

CENTRAL BEDFORDSHIRE COUNCIL

At a meeting of the **DEVELOPMENT MANAGEMENT COMMITTEE** held in Council Chamber, Priory House, Monks Walk, Shefford on Wednesday, 31 January 2018

PRESENT

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

Cllrs M C Blair
I Dalgarno
E Ghent
C C Gomm

Cllrs K Janes
T Nicols
T Swain
J N Young

Apologies for Absence: Cllrs Mrs S Clark
K M Collins
F Firth
B J Spurr

Substitutes: Cllrs D Bowater (In place of Mrs S Clark)
A D Brown (In place of B J Spurr)

Members in Attendance: Cllrs P Downing
P A Duckett
Mrs S A Goodchild
M Liddiard
A M Turner

Officers in Attendance:	Mr D Ager	Principal Highways Officer
	Ms P Bramwell	Planning and Highways Solicitor, LGSS Law
	Mr J Ellis	Planning Manager South
	Mr A Harrison	Principal Planning Officer
	Mr M Heron	Principal Planning Officer
	Mrs C Jagusz	Committee Services Administrator
	Mr D Lamb	Planning Manager East
	Mrs D Lavender	Principal Planning Officer
	Mr L Manning	Committee Services Officer
	Ms J Martin	Senior Planning Officer
	Mrs L Newlands	Principal Planning Officer
	Mr R Page	Principal Highways Officer
	Ms A Rowland	Team Leader Sustainable Transport
	Mrs J Selley	Head of Planning Delivery
	Mrs D Walker	Senior Planning Officer
	Miss D Willcox	Senior Planning Officer

DM/17/116. Chairman's Announcements and Communications

The Chairman advised the meeting that the order of business for the planning applications would be as follows:

Morning: Items 7, 8, 6, 10, 12, 11.

Afternoon (post 1.30 p.m.): Items 13, 15, 14, 9.

With reference to the position regarding the emerging Local Plan the Chairman read out the item included in the Late Sheet on this issue.

DM/17/117. Minutes

The Committee had before it the minutes of the last meeting of the Committee held on 3 January 2018.

In addition, the Chairman agreed to take the minutes of the meeting of the Committee held on 6 December 2017 as an urgent item of business. As required by the Constitution these minutes were to have been confirmed and signed by the Chairman at the Committee's meeting on 3 January 2018. However, the minutes had not been published and made publically available by that time. The minutes should therefore have been included on the agenda for the current meeting (31 January 2018) for approval but had been omitted in error.

RESOLVED

that the minutes of the meetings of the Development Management Committee held on 6 December 2017 and 3 January 2018 be confirmed and signed by the Chairman as a correct record.

DM/17/118. Members' Interests

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

	Item	Nature of Interest	Present or Absent during discussion
Cllr C Gomm	14	Ward Member	Absent
Cllr A Brown	10 & 12	Ward Member	Absent
Cllr E Ghent	12	Recently became Executive Member	Present

		for Assets. Was not previously involved in this application which is on CBC land.	
Cllr T Swain	11	Lives within the ward less than 5 minutes walk from the application site. Not involved in Houghton Regis Town Council discussions.	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	Has discussed the previous Wixams application with the developer but not this one. Has met the applicant's agent previously regarding other proposals.	Present
Cllr N Young	12	Dealt with the grant of a lifetime agreement.	Absent
Cllr K Matthews	11	Due to a previous position within CBC he knows the speaker.	Present
Cllr K Matthews	13	Knows both speakers.	Present

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

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

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

Member	Item	Parish/Town Council	Vote Cast
Cllr R Berry	15	Leighton-Linslade	No
Cllr M Blair	7 & 8	Maulden	No

DM/17/119. Planning Enforcement Cases Where Formal Action Has Been Taken

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

DM/17/120. Planning Application No. CB/17/00981/OUT (Ampthill)

The Committee had before it a report regarding Planning Application No. CB/17/00981/OUT, an outline application for the erection of 21 dwellings with estate road on land north of Clophill Road, Maulden, MK45 2AE.

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

In advance of consideration of the application the Committee received representations from Maulden Parish Council, an objector to the application and the agent for the applicant under the public participation scheme.

A Member sought clarification from the Parish Council representative as to whether the draft Neighbourhood Plan had been submitted. The Parish Council representative replied that nothing had been published.

The Chairman sought clarification from the objector following the latter's reference to a flood plain. In response the objector stated that his own land was sodden after rain and the path and local road were virtually unusable because of the mud washed there from Trilley Fields. The Chairman stated

that, whilst acknowledging the comments made, the site did not appear to be within a designated official flood plain. The objector added that he had been advised by a representative of the Water Board that whilst his own property was not in a flood plain he was as close as was possible.

A Member sought clarification from the applicant's agent as to whether all of the proposed dwellings would be constructed within five years and, if so, whether he would accept a condition to that effect. In response the applicant's agent advised that a condition could only state when a development should commence. However, he stated that a small local builder would build the dwellings over a 18 month to two year period and they would be available through a single sales outlet. Further, as it was an outline application at this stage, there would be a delay for various reasons before building started. However, the applicant's agent felt comfortable that the dwellings would still be delivered within a five year period. In response the Member stated that the Council's legal advice was that it was acceptable to condition that homes would be delivered within five years. He acknowledged that this condition had not been tested in court and that it had been introduced before the Council had a five year land supply. He stressed however, that there would be a condition or directive to this affect if the Committee approved the application to ensure the a contribution to an ongoing five year land supply. The applicant's agent stated he had no objection to such a condition being imposed.

