

CENTRAL BEDFORDSHIRE COUNCIL

At a meeting of the **DEVELOPMENT MANAGEMENT COMMITTEE** held in Council Chamber, Priory House, Monks Walk, Shefford on Wednesday, 19 July 2017

PRESENT

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

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

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

Members in Attendance: Cllr B J Spurr

Officers in Attendance:	Mr D Ager	Principal Highway Officer
	Mr A Emerton	Senior Lawyer Planning, LGSS Law Limited
	Mr D Hale	Planning Manager South
	Mr A Harrison	Principal Planning Officer
	Mr M Huntington	Principal Planning Officer
	Mrs C Jagusz	Committee Services Administrator
	Mr D Lamb	Planning Manager East
	Mr L Manning	Committee Services Officer
	Mr T Mead	Planning Officer
	Mr R Page	Principal Highways Officer
	Mrs J Selley	Major Applications Manager
	Mr N Smith	Planning Project Manager
	Miss D Willcox	Senior Planning Officer

DM/17/32. **Chairman's Announcements and Communications**

The Chairman advised the meeting that the order of business in the morning would be Items 6, 11, 7, 12 and 8. The Items scheduled to be heard after 1.30 p.m. would be 9 and then 10.

The Chairman also reminded Members of the Committee that they had to be present throughout the entire debate on an Item (including the officer's introduction) in order that they could participate and vote upon it.

DM/17/33. **Minutes**

A Member stated that, at the last meeting, he had requested that certain information be recorded in the minutes but this had not been done. He was unable to identify the minute which he believed to be inaccurate.

RESOLVED

that the minutes of the meeting of the Development Management Committee held on 21 June 2017 be confirmed and signed by the Chairman as a correct record subject to the retrospective amendment of a minute if the omission can be identified by the Member.

DM/17/34. Members' Interests

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

	Item	Nature of Interest	Present or Absent during discussion
Cllr I Dalgarno	10	Has been involved in legal action due to noise levels	Absent
Cllr K Collins	11	Has previously met with the Parish Council's speaker	Present
All members of the Committee	12	The applicant's agent was a former CBC planning officer	Present
Cllr N Young	All	May have met applicants in his capacity as a former Portfolio Holder and as the current Executive Member for Regeneration	Present
Cllr N Young	6	Knows applicant and agent	Present
Cllr K Matthews	6, 7, 11 and 12	Knows some of the speakers	Present

(b) Personal and Prejudicial Interests:-			
Member	Item	Nature of Interest	Present or Absent during discussion
Cllr F Firth	11	As ward Member had requested that the application be called in for determination	Absent

(c) Prior Local Council Consideration of Applications			
Member	Item	Parish/Town Council	Vote Cast
None			

DM/17/35. Planning Enforcement Cases Where Formal Action Has Been Taken

The Chairman advised Members to raise any issues they might have with regard to planning enforcement cases with the Planning Enforcement and Appeals Team Leader.

NOTED

the monthly update of planning enforcement cases where action has been taken.

NOTE: PRIOR TO CONSIDERING THE PLANNING APPLICATIONS CONTAINED IN THE SCHEDULES ATTACHED TO THE AGENDA MEMBERS RECEIVED AND NOTED ANY ADDITIONAL INFORMATION RELATING TO THE APPLICATIONS AS DETAILED IN THE LATE SHEET FOR THIS MEETING

DM/17/36. Planning Application No. CB/16/01389/FULL

The Chairman referred Members to the Late Sheet which contained a recommendation that consideration of Planning Application No. CB/16/01389/FULL for the installation of a single wind turbine, substation, hardstanding area, access track, underground cabling and associated infrastructure on land off the A5 at Checkley Wood Farm, Watling Street, Hockliffe, Leighton Buzzard, LU7 9LG be deferred for up to two committee

cycles. The recommendation had arisen as the result of legal advice from Counsel and with particular regard to Green Belt issues.

On being put to the vote it was unanimously agreed.

RESOLVED

that Planning Application No. CB/16/01389/FULL relating to land off A5 at Checkley Wood Farm, Watling Street, Hockliffe, Leighton Buzzard, LU7 9LG be deferred for up to two committee cycles to allow full consideration of the legal advice received from Counsel and, in particular, those issues relating to the Green Belt.

DURING CONSIDERATION OF ITEM 11 BELOW COUNCILLOR F FIRTH, HAVING DECLARED A PERSONAL AND PREJUDICIAL INTEREST IN THIS ITEM, LEFT THE CHAMBER

DM/17/37. Planning Application No. CB/17/01339/FULL

The Committee considered a report regarding Planning Application No. CB/17/01339/FULL for the erection of one new dwelling at 24 Ickwell Green, Ickwell, Biggleswade, SG18 9EE.

In advance of consideration of the application the Committee received representations from Northill Parish Council, an objector to the application and the applicant's agent made under the public participation scheme. Clarification on some of the points raised was sought by Members.

(Note: Before the Committee proceeded to consider the application the Chairman referred Members to the Late Sheet and the section headed 'Amended Development Strategy Policy Note for all applications'. For the benefit of all present the Chairman read out the amended Policy Note and made clear that that its content applied to all planning applications on the agenda and to those to be considered at the Committee's meetings for the foreseeable future).

The ward Member referred to the wide ranging objections to the application because of the perceived detrimental impact on the character of the village. He also referred to what he believed were contraventions of the Building Regulations. The Chairman advised that the latter did not form part of the Committee's deliberations and any issues relating to this issue would need to be determined separately.

The ward Member, having declared a personal and prejudicial interest, left the Chamber at this point in the proceedings.

The Committee considered the application. Members acknowledged that there were no planning reasons for refusal of the development. However, it was also felt that, because of the visual impact of the proposed dwelling on existing nearby housing and the visual character of the area a robust approach should be taken by officers to ensure that the final landscaping materials used (condition 5 refers) mitigated the impact of the development.

