicity responses.
- (3) In advance of consideration of the application the Committee was advised of additional comments.
- (4) In advance of consideration of the application the Committee was advised of amended conditions 13 and 16.
- (5) In advance of consideration of the application the Committee received representations made under the public participation scheme.

Item No. 8

APPLICATION NUMBER	CB/16/05797/OUT
LOCATION	Shelton Farm, Lower Shelton Road, Marston Moretaine, Bedford, MK43 0LP
PROPOSAL	Outline: Residential development consisting of 2 x two bedroom dwelling bungalows, 4 x three bedroom dwellings, 4 x four bedroom dwellings and 1 x five bedroom dwelling including 3 x custom (self) build dwellings, associated infrastructure and landscaping.
PARISH	Marston Moretaine
WARD	Cranfield & Marston Moretaine
WARD COUNCILLORS	Cllrs Morris, Matthews & Mrs Clark
CASE OFFICER	Judy Self
DATE REGISTERED	10 January 2017
EXPIRY DATE	11 April 2017
APPLICANT	Shelton Farm Estates Ltd
AGENT	NextPhase Development Ltd
REASON FOR COMMITTEE TO DETERMINE	Not in line with existing local plan; loss of open countryside; unsustainable addition to small village with limited services; not in keeping with small village; dangerous entrance near blind bend on Lower Shelton Road; insufficient parking for number of properties/bedrooms causing potential blocking of roads to emergency services and overspill onto Lower Shelton Road; the development would decrease the narrow green barrier between Lower Shelton and the planned expansion of Wooton.
RECOMMENDED DECISION	Outline Application - Approval

Recommendation:

That the outline planning application be APPROVED subject to the prior completion of a Section 106 Agreement and the following:

RECOMMENDED CONDITIONS / REASONS

- 1 No development shall commence at the site before details of the scale, appearance and landscaping, including boundary treatments (hereinafter called "the reserved matters") relating to the development have been submitted to and approved in writing by the local planning authority. The development shall be carried out as approved.**

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

- 2 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.

- 3 An 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.

- 4 **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 hydro geological 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.

This pre-commencement condition is necessary in order to ensure that no unnecessary harm is caused by the commencement of development works.

- 5 No building/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, in accordance with Written Statement HCWS161.

- 6 Any application for reserved matters shall be for the following:
- 2 x 2 bed single storey bungalows (plots A & B)
 - 1 x 3 bed, part 1.5 / part single storey self build dwelling (plot C)
 - 1 x 3 bed, part two storey / part single storey self build dwelling (Plot D) with no accommodation in the roof space
 - 1 x 4 bed two storey self build dwelling (plot E) with no accommodation in the roof space
 - 3 x 4 bed, 2 storey dwellings (plots G, H & K) with no accommodation in the roof space
 - 1 x 3 bed, part 2 storey / part single storey dwelling (plot I) with no accommodation in the roof space
 - 1 x 5 bed, part 2 storey / part single storey (plot J) with no accommodation in the roof space

- 1 x 3 bed 2 storey dwelling (plot L) with no accommodation in the roof space

Reason: To protect the character and appearance of the area and living conditions at neighbouring properties in accordance with Policy DM3 of the Central Bedfordshire Core Strategy and Development Management Policies (2009).

- 7 No development above ground shall take place until full details of the access/junction arrangements shown on the approved drawing no. 0280-01/02 Revision C have been submitted to and approved in writing by the local planning authority and no dwelling approved under any subsequent reserved matters application shall be occupied 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 interest of highway safety

- 8 Notwithstanding the details shown, any subsequent reserved matters application shall include the following:
 - The south access road designed and constructed to a standard appropriate for adoption as public highway
 - Vehicle parking inclusive of visitor 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
 - Driver/driver intervisibility and pedestrian visibility from the residential accesses within the site
 - A construction traffic management plan detailing access arrangements for construction vehicles, on site parking and loading and unloading areas

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

- 9 No dwelling shall be occupied until the pedestrian link between the two sites as indicated on the approved plan 0280-01/02 Revision C has been implemented and thereafter retained for the purpose of pedestrian link between the two sites

Reason: For the avoidance of doubt and pedestrian movement

- 10 The modified north vehicular access shall be surfaced in bituminous or other similar durable material (not loose aggregate) for a distance of 5.0m into the site, measured from the highway boundary, before the premises are occupied, and any gates provided shall open away from the highway and be set back a distance of at least 8.0 metres from the nearside edge of the carriageway of the adjoining highway. Arrangements shall be made for surface water drainage from the site to be intercepted and disposed of separately so that it does not discharge into the highway.