A ward Member stated that based on experience he believed that the applicant would attempt to seek a means of withdrawing from the provision of affordable homes in the development on the basis of viability. He then stated that the application site was a Site of Special Scientific Interest (SSSI) and that any building near it would impact on bio-diversity. There had been no objection from the Greensand Trust which ran the Greensand Ridge but the Trust had sent letter to him, and probably other Members, expressing concerns. The Trust was a major partner with the Council in delivering the Greensand Ridge as a Nature Improvement Area which was included in the emerging Local Plan and recognised by the Department for Environment, Food and Rural Affairs (DEFRA). The proposed buffer would not provide any net gain in biodiversity which was an aim in the emerging Local Plan, though little weight could be awarded to the Plan at present, and was reflected in Maulden's emerging Neighbourhood Plan. Building near SSSI's would lead to a loss of biodiversity and local residents did not want to see it affected especially as there was more suitable land available. He emphasised the detrimental environmental impact of the application and also acknowledged the flooding issues mentioned earlier by the objector.

The ward Member referred to Maulden Parish Council's partnership with the neighbourhood plan team and other stakeholders and residents and the open meetings with developers and landowner groups on the provision of 150-200 homes. The Parish Council was aware that small developments would not contribute new amenities to the village but burden those that already existed. Specific areas of land had already been identified as possible sites for the larger developments which would provide amenities. Further, local people

would retain control over the village and its growth. Following further comment the ward Member asked that the Committee refuse the application.

A second ward Member referred to the outlook the site provided to local residents and how it also provided a natural nature break. The Hall End area of Maulden, where the application site was located, was closer to Clophill than the centre of Maulden and Clophill had only limited facilities. He referred to planned measures to remove the current rush hour traffic delays at the A6/A507 roundabout at Clophill and how these would be exacerbated by the presence of an additional 21 homes. The junction with Clophill Road was dangerous, with traffic often speeding on that road and so it would be difficult for residents to cross. There were few job opportunities and the local schools were either full or nearly so. The ward Member referred to previous Application 13/01229/FULL for a summerhouse and how this had been withdrawn because it was regarded as being too close to Maulden Woods. He stated that flooding occurred, that the application would have a detrimental visual impact and that it would make no contribution to the village. In conclusion, he asked that if the application was to be approved then the Committee should be mindful of the Parish Council's request for assistance for recreational and sports facilities.

The planning officer responded to the points raised as follows:

- With regard to the open space there was no policy designation for the gap and it was simply a field adjacent to a settlement envelope.
- The Neighbourhood Plan was not yet in draft form and so carried little, if any, weight.
- Both Clophill and Maulden were large villages and had the services and facilities to accommodate the development so it could not be considered unsustainable.
- Discussion with Natural England and other bodies had led to a reduction in the buffer distance to Maulden Wood. The latest guidance figure from Natural England was 15 meters and the application was fully compliant with this given it was a minimum of 20 meters to the rear gardens. It was considered acceptable by the ecology officer.
- The indicative plan accompanying the application was only indicative. The planning officer was confident that a suitable scheme at the Reserved Matters stage could be achieved.
- The site was in Flood Zone 1 indicating a low risk of flooding and the SUDS officer had no objection subject to conditions.
- Under the Community Infrastructure Levy regulations it would be unreasonable to ask for any additional contributions given the scale of the development.
- The possibility of a development on an adjacent site and the previously withdrawn application for a summerhouse carried little or no weight in determining the application before Members.
- Confirmation that whilst other more suitable sites had been suggested the Committee was required to consider what was before it on the basis of material planning considerations.

- There was no issue with regard to coalescence and the merging of two towns. The loss of views was not a material planning consideration and some views would remain of trees.
- The application was sustainable because Maulden was a large village with services including public transport links and facilities.
- There was no requirement for any further survey and the information provided was considered acceptable.
- The applicant had provided an ecological survey and the ecology officer was happy that, with the mitigation measures, there would be net gain, though a decision for ecological enhancements could be added.
- The application withdrawn in 2013 related to an adjacent site and had no bearing on the application before Members.

In response to comment that residents' views were not being taken into account the Chairman stated that all views were taken into account but the Committee was required to make its decision based on material planning considerations.

The highways officer responded to the points raised as follows:

- With regard to the increase in traffic levels the accident records showed that the level of accidents did not justify refusal.
- With regard to speed levels on Clophill Road he was aware that the Parish Council had a Speed Watch scheme but no details had been provided to him to confirm that a problem existed or what the speeds were.

The Committee considered the application at great length during which the third ward Member set out his views on the application. He referred to the application site appearing as a potential allocated site in the emerging Local Plan with a larger buffer zone. He felt there was the opportunity to achieve a better outcome than on the existing adjacent site though he was also aware that a buffer distance of 50 meters would affect the density and hence the layout of the dwellings. He sought guidance on potential flooding alleviation as flood zone definition could be inaccurate. Overall, he felt refusal would see the Council struggle at appeal bearing in mind the emerging Local Plan and similar developments.

The following four issues were identified for inclusion as possible conditions or Informatives should the application be approved:

- The build rate being completed within five years of the receipt of approval. The planning officer stated that a condition would be more relevant at a time when the Council did not have a five year land supply as it would prevent developers gaining permission and then failing to undertake any building works. In addition the build rate tended to fluctuate with market conditions. The Chairman suggested the use of an informative at Outline stage and a condition at Reserved Matters but the

planning officer felt it would be difficult to condition even at Reserved Matters. The Chairman therefore suggested that an Informative on this issue be employed at Outline stage and further consideration be given at Reserved Matters on whether or not to adopt a related condition.