On being put to the vote 10 Members voted for approval, 0 voted against and 2 abstained.

RESOLVED

that Planning Application No. CB/17/01339/FULL relating to 24 Ickwell Green, Ickwell, Biggleswade, SG18 9EE be approved as set out in the Schedule attached to these minutes.

AT THE CONCLUSION OF ITEM 11 ABOVE COUNCILLOR F FIRTH RE-ENTERED THE CHAMBER

DM/17/38. Planning Application No. CB/17/01585/FULL

The Committee considered a report regarding Planning Application No. CB/17/01585/FULL for a residential development of 26 dwellings to include landscaping, access, parking and all ancillary works at land between Taylors Road and Astwick Road, north of 51 Astwick Road, Stotfold.

The planning officer advised that in condition 9 a reference to plan 17772/103 had been omitted. The attention of Members was also drawn to the following as set out in the Late Sheet:

Any planning permission would be subject to a s106 obligation requiring that all of the dwellings were built within a five year period from the date of a permission (the 'Build Rate Timetable').

In advance of consideration of the application the Committee received a representation made by Stotfold Town Council under the public participation scheme. Clarification on the highways issues raised was sought by a Member.

The Committee considered the application and in summary discussed the following:

- A wish to see the dispersal ('pepperpotting') of the affordable homes throughout the development strictly enforced.
- The MANOP (Meeting the Accommodation Needs of Older People) request that a proportion of the dwellings be suitable for older people, the importance of gain in green infrastructure and the absence of a s106 contribution to health service provision. In response the planning officer

stated that there was no policy requirement for dwellings to be made available under MANOP and not on a development of this scale. He suggested that chalet bungalows constructed under the application might prove attractive in this context. With regard to the green infrastructure the planning officer stated that condition 10 could be amended to place an emphasis on this matter. Last, he explained that the NHS would not be expected to reply on a development of under 100 units. Further, it would prove difficult to introduce additional contributions at this stage.

- Concerns at the failure by the NHS to take account of the cumulative impact of smaller housing developments. It was requested that local GP surgeries be contacted in future to establish their stance on the need for such contributions.
- The potential for strengthening condition 10 to ensure strict compliance with the requirements of the detailed surface water drainage scheme even at the expense of the eventual number of dwellings erected.
- The potential for a condition ensuring that a reasonable number of the dwellings erected were to Lifetime Standards, thereby making them suitable for older persons, and that the affordable homes were 'pepperpotted' through the development.
- The absence of any mention by the Landscape Officer on protecting the existing hedges along Astwick Road and on preventing their unnecessary removal. The planning officer undertook to consider how best to strengthen the existing landscape condition to meet this request. In response to comments regarding the proposed planting mix and boundary management the planning officer stated that the applicant had now addressed the Landscape Officer's initial concerns on these issues through the submission of revised landscaping details.

In response to the points raised by a Member, the Chairman, whilst fully accepting the Member's comments, reminded the meeting that the applicant had voluntarily agreed to a Build Rate Timetable and the provision of affordable homes could be jeopardised by the Member's demands.

The planning officer also stated that there were no development plan policies relating to 'pepperpotting' of affordable dwellings or Lifetime Homes for older persons on a development of this size and he advised against applying conditions without supporting policies. The use of informatives was a possible, if weaker, alternative course of action.

Following lengthy debate the Committee indicated that it would wish to see the strengthening of condition 10 relating to green infrastructure and the conditioning of 'pepperpotting' of affordable homes and the provision of a reasonable number of homes suitable for older persons through Lifetime Standards if possible. If it was not possible to do so then informatives should be used.

On being put to the vote 12 Members voted for approval, 0 voted against and 1 abstained.

RESOLVED

that Planning Application No. CB/17/01585/FULL relating to land between Taylors Road and Astwick Road, north of 51 Astwick Road, Astwick Road, Stotfold be approved as set out in the Schedule attached to these minutes.

**AT THE CONCLUSION OF ITEM 7 ABOVE COUNCILLOR B SPURR LEFT THE MEETING
THE COMMITTEE ADJOURNED AT 11.20 A.M. AND RECONVENED AT 11.35 A.M. ALL MEMBERS OF THE COMMITTEE WERE PRESENT**

DM/17/39. Planning Application No. CB/17/02538/VOC

The Committee considered a report regarding Planning Application No. CB/17/02538/VOC for the variation of condition no. 8 on planning application CB/15/02315/FULL dated 13/08/15 for the slight adjustment to the position of plots 1 and 2, slight adjustment to chimney design, removal of box window to plots 1 and 2, removal of side door and window to plots 1 and 2 at 21 Arlesey Road, Stotfold, Hitchin, SG5 4HB.

In advance of consideration of the application the Committee's attention was drawn to the additional comments and revisions to the recommended conditions set out in the Late Sheet.

The planning officer reported that he had been contacted by the applicant's representative that morning regarding the distance between plot 2 and the western boundary of the site. Following a site visit with the applicant the planning officer was able to confirm that the previously approved distance of 1.1 meters had been reduced to 72 cms.

In advance of consideration of the application the Committee received representations from Stotfold Parish Council, an objector to the application and the applicant's agent under the public participation scheme. Clarification on the points raised by the public speakers was sought by Members.

Full debate took place on the action taken by the applicant regarding his adjustment to the position of plots 1 and 2 and the impact on adjoining dwellings, his motivation for doing so and what enforcement action, if any, could be taken by the Council in response. During the debate it was stressed by a Member that the Committee was required to act in a reasonable manner and that any action taken needed to be proportionate. Given the issues under consideration some Members felt that the Council could not be expected to implement enforcement action. It was also stressed that no evidence had been presented to suggest that the applicant's actions had been other than an innocent mistake.