Reason: To avoid the carriage of mud or other extraneous material or surface water from the site into the highway so as to safeguard the interest of highway safety and to enable vehicles to draw off the highway before the gates are opened.

- 11 The detailed plans to be submitted for approval of reserved matters in connection with this development shall illustrate a vehicular turning area suitable for a service/delivery sized vehicle taken from the north access and a turning area suitable for an 11.5m length refuse vehicle taken from the south access, within the curtilage of the site .

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

- 12 Notwithstanding the details shown the driveway length in front of the garage(s) shall be at least 6.0m as measured from the garage doors to the highway boundary, other on plot parking spaces shall measure 2.5m x 5.0m each clear of the highway boundary.

Reason: To ensure that parked vehicles do not adversely affect the safety and convenience of road users by overhanging the adjoining public highway.

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

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

- 14 Prior to the commencement of any phase of development approved by this planning permission developer shall submit to the Planning Authority, in both paper and electronic form where possible:

a) A Phase 1 Desk Study incorporating a site walkover, site history, maps and all further features of industry best practice relating to potential contamination.

b) Where shown to be necessary by the Phase 1 Desk Study, a Phase 2 Site Investigation report further documenting the ground conditions of the site with regard to potential contamination, incorporating appropriate soils, gas and groundwater sampling.

c) Where shown necessary by the Phase 2 investigation, a Phase 3 detailed scheme for remedial works and measures to be taken to mitigate any risks to human health, groundwater and the wider environment.

d) On completion of the development, the developer shall provide written confirmation that any and all works have been completed in accordance with the agreed remediation scheme in the form of a Phase 4 validation report.

Any remediation scheme shall be agreed in writing with the local planning authority prior to the commencement of works. Any remediation scheme, as agreed in writing shall be fully implemented before the development hereby

permitted is first occupied.

All variations to any remediation scheme shall be agreed in writing with the Local Planning Authority.

Reason: To protect human health and the environment.

- 15 The detailed plans to be submitted for approval of reserved matters in connection with this development shall provide a parking scheme which complies with the Central Bedfordshire Design Guide (March 2014).

Reason: In the interest of highway safety

- 16 Prior to the erection of any building within the 'open space' area as defined on plan no. 0280-1/02(C) details shall be submitted to and approved in writing by the Local Planning Authority. The details are to include elevation plans, floor plans and a material schedule.

Reason: To control the development in the interests of the visual amenity of the area.

(Section 7, NPPF)

INFORMATIVE NOTES TO APPLICANT

1. The applicant is advised that in order to comply with Condition 7 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 Contract Team, Community Services, Central Bedfordshire Council, Priory House, Monks Walk, Chicksands, Shefford SG17 5TQ

To fully discharge condition 7 the applicant should provide evidence to the Local Planning Authority that the highway authority have permitted the construction in accordance with the approved plan, before the development is brought into use.

2. The applicant is advised that no private surface water drainage system designed as part of a new development, will be allowed to enter any existing highway surface water drainage system.
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 Highways Help Desk tel: 0300 300 8049
4. The applicant is advised that 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

5. The applicant is advised that if it is the intention to request Central Bedfordshire Council as Local Highway Authority, to adopt the proposed highways within the site as maintainable at the public expense then details of the specification, layout and alignment, width and levels of the said highways together with all the necessary highway and drainage arrangements, including run off calculations shall be submitted to the Highways Agreements Officer, Highways Contract Team, Community Services, Central Bedfordshire Council, Priory House, Monks Walk, Chicksands, Shefford SG17 5TQ .
6. All roads to be constructed within the site shall be designed in accordance with Central Bedfordshire Council's publication "Design in Central Bedfordshire A Guide to Development" and the Department for Transport's "Manual for Streets", or any amendment thereto.
7. 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".
8. This permission relates only to that required under the Town & Country Planning Acts and does not include any consent or approval under any other enactment or under the Building Regulations. Any other consent or approval which is necessary must be obtained from the appropriate authority.

Statement required by the Town and Country Planning (Development Management Procedure) (England) Order 2015 - Part 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 consideration of the application the Committee was advised of an additional other representation.
- (2) In advance of consideration of the application the Committee was advised of an additional Informative Note to Applicant.
- (3) In advance of consideration of the application the Committee received representations made under the public participation scheme.