- A requirement for highways details, including a wearing course, to be submitted. The Committee noted that the proposed Informative 9 to Item 6 (minute DM/17/122 refers) would include a requirement for such information to be submitted with any Reserved Matters application. The Committee indicated its support for adopting the Informative for the application before it. A Member also requested that this Informative be included in all future, larger developments.
- A requirement for contributions, possibly towards a community fund. The planning officer felt that, given the small scale of the development and the absence of specific projects, it would be unreasonable to request any additional funding. A Member stated that any application would have an impact on outdoor sport and community facilities. The Chairman stated that if imposed as a condition it would be regarded as unreasonable. A second planning officer stated that if it was the will of the Committee to seek contributions to the two areas mentioned above he suggested delegated authority be granted to the officers to hold discussions with the applicant to establish the exact nature of what the contributions would be. He stressed that the matter needed to be investigated immediately and then a report made back to the Chairman, Vice-Chairman, ward Members and Executive Member of the outcome. He added that an Informative would not secure the contributions and a condition was inappropriate. Instead, it would need to form part of the legal agreement. A Member referred to the annual review of facilities within Communities and that officers were seeking the views of town and parish councils asking what facilities they would like and this formed part of the planning document. He suggested that officers check to establish if the exercise had been successful in capturing the facilities that the local councils or other bodies wished to see in the area. The Chairman stated that this mirrored the action suggested by the second planning officer which was accepted as the way forward.
- The possible conditioning of a 50 meter buffer. The planning officer suggested an informative be used to ensure that the applicant at Reserved Matters stage strove to increase the buffer distance as shown indicatively in order to stimulate further discussion. The Chairman stated it could not be a condition because it went against planning policy. The Member who had raised this issue acknowledged the position and accepted that such issues should be covered prior to the meeting. He indicated that he was willing to accept it as an Indicative though he did not believe it would prove sufficient. Another Member suggested inclusion within the landscape agreement to ensure the distance. The second planning officer stated that increasing the buffer to a specified distance did not give him confidence that the 21 dwellings would then fit on the site. An informative would set out the Council's aspirations that the buffer be increased as much as reasonably possible whilst still accommodating the development.

- A Member asked that the outcome of employing the Informatives be fed back to the Committee to ensure that it was fully aware of what had resulted. This would provide guidance to Members on what stance to adopt in future.

On being put to the vote 9 Members voted for approval, 2 voted against and 1 abstained.

RESOLVED

- 1 that Planning Application No. CB/17/00981/OUT relating to land north of Clophill Road, Maulden, MK45 2AE be approved as set out in the Schedule attached to these minutes.**
- 2 that delegated authority be granted to the officers to hold immediate discussions with the applicant to establish the nature of possible contributions towards outdoor sport and community facilities and a report on the outcome be made to the Chairman, Vice-Chairman, ward Members and Executive Member.**

AT THE CONCLUSION OF ITEM 7 ABOVE COUNCILLOR P DOWNING LEFT THE MEETING

DM/17/121. Planning Application No. CB/17/01156/OUT (Amphill)

The Committee had before it a report regarding Planning Application No. CB/17/01156/OUT, an outline application for a residential development including other associated works on land east of no. 13 Clophill Road, Maulden, MK45 2AQ.

Prior to consideration of the application the Chairman reminded the Committee that consideration of this application had been deferred at the meeting held on 3 January 2018. As a result the applicant had appealed to the Planning Inspectorate on the grounds of non-determination and the Inspectorate would now determine the application. However, the Council could still express a view on the application and so the Committee was asked whether it was minded to approve or minded to refuse the application before it.

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

In advance of consideration of the application the Committee received representations from Maulden Parish Council, an objector to the application and the agent for the applicant under the public participation scheme.

A ward Member expressed general concerns on the process by which the Committee was expected to make its decisions. He referred to the location of

the application, the possible large scale development in the same area being considered by the Parish Council and contrasted it to the proposal before Members which would make no contribution to the village. He stated that the village would continue to be developed as a ribbon development by continual infilling. He endorsed the views of the Parish Council, which had strongly objected to the application, and commented that the Committee was bound by procedural dogma.

The planning officer responded to the points raised as follows:

- The plans were illustrative and the officers were certain that they could achieve a satisfactory scheme through Reserved Matters.
- Structural damage by the applicant or developer was a matter outside the planning remit and would be dealt with as a legal matter.
- Only limited weight could be given to the possible designation of the site as an important countryside gap under the emerging Local Plan and adopted policies took precedent. Under the existing policies there was currently no designation for the site. He referred to the criteria set out under national policy with regard to the weight which could be awarded to an emerging Local Plan and the policies within it.
- No S106 contributions had been requested and no individual projects had been identified. He suggested the Committee might wish to give the officers delegated power to explore this matter further, if the application was approved.
- The concern was in connection with the loss of identity of village ends rather than the coalescence of settlements. The indicative plan showed a large area of open space to maintain the individual character of the ends. He acknowledged there would be harm to the landscape through development and urbanisation but given the level of weight given to housing provision in sustainable locations the benefits outweighed the perceived harm.

A Member welcomed the greater level of information contained in the current report than in the original submitted in January and he referred specifically to the consultees responses and in particular the objection raised by the landscape officer. He reminded the meeting that the reason for the Committee's previous deferral of the application was in order to ensure that it did not make wrong or inconsistent decisions on the basis of being able to give appropriate weight to the emerging Local Plan, which had been published on the day of the meeting and the contents of which were unknown. Further, the concept of important countryside gaps was not new and there were gaps first promulgated by Mid Bedfordshire District Council. Where the concept had been applied, he felt it would be perverse to not to take them into account and he felt it vindicated decision to defer. Despite the work undertaken by the applicant and officers to improve the visible aspects of the scheme he expressed his opposition to the application because the proposed development would take place within an important countryside gap.

A Member stated he was minded to refuse. His opinion was not based on the emerging Local Plan, and the question of what weight could be applied to it, but to the technical evidence which supported the application. He stated that there was technical evidence that communities should not be joined up. He then referred to current Policy DM4 which an Inspector had agreed was enforceable. The Member explained that another Inspector had made clear that the Policy was not designed to prevent development outside of settlement envelopes as such developments had already been granted but was designed to prevent harm to the countryside. Based on the landscape officer's objection the Member believed there would be sufficient harm to the landscape. The benefits did not outweigh the harm that would be caused by the development, that it would not enhance bio diversity and there would be a loss of visual amenity. He stressed that he was giving only the lightest of weight to the emerging Local Plan.