It was suggested that the impact of the adjustment of the two plots could be mitigated by the robust implementation of conditions 2 and 3 by the officers.

On being put to the vote 7 Members voted for approval, 1 against and 5 abstained.

RESOLVED

that Planning Application No. CB/17/02538/VOC relating to 21 Arlesey Road, Stotfold, Hitchin, SG5 4HB be approved as set out in the Schedule attached to these minutes.

DM/17/40. Planning Application No. CB/16/04555/OUT

The Committee received a report regarding Planning Application No. CB/16/04555/OUT for the demolition of the existing dwelling and erection of 6 houses and 6 flats with 19 parking spaces and associated landscaping at 72 Hitchin Road, Henlow, SG16 6BB.

The Chairman drew Members' attention to the reference in the report to an appended Planning Inspectorate Appeal Decision notice. He stated that the notice had not been appended and so copies had been circulated to Members immediately prior to the start of the meeting.

The planning officer informed the meeting of an amendment to condition 13. He also explained that, since the dismissal of the applicant's appeal, the Planning Inspector's concerns regarding flooding and drainage had been overcome by the applicant to the satisfaction of the Environment Agency. Given there were no other material changes, it was felt that planning permission should be approved.

In advance of consideration of the application by Members the Committee received a representation from the applicant's agent under the public participation scheme. Members expressed their concern regarding road safety issues in Hitchin Road. When responding to Members' queries regarding a possible contribution towards additional highways safety works the applicant's agent stated that he would be willing to raise this issue with the applicant.

The Committee considered the application and in summary discussed the following:

- The opposition of a ward Member to the application together with his reluctant support for approval given the overcoming of the Planning Inspector's concerns.
- Concerns that the local schools were to the south of the application site and that it was necessary to cross the busy Hitchin Road to reach the footpath on the far side of the road. The proposed uncontrolled crossing

point was insufficient and it was requested that negotiations be undertaken to secure a reduction in the speed limit from 60 mph to 40 mph. Other Members concurred with the expressions of concern and discussion took place on the best mechanism by which the applicant could be expected to contribute towards this (condition, informative or s106).

- Concerns regarding the proposed housing mix and that neither the property types nor the tenure mix met local demand. However, the planning officer reminded the meeting that the Planning Inspector had accepted the proposed housing mix and so it was not advisable to revisit this issue.
- That the Council's Highways Officer had withdrawn objections to the application.

The meeting continued to express strong concerns regarding highways safety issues and consideration was given to whether Members could either abstain or simply refuse the application. The Senior Lawyer Planning strongly advised the Committee against either action. None the less a Member moved that the application be refused on public safety grounds. The proposal was not seconded.

On being put to the vote 12 members voted for approval of the recommendations as set out in the schedule and 1 abstained.

RESOLVED

- 1 that Planning Application No. CB/16/04555/OUT relating to 72 Hitchin Road, Henlow, SG16 6BB be approved as set out in the Schedule attached to these minutes;**
- 2 that authority be delegated to the officers to determine the most effective means of securing a financial contribution towards crossing improvements and speed reduction measures on the Hitchin Road with regard to negotiations with the applicant and in consultation with the Chairman and Vice-Chairman of the Development Management Committee, the Executive Member for Regeneration and the Committee ward Member.**

THE COMMITTEE ADJOURNED AT 1.00 P.M.AND RECONVENED AT 1.30 P.M. ALL MEMBERS OF THE COMMITTEE WERE PRESENT

DM/17/41. Planning Application No. CB/16/04918/OUT

The Committee considered a report regarding Planning Application No. CB/16/04918/OUT for the development of 20 dwellings, public open space, landscaping, parking and associated works (all matters to be reserved with the exception of access) at The Paddock, New Road, Clifton, Shefford.

In advance of consideration of the application the Committee was due to receive a representation under the public participation scheme but the registered speaker failed to attend in time.

Members considered the application and no specific issues were raised.

On being put to the vote 12 Members voted for approval, 0 voted against and 1 abstained.

RESOLVED

that Planning Application No. CB/16/04918/OUT relating to The Paddock, New Road, Clifton, Shefford be approved as set out in the Schedule attached to these minutes.

AT THE CONCLUSION OF ITEM 9 ABOVE COUNCILLOR I DALGARNO LEFT THE MEETING

DM/17/42. Planning Application No. CB/17/01827/FULL

The Committee considered a report regarding Planning Application No. CB/17/01827/FULL for a change of use from former bar/restaurant and single dwelling to form 10no. new dwellings and B1 office and the demolition of the timber outbuilding and its reconstruction as a gatehouse at The Old Maltings, Church Street, Biggleswade, SG18 0JS.

In advance of consideration of the application the Committee's attention was drawn to additional consultation/publicity responses and additional comments as set out in the Late Sheet.

The Committee considered the application and in summary discussed the following:

- Concerns of Biggleswade Town Council regarding the lack of adequate parking. However, whilst not discounting the Town Council's concerns, it was suggested that, given the town centre location, the parking was adequate in the circumstances. Further, the regeneration of the building would enable it to remain an asset to the town rather than fall derelict.
- Whilst there would be under provision for car parking when compared to the Council's normal requirement, the Council's design guide acknowledged that the usual number of spaces could be reduced for town centre locations.

On being put to the vote 10 Members voted for approval, 1 voted against and 1 abstained.

RESOLVED

that Planning Application No. CB/17/01827/FULL relating to The Old Maltings, Church Street, Biggleswade, SG18 0JS be approved as set out in the Schedule attached to these minutes.

DM/17/43. Late Sheet

In advance of consideration of the planning applications attached to the agenda 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.

DM/17/44. Site Inspection Appointment(s)

NOTED

that the next meeting of the Development Management Committee will be held on 16 August 2017.

RESOLVED

that all Members and substitute Members along with relevant ward representatives be invited to conduct site inspections on 14 August 2017.