Item No. 9

APPLICATION NUMBER	CB/16/00814/OUT
LOCATION	Land at Camden Site, Grovebury Road, Leighton Buzzard
PROPOSAL	Outline: Development to provide non-food retail units (with total floor area not exceeding 7350 square metres) together with associate access arrangements, parking, servicing, circulation & landscaping areas.
PARISH	Leighton-Linslade
WARD	Leighton Buzzard South
WARD COUNCILLORS	Cllrs Berry, Bowater & Dodwell
CASE OFFICER	Donna Lavender
DATE REGISTERED	03 May 2016
EXPIRY DATE	21 September 2016 (Extension of time Agreed until 31/05/17)
APPLICANT	EDS Holdings Ltd
AGENT	The W R Davidge Planning Practice
REASON FOR COMMITTEE TO DETERMINE	<ul style="list-style-type: none">• Major application that is a Departure from Development Plan• Major Application with Town Council Objection• Updated information for committee to consider
RECOMMENDED DECISION	Approval subject to completion of a section 106 agreement and referral to the Secretary of State as a departure from the Development Plan

Recommendation

That the application be **Approved** subject to completion of a section 106 agreement, referral to the Secretary of State as a departure from the Development Plan and the following conditions:

RECOMMENDED CONDITIONS

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

Reason: To comply with Section 92 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 Details of the layout, scale, appearance (including materials) and landscaping, (hereinafter called "the reserved matters") shall be submitted to and approved in writing by the Local Planning Authority before any development on that plot begins and the development shall be carried out as approved.

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

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

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

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

Reason: To protect, as far as possible the character of the locality, the materials are critical to the appearance and quality of the development and need to be approved prior to development commencing. (Policy BE8 S.B.L.P.R and Section 7 NPPF).

- 5 **Before development begins, a landscaping scheme to include any hard surfaces and earth mounding shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall provide details of any existing trees and hedgerows to be retained as part of the development and details of protection measures for the retained trees and hedgerows. 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 new and retained trees, shrubs and grass shall subsequently be maintained for a period of five years from the date of planting and any which die or are destroyed during this period shall be replaced during the next planting season and maintained until satisfactorily established.**

Reason: To ensure a satisfactory standard of landscaping and ensure that the landscape is designed and delivered as a fundamental part of the overall design concept. (Policy BE8 S.B.L.P.R and Section 7 NPPF).

- 6 **Before development begins, a Public Art Strategy shall be submitted to and approved in writing by the Local Planning Authority. The strategy shall include written details of how public art would be commissioned and integrated as part of the development, setting out details of community engagement/consultation undertaken, timeframes for the creation and advertisement of an artists brief, the artist shortlisting and agreement process, and a maintenance plan for any artworks created including funding for long term maintenance. The strategy shall then be fully implement in accordance with the approved details.**

Reason: To ensure a satisfactory and appropriate artistic feature(s) or element(s) are integrated into the development itself as an intrinsic part of the design development process and thereby enhance, as far as

**possible the character of the locality.
(Policy BE8 S.B.L.P.R and Section 7 NPPF).**

- 7 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, shall be submitted to and approved in writing by the Local Planning Authority prior to the development commencing. Only the details thereby approved shall be implemented.

Reason: To ensure that there is no light pollution or glare to the detriment of the amenity of users and occupiers of the site and surrounding area.
(Policy BE8 S.B.L.P.R and section 7 NPPF).

- 8 Prior to the submission of a Reserved Matters Application an appropriate assessment and scheme shall be submitted to and approved in writing to ensure that the proposal in terms of noise (and vibration) from traffic, fixed plant, commercial activities and deliveries does not impact on the amenity of adjoining land users. No units shall be occupied until the any scheme or mitigation schemes have been implemented in accordance with the approved details and has been demonstrated to achieve the required noise levels to the satisfaction of the Local Planning Authority. The approved scheme shall be retained in accordance with those details thereafter.

Reason: To ensure that there is no noise nuisance to the detriment of the amenity of users and occupiers of the site and surrounding area.
(Policy BE8 S.B.L.P.R and Sections 7 & 11, NPPF).

- 9 No part of the development hereby permitted shall be brought into use until a Service Yard Management Plan which shall include details of hours of deliveries and loading/unloading of vehicles has been submitted to and approved in writing by the Local Planning Authority. Delivery management shall be implemented in accordance with the approved plan at all times.