A Member expressed concern that little credence was given to the settlement envelopes developed to protect character of villages. The Council had made it known that it had a 5.9 year land supply and 23,000 houses approved for construction so the Committee did not have to approve every application before it. He then stated he was very much against changing the settlement envelopes around any of the villages and asked other Members to consider carefully before approving developments outside such envelopes. The Chairman expressed concern that the Member could prejudice his ability to sit on the Committee if he was against all such applications given that each application should be determined on its individual merits. The Member responded by accepting the Chairman's comments but also emphasised that the development of villages outside their settlement envelopes was increasing with the associated impact on their character. In response another Member suggested that an officer explain to the above Member the background to the appeal decisions arrived at by the Planning Inspectorate with regard to applications for sites outside settlement envelopes, and which the Council was bound to follow, outside the meeting. The Planning Inspectorate position was that, for an application that was sustainable and where the benefits outweighed the harm, being outside the settlement envelope was not a barrier to approval.

It was moved that the Committee be minded to refuse the application due to the loss of visual amenity, Policy DM4 and the technical evidence before the Committee and this was seconded.

On being put to the vote 12 Members voted in favour of refusal of the application, 0 voted in favour of approval and 0 voted to abstain.

RESOLVED

that the Planning Inspectorate be informed that the Development Management Committee was minded to refuse Planning Application No. CB/17/01156/OUT relating to land east of no. 13 Clophill Road, Maulden, Bedford, MK45 2AQ for the reasons as set out in the Schedule attached to these minutes.

AT THE CONCLUSION OF ITEM 8 ABOVE COUNCILLOR P DUCKETT LEFT THE MEETING

THE COMMITTEE ADJOURNED AT 12.05 P.M. AND RECONVENED AT 12.15 P.M. ALL MEMBERS OF THE COMMITTEE WERE PRESENT

DM/17/122. Planning Application No. CB/17/02575/OUT (Houghton Conquest and Haynes)

The Committee had before it a report regarding Planning Application No. CB/17/02575/OUT, an outline application (with all matters reserved except access) for a mixed use development with access from Ampthill Road and Bedford Road comprising up to 650 dwellings, children's play spaces, a countryside park comprising formal and informal open space and playing pitches, new woodland and other landscape works together with a localised footpath diversion, a site of up to 2.00 hectares for educational use and other associated works and operations including but not limited to demolition, earthworks and engineering operations (including in relation to utilities and drainage) on land east of Ampthill Road and north of Bedford Road surrounding Great Thickthorn Farm, Houghton Conquest.

In advance of consideration of the application the Committee's attention was drawn to additional consultation/publicity response, additional comments and additional/amended conditions and amended/additional informatives as set out in the Late Sheet. The planning officer also advised that:

- the policy stated in the Late Sheet (under Additional Comments) should be HA1 reference HAS27.
- The date for the submitted Parameter Plan mentioned in the Late Sheet (under Amended Conditions) should be May 2017.
- The date of the footpath connections plan mentioned in the Late Sheet (under Condition 6) should be January 2018.
- A late comment had been received from Bedford Borough Council regarding the secondary school contribution. The planning officer stated that it was felt that this could be resolved by discussions with the Borough Council in relation to drafting the S106 agreement.

In advance of consideration of the application the Committee received representations from Houghton Conquest Parish Council, an objector to the application and the agent for the applicant under the public participation scheme.

On behalf of the ward Member, who had been unable to attend the meeting, the Chairman read out a statement setting out the ward Member's concerns and suggestions regarding the application.

The planning officer responded to the points raised as follows:

- The proposed country park was to be delivered early in the scheme. It would be planted as soon as was possible and prior to occupation. Details of the trees to be planted would come forward under the requirements set out in proposed Condition 15 and the officers could ensure there was a mix of saplings and semi-mature trees as part of the scheme. The planning officer explained that the country park could not be delivered prior to commencement because of the ground work and significant underground infrastructure that needed to be installed first.
- With regard to the request that the site entrance be from the B530 rather than Bedford Road the planning officer stated that the highways issues were covered by the proposed highways related conditions including a requirement that the junctions of the proposed vehicular access points had been be constructed and a Construction Traffic Management Plan, which covered the routing of such vehicles.
- The area of land at the B530 Ampthill Road/Bedford road junction which would be left once the road was diverted into the site was dealt with by an additional condition requiring a scheme to be submitted for the land to prevent unauthorised vehicular access.
- The footpaths linked up with Houghton Conquest and the footpath on the B530 would link up with the main Wixams site.
- The possible issue of fly tipping on the cycle track was dealt with by a proposed condition and was related to the requirement for a scheme for the area of land at the B530 Ampthill Road/Bedford road junction.
- There was to be no access to be taken from the B530 for the original Wixams site but that the site allocations all had site accesses from the B530. It was not predicated that the a access would be onto the A6.
- There was a significant NHS contribution to a GP surgery on the main Wixams site and land had been secured through a S106 agreement. A primary school would be opened on the application site within two years of the start of development and contributions obtained towards a secondary school on the main Wixams site.

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

- A Member's expression of concern that the site had originally been allocated for 500 homes but the application was for 650 dwellings. He hoped the density of the site had not been compromised by too great a degree and he would be examining the Master Plan to establish how the increase had been achieved and the contributions associated with it.
- A Member's query as to whether Informative 9 could be a condition. In response the planning officer stated that the Informative had to remain as such because the application before Members was for Outline purposes only apart from the access.
- A Member's wish to see the use of the health care contribution clearly defined specifically to provide local outreach health care for the residents of the development in the form of a spoke to the principal hub

on the main Wixams site. He stated that he wished to see an Informative on this included. The planning officer responded that the CCG/NHS were aware of the urgent need to provide a facility in the area and discussion was taking place on bringing its provision forward. The contribution was to be used towards the surgery on the main Wixams site before the hub and spoke concept was developed further. However, the surgery would be of a flexible design so that it could become a hub or spoke as was eventually required.