(Note: The meeting commenced at 10.00 a.m. and concluded at 1.45 p.m.)

Chairman

Dated

This page is intentionally left blank

Item No. 11

APPLICATION NUMBER	CB/17/01339/FULL
LOCATION	24 Ickwell Green, Ickwell, Biggleswade, SG18 9EE
PROPOSAL	Erection of one new dwelling
PARISH	Northill
WARD	Northill
WARD COUNCILLORS	Cllr Mr Firth
CASE OFFICER	Michael Huntington
DATE REGISTERED	04 April 2017
EXPIRY DATE	30 May 2017
APPLICANT	Mr J McGuinness
AGENT	

REASON FOR COMMITTEE TO DETERMINE	Ward member call-in Reason for call-in
--	---

CS15/DM13 - Heritage. Impact upon the character of the Conservation Area

CS16 - Landscape. Effect upon the local distinctiveness of the village green.

Would impact upon the character and appearance of the rural character at the centre of the village.

Inappropriate development within the conservation area.

RECOMMENDED DECISION

Approve

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 The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers
17195-10A - Layout
17195-11A - Floor plans and sections
17195-12A - Sections

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

- 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, roofs, windows, doors and eaves 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. This is a pre-commencement condition as it is important to agree materials in this sensitive location before construction begins.

(Section 7, NPPF)

- 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. This is a pre-commencement condition as it is important to agree the finished floor levels in relation to neighbouring properties before construction begins.

(Section 7, NPPF)

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

Reason: To ensure an acceptable standard of landscaping.

(Sections 7 & 11, NPPF)

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

**Reason: To safeguard existing trees and hedgerows. This is a pre-commencement condition because tree protection measures must be implemented before construction takes place.
(Sections 7 & 11, NPPF)**

- 7 Before the dwelling is occupied 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 building 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)

- 8 The proposed dwelling shall not be occupied until the means of access and parking areas shown on drawing number 17195-10 Rev A 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 provide a satisfactory means of access and to enable vehicles to draw off and park clear of the access road to minimise conditions of danger, obstruction and inconvenience to users of the adjoining access road.
(Section 7, NPPF)

INFORMATIVE NOTES TO APPLICANT

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

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

This page is intentionally left blank

Item No. 7

APPLICATION NUMBER	CB/17/01585/FULL
LOCATION	Land between Taylors Road and Astwick Road North of 51 Astwick Road, Astwick Road, Stotfold
PROPOSAL	Residential development of 26 dwellings to include landscaping, access, parking and all ancillary works
PARISH	Stotfold
WARD	Stotfold & Langford
WARD COUNCILLORS	Cllrs Dixon, Saunders & Saunders
CASE OFFICER	Nikolas Smith
DATE REGISTERED	31 March 2017
EXPIRY DATE	30 June 2017
APPLICANT	GPS Estates Ltd
AGENT	Woods Hardwick Planning Ltd
REASON FOR COMMITTEE TO DETERMINE	This is a major application and the Town Council has objected
RECOMMENDED DECISION	Full Application - approve

Recommendation:

That Planning Permission be granted subject to the completion of a S106 agreement including a S106 obligation requiring that all of the dwellings are built within a five year period from the date of the permission (the 'Build Rate Timetable') and to the following conditions:

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

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

- 2 **No development shall take place 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.

- 3 **No development shall commence at the site before details of the existing and final ground, ridge and slab levels of the buildings have been submitted to and approved in writing by the Local Planning Authority. The details shall include sections through both the site and the adjoining properties and the proposal shall be developed in accordance with the approved details.**

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

- 4 **No development shall commence at the site before a timetable for the completion of landscaping at the site 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 the appearance of the development would be acceptable in accordance with Policy DM3 of the Core Strategy and Development Management Policies 2009.

- 5 **No development commence at the site before 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.

- 6 **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 in accordance with Policies DM1 and DM2 of the Central Bedfordshire Core Strategy and Development Management Policies (2009).

- 7 **No development shall commence at the site before a scheme of noise attenuation measures which will ensure that internal noise levels from industrial and road traffic noise sources shall not exceed 35 dB LAeq, 07:00 – 23:00 in any habitable room or 30 dB LAeq 23:00 – 07:00 and 45 dB L_{Amax} 23:00-07:00 inside any bedroom, and that external noise levels from industrial and road traffic noise sources shall not exceed 55 dB LAeq, (1hr) in outdoor amenity areas has been submitted to and approved in writing by the Local Planning Authority. Any works which**

form part of the scheme approved by the local authority shall be completed and the effectiveness of the scheme shall be demonstrated through validation noise monitoring, with the results reported to the Local Planning Authority in writing, before any permitted dwelling is occupied, unless an alternative period is approved in writing by the Authority.

Reason: To ensure suitable levels of amenity are provided for residents in accordance with policy DM3 of the Core Strategy and Development Management Policies 2009.

- 8 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 in accordance with policy DM3 of the Core Strategy and Development Management Policies (2009).

- 9 The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers: 17772/1003, 17772/1004, 17772/100, 17772/101, 17772/102, 17772/103, 17772/104, 17772/105, 17772/106, 17772/107, 17772/108, 17772/109, 17772/110, 17772/111, 17772/112, 17772/113, 17772/114, 3115.LS rev A, Planning Supporting Statement, Flood Risk Assessment and Surface Water Drainage Strategy, Green Travel Plan, Transport Statement and Landscape Proposal, Specification and Maintenance Scheme rev A

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

- 10 **Notwithstanding the submitted details, no development shall commence at the site before a revised detailed surface water drainage scheme for the site that includes demonstrable biodiversity and green infrastructure gains at the site has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include provision of attenuation for the 1 in 100 year event (+40% allowance for climate change) and QBar restricted run-off rates and a geotechnical report providing evidence that foundations and soakaways will work as required given their close proximity and shall include . Any revisions to the agreed strategy shall be fully justified and approved before the development is completed and shall be managed and maintained thereafter in accordance with the agreed management and maintenance plan. Details of how the system will be constructed including any phasing of the scheme, and how it will be managed and maintained after completion will also be included.**

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 and to ensure that a net gain in biodiversity and green infrastructure is achieved at the site.