Reason: To ensure that there is no noise nuisance to the detriment of the amenity of users and occupiers of the site and surrounding area; the .
(Policy BE8 S.B.L.P.R and Sections 7 & 11, NPPF).

- 10 Noise resulting from the use of the plant, machinery or equipment shall not exceed a level of 5dBA below the existing background level plus any penalty for tonal, impulsive or distinctive qualities when measured or calculated according to BS4142:2014.

Reason: To ensure that there is no noise nuisance to the detriment of the amenity of users and occupiers of the site and surrounding area.
(Policy BE8 S.B.L.P.R and Sections 7 & 11, NPPF).

- 11 **No development approved by this permission shall take place until the following has been submitted to and approved in writing by the Local Planning Authority:**
A Phase 1 Desk Study report prepared by a suitably qualified person adhering to BS 10175 and CLR 11 documenting the ground and material conditions of the site with regard to potential contamination.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors. (Policy BE8, SBLPR and Sections 7 & 11, NPPF).

- 12 No occupation of any permitted building shall take place until the following has been submitted to and approved in writing by the Local Planning Authority:

Where shown to be necessary by the Phase 1 Desk Study, a Phase 2 Site Investigation adhering to BS 10175 and CLR 11, incorporating all appropriate sampling, prepared by a suitably qualified person.

Where shown to be necessary by the Phase 2 Site Investigation a detailed Phase 3 Remediation Scheme (RS) prepared by a suitably qualified person, with measures to be taken to mitigate any risks to human health, groundwater and the wider environment, along with a Phase 4 validation report prepared by a suitably qualified person to confirm the effectiveness of the RS.

Any such remediation/validation should include responses to any unexpected contamination discovered during works

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors. (Policy BE8, SBLPR and Sections 7 & 11 NPPF).

- 13 **No development shall commence until a detailed Surface Water Drainage Scheme for the site based on the agreed Flood Risk Assessment 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 final scheme shall include a management and maintenance plan and be designed in accordance with the DEFRA 'Non-Statutory Technical Standards for Sustainable Drainage Systems' (March 2015) and the Central Bedfordshire Sustainable Drainage Guidance (Adopted April 2014, Updated May 2015). 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.**

The following information shall be included in the Surface Water Drainage Scheme:

- 1) A clearly labelled surface water drainage layout plan showing the position, gradient, dimension and level of each drainage element.**
- 2) Details of soil infiltration tests carried out in appropriate locations in accordance with BRE Digest 365.**
- 3) An assessment of the existing and proposed impermeable areas**

together with detailed design calculations for the proposed infiltration systems including an allowance for climate change.

4) Details of long term management arrangements and maintenance requirements for each drainage element.

Reason: To ensure that the approved system will be delivered as an integral part of the development function to a satisfactory minimum standard of operation and maintenance and to prevent the increased risk of flooding.

(Sections 7 & 10, NPPF).

- 14 **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 any unit comprising the development, the fire hydrant(s) serving that development unit shall be installed as approved. Thereafter the fire hydrant(s) shall be retained as approved in perpetuity.**

Reason: In the interests of fire safety and providing safe and accessible developments.

(Section 8, NPPF)

- 15 The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers 123450/1 rev B, 123450/3 Rev D, 123450/4 Rev B, 123450/5 Rev A 123450/6 Rev B, 123450/7 Rev E, 123450/8 Rev E and 002.

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

INFORMATIVE NOTES TO APPLICANT

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

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

These requirements are as follows:

- Where a provision, criterion or practice puts disabled people at a

substantial disadvantage to take reasonable steps to avoid that disadvantage;

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

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

For further information on disability access contact:

The Centre for Accessible Environments (www.cae.org.uk)
Central Bedfordshire Access Group (www.centralbedsaccessgroup.co.uk)

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

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

NOTES:

- (1) In advance of consideration of the application the Committee was advised of additional other representations.
- (2) In advance of consideration of the application the Committee received representations made under the public participation scheme.

Item No. 10

APPLICATION NUMBER CB/17/00492/FULL
LOCATION Land at Chase Farm, East of High Street, Arlesey
PROPOSAL Construction of 2 roundabouts, 3 signalised pedestrian crossings and 2 bus laybys on the section of relief road approved under application reference CB/15/02916/REG3.