- A Member suggested the provision of a small community facility near the school to enable people to meet and enjoy light refreshments. He asked that officers explore this with the developers. The officer advised that a contribution of £100k had been sought for the refurbishment and extension of Houghton Conquest village hall. A desire to see a separate facility on the proposed development could be discussed with the developers although there could be a subsequent impact on the monies available for the Houghton Conquest Village Hall.
- The minimisation of inconvenience for local residents arising from the construction traffic.
- A Member's suggestion that the armoured cable which carried the power to charging points for electric vehicles be installed in this and all future major developments in the emerging Local Plan, especially as the cables were extremely difficult to retrofit. Another Member suggested that the issue be included in the Council's Design Guide. The first Member stated that the Design Guide would be revised at the next opportunity and discussion had already taken place on including facilities for charging electric vehicles in the next edition. The planning officer stated that the Council currently had no policy regarding the provision of charging facilities for vehicles but this could be discussed with the applicant.
- The Chairman stated that the matters raised above on community facilities, electric vehicle charging and health care would be included as Informatives to the applicant, if the application was approved, so that discussion on their provision could take place.
- A Member commented on the pragmatic and sensible view adopted by the Parish Council. He felt that this indicated that the applicant had attempted to work with the local community and it suggested to other developers the value of bringing existing communities on side as far as was possible.
- Concern by a Member on the impact of the development of increased traffic flows to and from Flitwick railway station in the absence of a railway station at Wixams. The Chairman explained that difficulties being experienced in the provision of the latter. Discussion also took place on the quality of the bus service in Flitwick and possible future measures which could improve it.

On being put to the vote 11 Members voted for approval, 0 voted against and 1 abstained.

RESOLVED

that Planning Application No. CB/17/02575/OUT relating to land east of Ampthill Road and north of Bedford Road surrounding Great Thickthorn Farm, Houghton Conquest be approved as set out in the Schedule attached to these minutes.

DM/17/123. Planning Application No. CB/16/05852/FULL (Shefford)

The Committee had before it a report regarding Planning Application No. CB/16/05852/FULL for the construction of six new dwellings on land off Harrow Way, Shefford.

No additional consultation/publicity responses, additional comments or additional/amended conditions were set out in the Late Sheet.

In advance of consideration of the application the Committee received representations from an objector to the application under the public participation scheme.

A ward Member stated that there had been considerable development in Shefford over the last ten years. Planning permission had been granted for over 330 homes within the last three years and these were currently under construction. The impact of the occupants on local services could not, as yet, be fully gauged. Whilst a large number of these new homes lay within the settlement envelope the application site lay outside the settlement envelope, and should, he stated, be judged on its merits and against the requirements of the National Planning Policy Framework (NPPF) and the Council's planning policies. He stated that there was no evidence that the application was sustainable. Local schools were full and new residents were being offered school places for their children outside Shefford and this would lead to an increased number of car journeys. Further, the design of the new dwellings was focused on family homes and would, therefore, attract additional families. The ward Member next referred to the elevated north western part of the site giving rise to overbearing in relation to existing neighbouring properties and resulting in overlooking and overshadowing. Residents had raised concern regarding the design and layout and the impact on their privacy. The ward Member stated that there was no evidence that local residents views had been sought on the application prior to its submission and the application site was not in the emerging Local Plan and it would have a detrimental effect when Shefford was struggling to cope with the impact of existing developments. He asked that his comments be considered.

(Note: At this point in the proceedings Councillor Brown, as the second ward Member present, withdrew from the seating allocated to Members of the Committee and addressed the meeting from the public speaking point).

The second ward Member, who had called in the application, reiterated some of points already raised. In particular he commented that approval of the application would set a precedent and encourage future applications to develop on land through to Hitchin Road. He contrasted the relatively large size of the local population with the relatively small size of Shefford, which also included a flood plain within it. The ward Member emphasised why the settlement envelope was of such importance to Shefford and should not be breached without full consideration. He stated that the Council had a five year land supply and so should not encourage backland on backland development in open countryside. He referred to the lack of school places and to an email, paper copies having been circulated immediately prior to the meeting, from the interim Head of School Organisation, Admissions and Capital Planning to the first ward Member which stated that Children's Services could not support any housing applications in the Shefford area due to the existing pressure on school places. The ward Member referred to three applications for town centre sites which would generate 150 dwellings therefore generating further pressure on school places. Whilst acknowledging that some measures were proposed in the officer recommendation to reduce the impact of loss of privacy on 23 Queen Elizabeth Close no other measures were proposed. He therefore asked that, if approval was given, permitted development rights be removed from all six properties to prevent additional visual intrusion. The ward Member asked, however, that for the reasons mentioned above the Committee refuse the application.

In response to a comment made by the second ward Member, the Chairman reminded the meeting that all applications were decided on their individual merits. Further, it was almost impossible for two applications to be identical. If an application was approved for something similar, but not identical, it did not set a precedent.

The planning officer responded to points raised by the speakers as follows:

- It was proposed to reduce the final ground levels on site to reduce the further loss of privacy and overbearing and this was set out in the recommended conditions.
- There had been no objections to the application from the highways team, ecology team and the Internal Drainage Board.
- The location of a proposed development outside the settlement envelope would not prevent it from receiving approval.
- The principle of development with regard to the NPPF was set out within the report.
- The report took the balance that the development was sustainable. Shefford was a minor service centre and considered a sustainable location.
- Whilst the full impact of current developments was not yet known the Committee was required to consider each application before it on its merits.

- There were under ten dwellings proposed so funding obligations could not be obtained towards improving education provision.
- Although the application was not included in the emerging Local Plan it was before the Committee for determination.
- The permitted development rights could be removed if the application was approved and Members supported this measure as a condition.

The Chairman referred to the email from the Head of School Organisation which he said could not be taken in to account because it had only been made available that day.

(Note: In this point in the proceedings Councillor Brown left the Council Chamber and took no further part in the debate or in the vote on this item).