- 11 No building/dwelling shall be occupied before a 'Maintenance and Management Plan' for the entire surface water drainage system, inclusive of any adoption arrangements and/or private ownership or responsibilities has been submitted to and approved in writing by the Local Planning Authority. The approved surface water drainage scheme shall be 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.

- 12 No dwelling shall be occupied at the site before the following works have been completed in full accordance with the submitted details:

- access to the site, including the visibility splays
- car parking

Reason: To ensure a satisfactory means of access and sufficient car parking is provided in the interests of highway safety in accordance with Policy DM3 of the Central Bedfordshire Core Strategy and Development Management Policies (2009).

- 13 **No development shall commence at the site before details of the footway extension along Astwick Road from the Drive to the existing footway at the boundary of no 51 and along Taylors Road from the shared driveway and existing footway at no.1 have been submitted to and approved in writing by the Local Planning Authority. No dwelling hereby permitted shall be occupied until the existing carriageway is kerbed and a footway constructed in accordance with Central Bedfordshire design specifications.**

Reason: To provide for pedestrian safety in accordance with Policy DM3 of the Central Bedfordshire Core Strategy and Development Management Policies (2009).

- 14 No dwelling shall be occupied at the site before details of waste storage and collection have been submitted to and approved in writing by the Local

Planning Authority. The details shall be carried out as approved prior to the occupation of any dwelling at the site.

Reason: To ensure that adequate waste and recycling facilities are provided for future residents in accordance with Policy DM3 of the Central Bedfordshire Core Strategy and Development Management Policies (2009).

- 15 **No development shall commence at the site before details of materials to be used in the external surfaces of the buildings at the site 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 ensure that the appearance of the development would be acceptable, in accordance with Policy DM3 of the Central Bedfordshire Core Strategy and Development Management Policies (2009).

- 16 **No development shall commence at the site before details of cycle parking at the site 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 prior to the occupation of any dwelling at the site.**

Reason: To ensure that sustainable modes of transport are encouraged, in accordance with Policy DM3 of the Central Bedfordshire 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 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.
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

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.

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 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.
5. The applicant is encouraged to consider to provision of dwellings that meet Lifetime Homes Standards and to consider the distribution of affordable housing at the site to ensure tenure-blindness across the development.

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. 12

APPLICATION NUMBER	CB/17/02538/VOC
LOCATION	21 Arlesey Road, Stotfold, Hitchin, SG5 4HB
PROPOSAL	Variation of Condition No. 8 on planning application CB/15/02315/FULL dated 13/08/15. Slight adjustment to position of plots 1 & 2, slight adjustment to chimney design, removal of box window to plots 1 & 2, removal of side door and window to plots 1 & 2.
PARISH	Stotfold
WARD	Stotfold & Langford
WARD COUNCILLORS	Cllrs Dixon, Saunders & Saunders
CASE OFFICER	Thomas Mead
DATE REGISTERED	24 May 2017
EXPIRY DATE	19 July 2017
APPLICANT	Mr J McGuinness
AGENT	
REASON FOR COMMITTEE TO DETERMINE	Cllr Saunders - Location of adjusted foot print too close to neighbouring property and the gable end of the second plot is too intrusive on the adjacent property
RECOMMENDED DECISION	Variation of Condition - Granted

Recommendation:

That a Variation of Condition 8 of the planning permission CB/15/02315/FULL be **GRANTED**

RECOMMENDED CONDITIONS / REASONS

- 1 Notwithstanding the details in the approved plans, none of the dwellings hereby approved shall be occupied until a landscaping scheme to include all hard and soft landscaping and a scheme for landscape maintenance for a period of five years following the implementation of the landscaping scheme have been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented by the end of the full planting season immediately following the completion and/or first use of any separate part of the development (a full planting season means the period from October to March). The trees, shrubs and grass shall subsequently be maintained in accordance with the approved landscape maintenance scheme and any which die or are destroyed during this period shall be replaced during the next planting season.

Reason: To ensure an acceptable standard of landscaping.

- 2 None of the dwellings hereby approved shall be occupied until a scheme has been submitted for approval in writing by the Local Planning Authority indicating the positions, design, materials and type of boundary treatment to be erected which shall include acoustic fencing on the western boundary of the site. The boundary treatment shall be completed in accordance with the

approved scheme before the buildings are occupied and be thereafter retained.

Reason: To safeguard the amenities of the neighbouring occupants and the future occupiers of the buildings.

- 3 The alterations to the corner of the existing property at No 21 Arlesey Road shall be carried out in accordance with the approved plans prior to the first occupation of the development hereby approved.

Reason: In the interest of highway safety.

- 4 The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers 13157-22 Rev A, 13157-30 and 13157-20 Rev C.

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.

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.

Item No. 8

APPLICATION NUMBER	CB/16/04555/OUT
LOCATION	72 Hitchin Road, Henlow, SG16 6BB
PROPOSAL	Outline application: Demolition of the existing dwelling and erection of 6 houses, and 6 flats with 19 parking spaces and associated landscaping.
PARISH	Henlow
WARD	Arlesey
WARD COUNCILLORS	Cllrs Dalgarno, Shelvey & Wenham
CASE OFFICER	Nikolas Smith
DATE REGISTERED	18 October 2016
EXPIRY DATE	17 January 2017
APPLICANT	Ask-Re The Property People Ltd
AGENT	Optimis Consulting
REASON FOR COMMITTEE TO DETERMINE	Cllr Wenham called the application in for the following reasons: <ul style="list-style-type: none">• Outside Settlement Envelope and no allocation for development• Impact on rural location• High density in the countryside• Poor highways access• Inappropriate development in the countryside• Flooding
RECOMMENDED DECISION	This is a major application to which the Parish Council objected. Outline Application - approve

Recommendation

That Outline Planning Permission is approved, subject to the following conditions:

- 1 No development shall commence at the site before details of the landscaping, including boundary treatments associated with the development (hereinafter called "the reserved matter") 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 An application for approval of the reserved matter 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.