PARISH Arlesey
WARD Arlesey
WARD COUNCILLORS Cllrs Dalgarno, Shelvey & Wenham
CASE OFFICER Michael Huntington
DATE REGISTERED 01 February 2017
EXPIRY DATE 03 May 2017
APPLICANT Telereal Ventures Ltd
AGENT Woods Hardwick Planning Ltd

REASON FOR COMMITTEE TO DETERMINE This is an application for development on CBC land and Town Council objection to major application

RECOMMENDED DECISION Approval with conditions

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 until a detailed surface water drainage scheme for the site has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented in accordance with the approved details before any part of the development is brought into use.**

Reason: The condition must be pre-commencement to prevent the increased risk of flooding, to improve and protect water quality, and improve habitat and amenity in accordance with policies CM13 and DM3 of the Core Strategy and Development Management Policies (2009) and policy MA8 of the Site Allocations DPD (2011).

- 3 **Part A: No development shall take place until a written scheme of archaeological investigation has been submitted to and approved in writing by the Local Planning Authority.**

The written scheme of investigation shall include the following components:

- A method statement for the investigation of any archaeological remains present at the site;

- **An outline strategy for post-excavation assessment, analysis and publication**

Part B: The said development shall only be implemented in full accordance with the approved archaeological scheme and this condition shall only be fully discharged when the following components have been completed to the satisfaction of the Local Planning Authority:

- **The completion of all elements of the archaeological fieldwork, which shall be monitored by the Archaeological Advisors to the Local Planning Authority;**
- **The submission within nine months of the completion of the archaeological fieldwork (unless otherwise agreed in advance in writing by the Local Planning Authority) of a Post Excavation Assessment and an Updated Project Design, which shall be approved in writing by the Local Planning Authority;**
- **The completion within two years of the conclusion of the archaeological fieldwork (unless otherwise agreed in writing by the Local Planning Authority) of the post-excavation analysis as specified in the approved Updated Project Design; preparation of site archive ready for deposition at a store approved by the Local Planning Authority, completion of an archive report, and submission of a publication report.**

Reason: In accordance with paragraph 141 of the NPPF; to record and advance the understanding of the significance of the heritage assets with archaeological interest which will be unavoidable affected as a consequence of the development and to make the record of this work publicly available. This is also compliant with policy CS15 of the Core Strategy and Development Management Policies (2009) and policy MA8 of the Site Allocations DPD (2011). This is a pre-commencement condition as archaeology cannot be recorded after the start of construction.

- 4 **Prior to the first use by vehicular traffic of the development hereby approved, 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 first use of any separate part of the development (a full planting season means the period from October to March).**

Reason: To ensure an acceptable standard of landscaping in the interests of visual amenity and biodiversity in accordance with Policies DM14 and DM15 of the Core Strategy and Development Management Policies DPD (2009).

- 5 **No development shall take place until full details of existing trees and hedgerows on the site indicating those to be retained and the method of their protection during development works have been submitted to and approved in writing by the Local Planning Authority. The works shall be carried out as approved.**

Reason: To ensure that existing landscape features are protected and retained in the interests of visual amenity and biodiversity in accordance with Policy DM14 of the Core Strategy and Development Management Policies DPD (2009). This is a pre-commencement condition as trees to be retained need to be identified before the start of construction. This is a pre-commencement condition as trees that are to be retained need to be identified and protected before the start of construction.

- 6 Prior to the first use by vehicular traffic of the development hereby approved a landscape management plan including long term design objectives, management responsibilities and maintenance schedules for all landscape areas shall be submitted to and approved by the Local Planning Authority. The landscape management plan shall be carried out in accordance with the approved details.

Reason: To ensure appropriate landscape management in the interests of visual amenity in accordance with policy DM14 of the Core Strategy and Development Management Policies DPD (2009).

- 7 No construction groundworks shall take place until the following has been submitted to and approved in writing by the Local Planning Authority: -

As shown to be necessary by the previously submitted Environmental Statement, a Phase 2 intrusive sampling investigation adhering to BS 10175 and CLR 11, incorporating all appropriate sampling, and prepared by a suitably qualified person.

Where shown to be necessary by the Phase 2 intrusive sampling investigation a detailed Phase 3 Remediation Scheme (RS) prepared by a suitably qualified person, with measures to be taken to mitigate any risks to human health, groundwater and the wider environment, along with a Phase 4 validation report prepared by a suitably qualified person to confirm the effectiveness of the RS.