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

- A second planning officer's statement that no planning application had been refused in Shefford because of the lack of school places. He was not aware of any being refused in the north of Central Bedfordshire in the past. He added that, in most cases, it was possible to mitigate the situation by securing a financial contribution from the applicants. Whilst there were pressures in the Shefford area regarding school places, consideration was being given to how they could be addressed.
- The above officer's statement that Children's Services had not been consulted because the application was for less than ten dwellings. Whilst the issue of school places was of concern it could not be given weight with regard to the application. National guidance stated local authorities could not seek contributions from developments of less than ten properties and policy did not, in this case, permit the Council to take account of the impact of cumulative development.
- A Member's comment that placing a requirement on the availability of school places would mean the cessation of growth in Central Bedfordshire. He was not aware of any school in his ward that claimed to have excess places. However, there were school in the Council's area which, if given notice, would make places available. He explained that schools did not want to take on extra staff and find they were not required. The Member did not think the small number of dwellings concerned could justify refusing the application.
- The above Member also commented that the application site fitted well with the existing properties, albeit laying outside the settlement envelope, and was sustainable. Further, the layout had attempted to reduce the impact on existing dwellings. However, he supported the removal as permitted development rights in order to help preserve the privacy of neighbours.
- With regard to overlooking and whether the application complied with the Council's Design Guide the Chairman advised that, with regard to 23 Queen Elizabeth Close the distance involved some 30 metres which

was in excess of the Guideline requirement of 21 metres. The second planning officer stated that the issue of overlooking as a result of the higher ground had been balanced by the greater distance of 9 meters between the development and the existing dwellings.

On being put to the vote 5 Members voted for approval, 5 voted against and 1 abstained. Given the equal number of votes for and against the Chairman, having abstained, stated that he would make use of his casting vote to vote in favour of approval as he believed the application was not inappropriate and its benefits outweighed any harm. The motion to approve the application was therefore carried by 1 vote.

RESOLVED

that Planning Application No. CB/16/05852/FULL relating to land off Harrow Way, Shefford be approved as set out in the Schedule attached to these minutes.

AT THE CONCLUSION OF ITEM 10 ABOVE COUNCILLORS M LIDDIARD AND A TURNER LEFT THE MEETING

THE COMMITTEE ADJOURNED AT 1.26 P.M. AND RECONVENED AT 1.51 P.M. ALL MEMBERS OF THE COMMITTEE WERE PRESENT

DURING CONSIDERATION OF ITEM 12 BELOW COUNCILLOR MRS S GOODCHILD ENTERED THE CHAMBER

DM/17/124. Planning Application No. CB/17/05425/FULL (Shefford)

The Committee had before it a report regarding Planning Application No. CB/17/05425/FULL for the replacement of an existing mobile home with a single storey two bedroom permanent dwelling at The Pigling, Woodville Nurseries, Shefford Road, Meppershall, Shefford, SG17 5LL.

In advance of consideration of the application the Committee's attention was drawn to an additional comment as set out in the Late Sheet.

In advance of consideration of the application the Committee received representations from an objector to the application and the applicant's agent.

(Note: At this point in the proceedings Councillor Brown, as a ward Member, withdrew from the seating allocated to Members of the Committee and addressed the meeting from the public speaking point).

The ward Member stated that the existing mobile home and conservatory referred to in the officer's report were unlawful structures and subject to enforcement orders. The latest enforcement order had been reviewed on compassionate grounds and a lifetime agreement made with Council to delay

the removal of the structures but on the immediate release of the land to the Council. It had also been agreed that at the right time the site would be returned to open countryside under Meppershall Parish Council for the benefit of local residents. With reference to the approval for the development of a neighbouring site the ward Member stated that the site had been approved by the Planning Inspector because the Council did not, at that time, have a five year land supply. He added that the application was not sustainable, lay outside the settlement envelope in open countryside and adjacent to a private, ancient woodland.

(Note: At this point in the proceedings Councillor Young declared a personal interest as he had dealt with the grant of the lifetime agreement).

In response to the ward Member's comments the Chairman stated that the application should be considered as any other planning application for a new, permanent dwelling and need not take account of the reasons for the lifetime agreement.

(Note: At this point in the proceedings Councillor Young briefly outlined the circumstances regarding the lifetime agreement and his role in its grant. He then left the Council Chamber and took no further part in the debate or in the vote on this item).

The Chairman stated that he had been advised that, irrespective of what had gone before, the application was completely separate and should be treated on its merits.

In response to a Member's request for clarification on the legal status of the existing mobile home a second planning officer explained that the building was unauthorised, subject to an enforcement notice and had no planning permission. Whilst the proposed dwelling was a replacement for the existing mobile home the latter did not have planning permission.

The legal officer confirmed that there was no planning permission for the mobile home and that, as yet, no enforcement action had been taken. She added that enforcement action was discretionary. She stressed that the Committee had to consider what was before it.

(Note: In this point in the proceedings Councillor Brown left the Council Chamber and took no further part in the debate or in the vote on this item).

The considered the application and in summary discussed the following:

- A Member's comments and interpretation of the status of the enforcement notice. In response the Chairman explained that it was standard practice, when a planning application was made, to suspend enforcement action pending the outcome of the application. Following the decision on the application enforcement action was either reinstated,

if the application had been refused or, if planning permission had been approved, the enforcement action was superseded.

- A second planning officer explained that the Council owned the land so no enforcement action would be undertaken as the Council would be taking action against itself. However, the mobile home did not have planning permission and there was an enforcement notice. Under the agreement mentioned previously a form of tenancy had been granted to the occupier to remain on the site. The second planning officer also advised that the occupier was not the applicant. He strongly advised Members to assess the application on its planning merits as it would any other application whilst also taking account of the wider context including an appeal being allowed on the adjacent site and that the related permission would change the character of the area, that no harm would be caused by the application and that other applications had been allowed in the area.
- The second planning officer's statement that the question of whether the mobile home and conservatory were authorised or not was not the critical issue. The issue was the planning assessment, particularly the appeal decision and the resulting change of character that would arise in the location.
- Confirmation, arising from a Member's question, that if the application was approved, it could only proceed if the Council, as the land owner, agreed to the sale of the land.

On being put to the vote 4 Members voted for approval, 3 voted against and 3 abstained.