- 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 commence until such time as full details of the materials to be used for the external finishes of the development hereby approved have been submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall be carried out in accordance with the approved details.**

Reason: Details are required prior to the commencement of development to ensure the buildings are finished externally with materials appropriate to the locality and the context within the surrounding open countryside (Policies DM3 and DM4 Core Strategy and Development Management Policies 2009).

- 5 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and re-enacting that Order with or without modification), no extensions, or additions or garages shall be erected in the curtilages of any residential units hereby approved other than those expressly authorised by this permission.

Reason: To prevent overdevelopment of the site and to protect the character of the area (Policy DM3 of the Core Strategy and Development Management Policies 2009).

- 6 **No development shall commence at the site before 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 and 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.

- 7 **No development shall commence at the site before details of a footway between the site and Hitchin Road from the access point to the site to the northern edge of the site and an uncontrolled crossing points between the west and east sides of Hitchin Road have been submitted to and approved in writing by the Local Planning Authority. No dwelling shall be occupied at the site before the footpath and crossing have been completed in accordance with the approved details. Any Statutory Undertakers equipment or street furniture shall be resited to provide an unobstructed footway.**

Reason: In the interests of road safety and pedestrian movement in accordance with Policy DM3 of the Central Bedfordshire Core Strategy and Development Management Policies (2009).

- 8 Visibility splays shall be provided at the junction of the access with the public

highway before the development is brought into use. The minimum dimensions to provide the required splay lines shall be 2.4m measured along the centre line of the proposed access from its junction with the channel of the public highway and 160m measured from the centre line of the proposed access along the line of the channel of the public highway. The required vision splays shall, on land in the applicant's control, be kept free of any obstruction.

Reason: To provide adequate visibility between the existing highway and the proposed access, and to make the access safe and convenient for the traffic which is likely to use it in accordance with Policy DM3 of the Central Bedfordshire Core Strategy and Development Management Policies (2009).

- 9 The car parking shown on the submitted plans shall be provided in full prior to the first occupation of any dwelling at the site and shall be permanently maintained and retained thereafter.

To ensure that sufficient car parking is provided at the site in accordance with Policy DM3 of the Central Bedfordshire Core Strategy and Development Management Policies (2009).

- 10 **No development shall commence at the site before full details of the following have been submitted to and approved in writing by the local planning authority:**

- The construction of all on-site vehicle parking and manoeuvring areas;
- A Construction 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;

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

Reason: These details are required prior to the commencement of development to ensure that the development of the site is completed to provide adequate and appropriate highway arrangements at all times in the interests of highway safety (Policy DM3 of the Core Strategy and Development Management Policies 2009).

- 11 **No development shall commence at the site before details of cycle parking for future occupiers has been submitted to and approved in writing by the Local Planning Authority. The cycle parking shall be provided in full prior to the occupation of the dwelling to which it relates.**

Reason: To ensure that adequate levels of cycle parking is provided in accordance with Policy DM3 of the Central Bedfordshire Core Strategy and Development Management Policies 2009.

- 12 **No development shall commence at the site before details of storm**

water design and construction for the site have been submitted to and approved in writing by the Local Planning Authority in consultation with the Internal Drainage Board. The development shall be carried out in accordance with the approved details.

Reason: To ensure that storm water is properly managed at the site in accordance with Policy DM3 of the Central Bedfordshire Core Strategy and Development Management Policies (2009).

- 13 The development hereby permitted shall not be carried out except in complete accordance with the details shown on the following submitted documents: Un-numbered site location plan, CHQ.13.10562-11, CHQ.13.10562-12, CHQ.13.10562-13, CHQ.13.10562-14, CHQ.13.10562-15, 1689-06, Design, Access and Planning Statement dated October 2016, Flood Risk Assessment - Sequential Test dated February 2017 and MTC Engineering Hydraulic Modelling Report Revision A dated April 2017

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 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.
3. 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.
4. The applicant is advised that in order to comply with conditions attached to 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.

5. 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.
6. Before the new access is first brought into use, any existing access within the frontage of the land to be developed, not incorporated in the access hereby approved shall be permanently closed.
7. The maximum gradient of all vehicular accesses onto the estate roads shall be 10% (1 in 10).

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.

This page is intentionally left blank

Item No. 9

APPLICATION NUMBER	CB/16/04918/OUT
LOCATION	The Paddock New Road, Clifton, Shefford
PROPOSAL	Outline Application: Development of 20 dwellings, public open space, landscaping, parking and associated works. All matters to be reserved with the exception of access.
PARISH	
WARD	Arlesey
WARD COUNCILLORS	Cllrs Dalgarno, Shelvey & Wenham
CASE OFFICER	Alex Harrison
DATE REGISTERED	25 October 2016
EXPIRY DATE	24 January 2017
APPLICANT	High Street Homes Ltd
AGENT	David Coles Architects Ltd
REASON FOR COMMITTEE TO DETERMINE	The scheme is a departure from the development plan. Parish Council objection to a major application. Change in Council's 5 year housing land supply position.
RECOMMENDED DECISION	Full Application - Granted

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 retained and enhanced planting schemes at the southern, western and northern boundaries, boundary treatments and public amenity open space) 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 **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.

- 8 **No development shall commence until a revised wastewater strategy has been submitted to and approved in writing by the Local Planning Authority. No dwellings shall be occupied until the works have been carried out in accordance with the wastewater strategy so approved unless otherwise approved in writing by the Local Planning Authority.**

Reason: To prevent environmental and amenity problems.