Any such remediation / validation should include responses to any unexpected contamination discovered during works.

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

- 8 **No development shall commence until a Construction Environmental Management Plan (CEMP) has been submitted to and approved in writing by the Local Planning Authority. The CEMP shall include details of:**

- a) Construction traffic routes and points of access/egress to be used by construction vehicles;**
- b) Details of site compounds, offices and areas to be used for the storage of materials;**
- c) Contact details for site managers and details of management lines of reporting to be updated as different phases come forward;**

Construction working hours shall be 8am to 6pm Monday to Friday and 8am to 1pm on Saturdays, with no working on Sundays or Bank Holidays. There shall be no burning on site.

The development hereby permitted shall be carried out only in accordance with the approved CEMP.

Reason: To safeguard the amenity of existing and future residents. (Section 7, NPPF) This is a pre-commencement condition as this detail needs to be agreed before the start of construction.

- 9 **No development shall take place until wheel-cleaning facilities which prevent the deposit of mud or other extraneous material on the highway during the construction period have been installed at all vehicular site exits and made operational and the Site Developer(s) shall ensure that these are used by all vehicles exiting the site until the development has been substantially completed or until the roadworks necessary to provide adequate and clean access to and from the public highway have been completed (apart from final surfacing).**

Reason: In the interests of the amenity and to prevent the deposit of mud or other extraneous material on the highway during the construction period. (Section 7, NPPF) This is a pre-commencement condition as this detail needs to be agreed before the start of construction.

- 10 This approval relates only to the details shown on the submitted plans, numbers
 16254-ARLE-5-130C General Arrangement Key Plan (Roundabout Planning)
 16254-ARLE-5-131B General Arrangement Sheet 1 (Roundabout Planning)
 16254-ARLE-5-132C General Arrangement Sheet 2 (Roundabout Planning)
 16254-ARLE-5-133B General Arrangement Sheet 3 (Roundabout Planning)
 16254-ARLE-5-134A Longitudinal sections Relief Road Sheet 1
 16254-ARLE-5-135A Longitudinal sections Relief Road Sheet 2
 16254-ARLE-5-136A Longitudinal sections Relief Road Sheet 3
 16254-ARLE-5-137A Longitudinal sections Local Centre
 16254-ARLE-5-138A Longitudinal sections Central Roundabout
 16254-ARLE-5-139B Cross Sections Sheet 1
 16254-ARLE-5-140B Cross Sections Sheet 2
 16254-ARLE-5-141B Cross Sections Sheet 3
 16254-ARLE-5-142B Redline Plan (Roundabout Planning)
 16254-ARLE-5-144 Directional Signage (Roundabout Planning)
 16254-ARLE-5-145 Tracking Sheet 1 (Roundabout Planning)
 16254-ARLE-5-146 Tracking Sheet 2 (Roundabout Planning)
 16254-ARLE-5-147 Tracking Sheet 3 (Roundabout Planning)
 16254-ARLE-5-524 Tracking layout Sheet 1
 16254-ARLE-5-525 Tracking layout Sheet 2
 16254-ARLE-5-526 Tracking layout Sheet 3

Reason: To identify the approved plans and for the avoidance of doubt.

INFORMATIVE NOTES TO APPLICANT

1. This permission relates only to that required under the Town and 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 British Standard for Topsoil, BS 3882:2007, specifies requirements for topsoils that are moved or traded and should be adhered to. The British Standard for Subsoil, BS 8601 Specification for subsoil and requirements for use, should also be adhered to.
3. Notwithstanding the details shown on the plans hereby approved for planning purposes the proposed works shall be carried out in full compliance with standards contained in Design Manual for Roads and Bridges and or Manual for Streets as appropriate.

4. Applicants are reminded that, should groundwater or surface water courses be at risk of contamination before, during or after development, the Environment Agency should be approached for approval of measures to protect water resources separately, unless an Agency condition already forms part of this permission.
5. 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:

- a. Where a provision, criterion or practice puts disabled people at a substantial disadvantage to take reasonable steps to avoid that disadvantage;
- b. 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;
- c. 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)

6. Any removal of trees, scrub or hedgerow should take place outside the bird breeding season of March to August inclusive. Should any such vegetation have to be removed during, or close to this period it should first be thoroughly assessed by a suitably experienced ecologist as to whether it is in use by nesting birds. Should nests be found, a suitable area of vegetation (no less than a 5m zone around the nest) should be left intact and undisturbed until it is confirmed that any young have fledged before works in that area proceed. This process should be agreed in writing with the Local Planning Authority.