RESOLVED

that Planning Application No. CB/17/05425/FULL relating to the Pigling, Woodview Nurseries, Shefford Road, Meppershall, Shefford, SG17 5LL be approved as set out in the Schedule attached to these minutes.

DURING CONSIDERATION OF ITEM 12 ABOVE COUNCILLOR A BROWN LEFT THE MEETING

AT THE CONCLUSION OF ITEM 12 ABOVE COUNCILLOR N YOUNG RE-ENTERED THE CHAMBER

DM/17/125. Planning Application No. CB/17/02512/OUT (Houghton Hall)

The Committee had before it a report regarding Planning Application No. CB/17/02512/OUT, an outline application for the residential development of up to 1.03ha of the site with the formation of two accesses, sustainable urban drainage and associated landscaping on land south of the bungalow, Bedford Road, Houghton Regis, Dunstable, LU5 6JS.

In advance of consideration of the application the Committee's attention was drawn to additional additional/replacement conditions as set out in the Late Sheet. The planning officer also advised that, further to page 162 of the agenda, he was able to confirm that the trial trench evaluation for the site had been commissioned together with a timetable for the works so there were no archaeology based objections to the application. He also advised that the upper figure relating to the density of the dwellings was envisaged at approximately 30, this being regarded as more appropriate for a rural area. The Chairman referred to the possible need to set an upper limit.

In advance of consideration of this item the Committee received a representation from the agent for the applicant under the public participation scheme. The Chairman sought clarification from the agent as to whether the replacement of condition 14 and the introduction of new, additional conditions relating to highways matters were acceptable. In his response, and whilst acknowledging the reasons why additional highway controls were being sought for this specific site, he stressed the need to consider the requirements arising from the development of Bedford Road as a whole given the possible wider impact. He suggested that further discussion might reveal a better solution overall. The Chairman stated that the Committee was required to determine what was before it but the applicant had the opportunity to seek amendments at a later date.

In response a Member stated that he was aware that local residents wished to see remedial works to Bedford Road. Ward Members were strongly minded that an effective ramp would be a favoured solution. Discussion took place on whether the application lay within in the Framework Plan and the Member stated that he had been assured that, whilst it wasn't allocated, it was within the Framework area.

The agent stated that a tabled access was acceptable and that the question regarding the site's position in the Framework site was ambiguous given the various plans available. However, it was a site surrounded by development and treating it as a windfall site was possibly the best way forward in policy terms.

A local Member referred to her attendance at a meeting of the Houghton Regis Town Council's Planning and Licensing Committee on Monday and sought assurance that the issues raised by the Committee and public, given the timescale, had been given due consideration. She then welcomed the amended and additional conditions set out in the Late Sheet in particular with regard to the density and stated that she would prefer the maximum number of dwellings to be stated to avoid future doubt. Following further comment she referred to the concerns raised on social media with regard to drainage, the marshy nature of the surrounding area and the possible impact on the foundations of the older buildings in Bidwell as a result of water run-off. A number of emails had been received regarding the allocation of S106 funding under the highways section and she sought clarification on what section of the Woodside Link the money would be spent given it was fully operational and

how much S106 funding in total would be allocated to the Woodside Link. She then raised the heading for community uses and stated that, as two of the projects identified, lay within her ward she would have the opportunity to be included in future discussions. Finally, she welcomed the commitment to provide much needed affordable housing.

The Chairman referred to the Town Council's original objections which included that of density. He stated this had now been dealt with but agreed that a upper limit on the number of dwellings should be formally set by Members. The Chairman stated that parking provision was an issue to be dealt with at the Reserved Matters stage and he would expect parking to conform with the Council's Design Guide. He added that the Internal Drainage Board had made no objections.

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

- A Member commented on the need for the Town Council to address community concerns about the new developments and it was right for it to secure advanced funding to fund community initiatives. The initiatives would prevent the developments becoming isolated from the town or parish that they were associated with.
- The Chairman pointed out that the S106 agreement was dealt with in the report. No figures were indicated because the quantum number of dwellings had not been determined. If Members were minded to approve the application there would be discussion with ward Members. A Member stressed the need for the projects to be identified. Based on a previously example with regard to the control of S106 monies another Member gave his full support to the involvement of ward Members. The Chairman stated that the planning officers would discuss with ward Members on what was permissible and what was not in relation to the CIL regulations.
- A Member queried whether there was any coordination with regard to the various development sites on Bedford Road. The planning officer explained that he was the planning officer responsible for HRN1 and 2 and the Bidwell area. The aim was to follow a holistic approach to the area. However, areas of land were under different ownership and discussion sometimes did not take place between these parties. Often development proposals were not known by the officers until applications were submitted. The planning officer stressed that he and his colleagues would attempt to ensure that standards of development were consistent throughout the different parcels. He added that he believed that the application set bench marks for which it would be possible to co-ordinate future parcels when they came forward. He referred specifically to the issues of density, open space and highways in this regard.
- A Member commented that there appeared to no footpath provided. He also commented that policies and strategies relating to an area were often agreed some years previously and could therefore be out of date. He asked that current needs be examined when considering S106

contributions. In response the Chairman referred to the Late Sheet and a suggested new condition covering the provision of a footway/cycleway on the frontage of the site with Bedford Road. The Member explained that, with regard to the footpath, he was concerned about the lack of a proper path further up along the Road rather than the frontage of the site. The planning officer stated that the proposed condition would provide the footpath link to enable residents to access the nearest services which would be in Houghton Regis to the south. A northern extension of the footpath had not been requested and would not be expected as part of the condition. The absence of a footpath would likely be considered as part of the overall highways considerations for Bedford Road. Following further consideration the planning officer stated that the proposed footway would be expected to link in with the existing footway provision.

On being put to the vote 10 members voted for approval, 0 voted against and 1 abstained.

RESOLVED

that Planning Application No. CB/17/02512/OUT relating to land south of the bungalow, Bedford Road, Houghton Regis, Dunstable, LU5 6JS be approved as set out in the Schedule attached to these minutes.