- 9 **No development shall commence until a foul water strategy has been submitted to and approved in writing by the Local Planning Authority. No dwellings shall be occupied until the works have been carried out in accordance with the foul water strategy so approved unless otherwise approved in writing by the Local Planning Authority.**

Reason: To prevent environmental and amenity problems arising from flooding.

- 10 **No development shall take place until a detailed design and associated management and maintenance plan for the proposed surface water drainage for the site, based on sustainable drainage principles and a site specific assessment of the hydrological and hydrogeological conditions, has been submitted to and approved in writing by the Local Planning Authority. The approved drainage system shall then be implemented in accordance with the approved detailed design 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.

- 11 **No development shall commence at the site before details of the type and location of bat and bird boxes to be located at the site have been submitted and approved in writing by the Local Planning Authority. the details shall the carried out as approved before any unit at the site is occupied.**

Reason: To ensure that the impact of the development on the ecological value of the site is reduced.

- 12 **Prior to the occupation of any dwelling on the site, a scheme for the provision of waste receptacles for each dwelling shall be submitted to and agreed in writing by the Local Planning Authority. The receptacles shall be provided before occupation takes place.**

Reason: In the interest of residential amenity and to reduce waste generation in accordance with the Councils's Minerals and Waste Local Plan 2014, Policy WSP5 and the adopted SPD "Managing Waste in New

Developments" (2006).

- 13 No development shall take place until the access and junction and visibility splay for 'Herberts Meadow' shall be constructed in accordance with the approved plans for the permission CB/13/01208/FULL.

Reason: To provide adequate access from the public highway to the development in the interests of policy DM3 of the Core Strategy and Development Management Policies 2009.

- 14 Any subsequent reserved matters application shall include the following;
- The road designed and constructed to a standard appropriate for adoption as public highway
 - 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
 - Vehicle turning area(s) where applicable and in accordance with the councils standards for reversing vehicle distance applicable at the time of submission
 - Driver/driver intervisibility and pedestrian visibility from the residential access within the site, and forward visibility at any bends in the road layout
 - Replacement parking provision, if lost, for planning permission CB/13/01208/FULL where the proposal joins with the existing carriageway
 - Pedestrian linkages to existing routes
 - Materials storage area
 - Wheel cleaning arrangements
 - Construction worker on site parking and loading/unloading areas

Reason: To ensure that the development of the site is completed to provide adequate and appropriate highway arrangements at all times in the interests of policy DM3 of the Core Strategy and Development Management Policies 2009.

- 15 Details of a refuse collection point located at the property frontages and outside of the public highway and any visibility splays, and a collection point as close to the public highway for non adoptable highway area 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 in the interests of policy DM3 of the Core Strategy and Development Management Policies 2009.

- 16 The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers 15151 (B) 004 Rev A.

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.

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 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.

This page is intentionally left blank

Item No. 10

APPLICATION NUMBER	CB/17/01827/FULL
LOCATION	The Old Maltings, Church Street, Biggleswade, SG18 0JS
PROPOSAL	Change of use from former bar/ restaurant and single dwelling to form 10no. New dwellings and B1 office and the demolition of the timber outbuilding and its reconstruction as a gatehouse.
PARISH	Biggleswade
WARD	Biggleswade North
WARD COUNCILLORS	Cllrs Jones & Mrs Lawrence
CASE OFFICER	Michael Huntington
DATE REGISTERED	15 May 2017
EXPIRY DATE	14 August 2017
APPLICANT	Mr J McCann
AGENT	Gary Johns Architects
REASON FOR COMMITTEE TO DETERMINE	Town Council objection to a major development
RECOMMENDED DECISION	Approval

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 The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers

16-345 G001 Site plan
16-345 G011 Block Plan
16-345 G020B Proposed ground floor (01 of 02)
16-345 G021C Proposed ground floor (02 of 02)
16-345 G022C Proposed first floor (01 of 02)
16-345 G023C Proposed first floor (02 of 02)
16-345 G024C Proposed second floor (01 of 02)
16-345 G025C Proposed second floor (02 of 02)
16-345 G030C Proposed elevations
16-345 G031 Proposed alterations
16-345 G040 GA Sections

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

- 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, roofs, eaves, windows, doors and rainwater goods 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 and to ensure that the development is carried out in a manner that safeguards the historic character and appearance of the Conservation Area. This is a pre-commencement condition as it is important to agree materials before development begins.
(Section 7 and 12, NPPF)

- 4 Prior to the occupation of any dwelling on the site, a scheme for the provision of waste receptacles storage for each dwelling shall be submitted to and agreed in writing by the Local Planning Authority. The receptacles shall be provided before occupation takes place and retained thereafter.

Reason: In the interest of residential amenity and to reduce waste generation in accordance with the Council's Minerals and Waste Local Plan 2014, Policy WSP5 and the adopted SPD "Managing Waste in New Developments" (2006).

- 5 Notwithstanding the provisions of Part 1, Class A of Schedule 2 to the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order with or without modification), no extensions to the building(s) hereby permitted shall be carried out without the grant of further specific planning permission from the Local Planning Authority.

Reason: To control the external appearance of the building/s in the interests of the amenities of the area.
(Section 7, NPPF)

- 6 The development shall not be occupied until a noise attenuation scheme including fixed bedroom windows for protection of the proposed dwellings from noise associated with the nearby Licensed Premises has been submitted and approved in writing by the local planning authority. None of the approved new dwellings shall be occupied until such a scheme has been implemented in accordance with the approved details. The scheme shall be retained in accordance with those details thereafter.

Reason: To ensure that suitable levels of amenity are provided for future residents.
(Policy DM3 Core Strategy Development Management Policies)

- 7 The development shall not be occupied until a scheme for ecological enhancement of the development has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented in accordance with the approved details.