In order not to cause destruction of, or damage to, the nests of wild birds, their eggs and young. This corresponds to the protection afforded to them under the Wildlife and Countryside Act 1981 (as amended).

7. The applicant is advised that in order to comply with Condition 10 of this permission it will be necessary for the developer of the site to enter into an

agreement with Central Bedfordshire Council as Highway Authority under Section 278 of the Highways Act 1980 to ensure the satisfactory completion of the access and associated road improvements. Further details can be obtained from the Development Management Group, Central Bedfordshire Council, Priory House, Monks Walk, Chicksands, Shefford SG17 5TQ. (HN viii)

8. The applicant is advised that if it is the intention to request Central Bedfordshire 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 Management Group, 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. (HN xii)
9. 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 Management Group, Central Bedfordshire Council, Priory House, Monks Walk, Chicksands, Shefford SG17 5TQ. (HN ix)
10. 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 Streetworks Team Central Bedfordshire Highways, Priory House, Monks Walk, Chicksands, Shefford, Bedfordshire, SG17 5TQ or by email at: streetworks@centralbedfordshire.gov.uk.

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 consideration of the application the Committee was advised of additional comments.
- (2) In advance of consideration of the application the Committee was advised of amended condition 10.
- (3) In advance of consideration of the application the Committee received representations made under the public participation scheme.

Item No. 12

APPLICATION NUMBER	CB/17/01844/FULL
LOCATION	1 Station Road, Blunham, Bedford, MK44 3NZ
PROPOSAL	Single storey pitched roof rear extension
PARISH	Blunham
WARD	Sandy
WARD COUNCILLORS	Cllrs Maudlin, Smith & Stock
CASE OFFICER	Michael Allen
DATE REGISTERED	13 April 2017
EXPIRY DATE	08 June 2017
APPLICANT	Ms C Dawson
AGENT	Paul J Elliott Arch. Services
REASON FOR COMMITTEE TO DETERMINE	Applicant Works within Development Management for Central Bedfordshire Council.

RECOMMENDED DECISION	Full Application - Granted
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Recommendation:

That Planning Permission be **GRANTED** subject to consultation responses and neighbour input:

RECOMMENDED CONDITIONS / REASONS

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

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

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

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

(Policy DM3 of the Core Strategy and Development Management Policies (2009) and Section 7, NPPF).

- 3 The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers 17008-LP, 17008-SP, 17009-01 and 17008-02.

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. **Will a new extension affect your Council Tax Charge?**
The rate of Council Tax you pay depends on which valuation band your home is placed in. This is determined by the market value of your home as at 1 April 1991.
Your property's Council Tax band may change if the property is extended. The Council Tax band will only change when a relevant transaction takes place. For example, if you sell your property after extending it, the new owner may have to pay a higher band of Council Tax.
If however you add an annexe to your property, the Valuation Office Agency may decide that the annexe should be banded separately for Council Tax. If this happens, you will have to start paying Council Tax for the annexe as soon as it is completed. If the annexe is occupied by a relative of the residents of the main dwelling, it may qualify for a Council Tax discount or exemption. Contact the Council for advice on **0300 300 8306**.
The website link is:

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

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

None.

LATE SHEET

DEVELOPMENT MANAGEMENT COMMITTEE – 25 MAY 2017

Item 6 (Pages 15-38) – CB/16/02972/FULL – Former Dukeminster Estate, Church Street, Dunstable

Amended Recommendation for Deferral

The statutory consultation period in respect of the amended proposals ends on the 23rd May 2017. However in view of the concerns raised by neighbouring residents of Priory View about ensuring the community have a full understanding of the amended proposals and in keeping with the requirements of the public sector Equality Duty it is recommended that the application be **deferred** to the next Committee due to be held on 21 June 2017.

Item 7 (Pages 39-64) – CB/16/05229/OUT – Land west of Bedford Road, Lower Stondon

Amended Recommendation

Approve subject to s106 and to receipt of any new material representations received from additional consultations currently underway and due to expire on 8th June 2017.

Additional Consultation/Publicity Responses

Three further letters of objection and a video have been received from neighbours, which raise the following issues:

- Increase in traffic
- No connection to Arlesey Station
- Outside village framework
- Local shops / doctors / schools not able to cope
- Loss of farming land
- Encroach into local countryside
- No walking access to facilities
- Council now has a 5 year land supply

Additional consultations have gone out to Henlow Parish Council, Ickleford Parish Council (in North Herts), North Herts District Council and Hertfordshire County Council. Awaiting comments.

Additional Comments

In terms of the additional neighbour representations, these matters do not raise any additional matters that have not been addressed previously in the officer's report, where material.

Additional/Amended Conditions/Reasons

Amended planning condition 13, which currently reads as:

The dwellings hereby permitted shall not exceed 2 storeys in height, and will consist of a mixture of 2 and 1.5 storeys alongside existing houses on the northern and eastern boundaries of the site.

Reason: To ensure that the site is not overdeveloped and that the character and visual appearance of the area is not adversely affected
(Section 7, NPPF)

Add 'In the ratio of 25%/75%' after word 'storeys' to make the wording of the planning more precise.

Amended condition 16, which currently reads as:

No development shall take place until details of the junction between the proposed estate road and the highway have been submitted to and approved in writing by the Local Planning Authority. No building shall be occupied until that junction has been constructed in accordance with the approved details.

Reason: In order to minimise danger, obstruction and inconvenience to users of the highway and of the proposed estate road. (Section 4, NPPF). This is a pre-commencement condition as the details of the junction need to be agreed before construction of the road begins.

Add 'and footpaths and associated traffic calming and street lighting on Bedford Road' after the word highway and after the phrase 'until that junction', to avoid any doubt.

Item 8 (Pages 65-88) – CB/16/05797/OUT –Shelton Farm, Lower Shelton Road, Marston Moretaine, Bedford, MK43 0LP

Additional Consultation/Publicity Responses

Other Representations: re consultation 7/4/17

Lower Shelton Road
112

There are no details available on the Council's website relating to the legal agreement and this should be available to allow the general public and local community a good understanding relating to this planning application. All the previous comments made in response to the original consultation are still valid

Additional 'INFORMATIVE NOTES TO APPLICANT'

8. 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.

Additional Comments

None

Additional/Amended Conditions/Reasons

None

Item 9 (Pages 89-116) – CB/16/00814/OUT – Land at Camden Site, Grovebury Road, Leighton Buzzard

Additional Consultation/Publicity Responses

Other Representations:

In addition to the representations set out in the Officers report of 1st March 2017 and those set out in the late sheet for that meeting, two further representations have been received from previous objectors. The first of these is appended to this late sheet and has been circulated to the members of the committee. The second raises the following additional matters:

- The statement that the retail park will draw most of its revenue back from other towns is incorrect.
- The number of jobs created will cost more jobs in the town centre.

Item 10 (Pages 117-134) – CB/17/00492/FULL – Land at Chase Farm, East of High Street, Arlesey

Additional Comments

A further letter has been received from the agent, providing amended plans and highlighting certain issues:

Amendments have been made to drawing nos. 16254-ARLE-5-130C and 16254-ARLE-5-132C. These plans show the highway on the northern arm of the central roundabout amended to 5.5m as requested by the Highways Officer.

These plans also clearly show the roundabouts transposed on top of the already consented road, showing the slight realignment required to allow the roundabouts to be constructed.

In paragraph 2.3 of the report, an incorrect planning application has been referenced. It should read CB 17/01158/OUT.

The applicant has met with both Arriva and Stagecoach to discuss the proposals and the chosen bus stop locations were a direct result of those discussions. Both bus

operators expressed a reluctance to further divert existing services as the additional journey time may dissuade existing and future residents from using the service.

In addition, the Highways Officer is now content with the location of the pedestrian crossings.

Additional/Amended Conditions/Reasons

Condition 10 needs to be amended to refer to the amended plan numbers.

***Item 11 (Pages 135-146) – CB/16/04384/REG3 – Lancotbury Close
Amenity Land, Totternhoe***

Additional Consultation/Publicity Responses

None

Additional Comments

None

Additional/Amended Conditions/Reasons

None

***Item 12 (supplement to draft index) – CB/17/01844/FULL – 1 Station
Road, Blunham, Bedford, MK44 3NZ***

Additional Consultation/Publicity Responses

None

Additional Comments

None

Additional/Amended Conditions/Reasons

None