Reason: To ensure that the development provides for a net increase in biodiversity.
(Section 11, NPPF)

- 8 Notwithstanding the submitted details no development shall take place above base course level until a landscaping scheme to include all hard and soft landscaping, boundary treatment, public art, and a scheme for landscape maintenance for a

period of five years following the implementation of the landscaping scheme have been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented by the end of the full planting season immediately following the completion and/or first use of any separate part of the development (a full planting season means the period from October to March). The trees, shrubs and grass shall subsequently be maintained in accordance with the approved landscape maintenance scheme and any which die or are destroyed during this period shall be replaced during the next planting season.

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

- 9 **No development shall commence until a detailed surface water drainage scheme for the site has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of how the scheme shall be maintained and managed after completion. The scheme shall include provision of attenuation and a restriction in run-off rates as outlined in the FRA. 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. This is a pre-commencement condition as the detailed design of the drainage systems needs to be approved prior to construction of the dwellings and then installed accordingly.

- 10 **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. This is a pre-commencement condition as this detail needs to be agreed before the start of construction. (Section 7, NPPF)

- 11 **No development shall take place until a written scheme of archaeological investigation; that includes provision for 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. (Section 12, NPPF)

- 12 **No development or demolition of any buildings or shall take place until a written scheme of historic building recording; that includes post recording 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 historic building recording scheme.**

Reason: To record and advance understanding of the archaeological and historic resource which will be unavoidably destroyed 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. (Section 12, NPPF)

- 13 **The scheme for parking and manoeuvring indicated on the submitted plans shall be laid out prior to the initial occupation of the development hereby permitted and that 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. (Section 7, NPPF)

- 14 **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 the vehicular site exit 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. This is a pre-commencement condition as this detail needs to be agreed before the start of construction. (Section 7, NPPF)

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 in order to comply with conditions within 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 footway 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.
 - 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, Central Bedfordshire Council, Priory House, Monks Walk, Chicksands, Shefford SG17 5TQ.
 - The applicant is advised that parking for contractors 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 Councils 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.

This page is intentionally left blank

LATE SHEET

DEVELOPMENT MANAGEMENT COMMITTEE – 19 JULY 2017

Amended Development Strategy Policy Note for all applications

The Council is currently consulting on its Regulation 18 Draft Local Plan for a period of eight weeks until 5pm Tuesday 29th August. The Draft Local Plan sets out how Central Bedfordshire will develop over the period to 2035. It identifies a range of homes and jobs to be provided, outlines the overarching strategy for growth and also sets out more detailed policies which will be used to determine planning applications. Taken together the Draft Local Plan will ensure that the growth we need is delivered in the right place, is of the right character and quality, and is delivered with the supporting roads, schools and services such as health, as well as retail, leisure and community facilities. Although the Plan itself is still at a relatively early stage of preparation and therefore the weight which can be attributed to individual policies is limited, it would be prudent to have regard to the Council's emerging strategy, and in particular the direction of travel of the Local Plan.

Item 6 (Pages 15-216) – CB/16/01389/FULL – Land off A5 at Checkley Wood Farm, Watling Street, Hockliffe, Leighton Buzzard, LU7 9LG

It is recommended that consideration of the application be deferred for up to two committee cycles.

Legal advice from Counsel has been received in respect of the construction of the report with particular regard to Green Belt issues and consequently Counsel advises that consideration of the application be deferred.

Item 7 (Pages 217-244) – CB/17/01585/FULL – Land between Taylors Road and Astwick Road, north of 51 Astwick Road, Astwick Road, Stotfold

Additional Consultation/Publicity Responses

None.

Additional Comments

None.

Additional/Amended Conditions

Any planning permission would be subject to a s106 obligation requiring that all of the dwellings were built within a five year period from the date of a permission (the 'Build Rate Timetable').

Item 8 (Pages 245-262) – CB/16/04555/OUT – 72 Hitchin Road, Henlow, SG16 6BB

Additional Consultation/Publicity Responses

None.

Additional Comments

None.

Additional/Amended Conditions

None.

Item 9 (Pages 263-284) – CB/16/04918/OUT – The Paddock, New Road, Clifton, Shefford

Additional Consultation/Publicity Responses

None.

Additional Comments

None.

Additional/Amended Conditions

None.

Item 10 (Pages 285-298) – CB/17/01827/FULL – The Old Maltings, Church Street, Biggleswade, SG18 0JS

Additional Consultation/Publicity Responses

Conservation Officer – No objection.

This application should also include in its description ‘the demolition of the timber outbuilding and its reconstruction as a gatehouse.’

Additional Comments

Ward member details are incorrectly written in the report. Cllr Jones has been replaced by Cllr Watkins.

Additional/Amended Conditions

None.

Item 11 (Pages 299-312) – CB/17/01339/FULL – 24 Ickwell Green, Ickwell, Biggleswade, SG18 9EE

Additional Consultation/Publicity Responses

None.

Additional Comments

None.

Additional/Amended Conditions

None.

Item 12 (Pages 313-324) – CB/17/02538/VOC – 21 Arlesey Road, Stotfold, Hitchin, SG5 4HB

Additional Consultation/Publicity Responses

None.

Additional Comments

Site plan No. 13157-20 Rev C has been amended to show the boundary treatment on the southwestern boundary between plot 2 and No. 22 Heron Way is now a 2 metre fence, in accordance with plan No. 13157-30.

Additional/Amended Conditions

Applicant has submitted acceptable on site levels to discharge condition 3 of planning permission CB/15/02315/FULL, and also to satisfy recommended condition 1 of this application, and therefore condition 1 is deleted, and recommended condition 5 now states:

The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers 13157-22 Rev A, 13157-30 and 13157-20 Rev C.

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

This page is intentionally left blank