AT THE CONCLUSION OF ITEM 11 ABOVE COUNCILLOR MRS S GOODCHILD LEFT THE MEETING

DM/17/126. Planning Application No. CB/17/04050/FULL (Cranfield and Marston Moretaine)

The Committee had before it a report regarding Planning Application No. CB/17/04050/FULL for an extension to the reception area, new 7 classroom teaching block, new 3 court sports hall and teaching area at Holywell Middle School, Red Lion Close, Cranfield, Bedford, MK43 0JA.

In advance of consideration of the application the Committee's attention was drawn to an additional/amended condition as set out in the Late Sheet. The planning officer also advised verbally that there had been a request for an additional highways condition for a revised travel plan.

(Note: At this point in the proceedings the Chairman stated that he had failed to seek any declarations of interest from Members with regard to those planning applications to be considered during the afternoon session of the Committee. However, Members stated that they had assumed the declarations provided at the beginning of the meeting covered the day in full. The Chairman, Councillor Matthews, declared a personal interest with regard to the current application because he knew both speakers. He also advised that he resided on the

corner of Red Lion Close, Cranfield but would not be affected in any way by the application).

In advance of consideration of the application the Committee received representations from Cranfield Parish Council and the applicant/Head Teacher under the public participation scheme.

A Member sought clarification from the Parish Council representative regarding comments made by the latter on the absence of the approved footpath (Church Walk) between Home Farm development and the school and the impact this would have in the form of increased vehicle use. The Member advised that he had been asked by a ward Member to speak to the developer (Persimmon) in his capacity as Executive Member for Regeneration and bring forward the S106 obligation relating to this matter. The meeting noted that the same ward Member was attempting to secure the provision of the footpath as quickly as was possible though complications existed.

A Member sought clarification from the applicant/Head Teacher regarding the poor state of the school's multi-use games area (MUGA) and the extent of its use. In response the latter explained that the MUGA had restricted use during the summer because it was unsafe when wet. However, the area of the MUGA that remained following the construction of the new sports hall would be resurfaced, marked out for use and made available to the community as would the new sports hall.

Another Member sought clarification relating to the number of students that were bussed to the school. The Committee noted the number, geographical origin and that approximately 5 buses were employed.

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

- That the additional facilities were welcomed.
- The recent consideration by the Executive of safer routes to schools and school transport plans and the availability of officers to assist schools with these issues.
- That should traffic management issues arise they could be brought before the Council's Traffic Management body for consideration.
- That officers met with schools to discuss parking issues and officers would focus on specific schools if required.
- That the planned expansion of schools to meet growing demand was possible if sufficient land was available.

On being put to the vote Members voted unanimously for approval (11 voted for, 0 voted against and 0 abstained).

RESOLVED

that Planning Application No. CB/17/04050/FULL relating to Holywell Middle School, Red Lion Close, Cranfield, Bedford, MK43 0JA be approved as set out in the Schedule attached to these minutes.

AT THE CONCLUSION OF ITEM 13 ABOVE COUNCILLOR T NICOLS LEFT THE MEETING

DM/17/127. Planning Application No. CB/17/05740/FULL (Leighton Buzzard North)

The Committee had before it a report regarding Planning Application No. CB/17/05740/FULL for the resubmission of Planning Application No. CB/17/03798/FULL for a change of use of a dwelling to two flats and the erection of two flats at 65 Mill Road, Leighton Buzzard, LU7 1AX.

In advance of consideration of the application the Committee's attention was drawn to additional consultation/publicity responses, an additional comment, additional/replacement conditions and additional informatives as set out in the Late Sheet.

In advance of consideration of the application the Committee received representations from Leighton-Linslade Town Council, an objector to the application and the applicant's agent under the public participation scheme.

The Chairman sought clarification on a point raised by the objector regarding the boundary fence with 2A Doggett Street. The objector explained that the fence was property of the owner of 2A Doggett Street, not the applicant, and would not be reduced in height as was required by the highways officer.

The applicant's agent stated that, if an agreement was necessary with the neighbour, it would be dealt with outside the application. Should an agreement not prove possible then the possible reconfiguration of the parking arrangements would be examined. The Chairman advised that depending on the extent of the reconfiguration a new planning application could be required.

In the absence of the ward Members for Leighton Buzzard North the Vice-Chairman explained that he had been asked by one of the ward Members to speak on the application. The Vice Chairman explained that he was the ward Member for Leighton Buzzard South and a member of Leighton-Linslade Town Council for the ward in which Mill Road lay. Having considered various issues, including that of the ownership of the boundary fence, he stated that he felt that he had to support the officer recommendation before the Committee to approve the application.

The planning officer responded to the points raised so far as follows:

- She did not feel that there would be a materially harmful change to the character of the area.

- The existing planning permission already provided for four parking spaces in the rear garden so it was difficult for her to object to an extra space set further away from the neighbours. It was not felt that there would be a significant change of character or that overdevelopment would arise.
- The current application would extend the rear extension by a further 3.6m. However, this would not be any further than the rear wall of 67 Mill Road. The impact on 2A Doggett Street with regard to overbearing and light would be similar to the existing two storey rear extension at no. 67. A condition has been proposed for obscure glazing which would prevent loss of privacy.

The Chairman referred to the issues relating to the ownership of the fence and the possible reconfiguration of parking. He also referred to concern over the absence of separate parking for visitors but stated that this situation was no different than that which already existed for other residents.

The Committee considered the application. Members were reminded of government guidance encouraging greater residential density close to town centres and that the current application was similar to an existing permission.

On being put to the vote 9 Members voted for approval, 0 voted against and 1 abstained.

RESOLVED

that Planning Application No. CB/17/05740/FULL relating to 65 Mill Road, Leighton Buzzard, LU7 1AX be approved as set out in the Schedule attached to these minutes.

DM/17/128. Planning Application No. CB/17/04312/FULL (Flitwick)

The Committee had before it a report regarding Planning Application No. CB/17/04312/FULL for the erection of one bungalow and one two storey house with access off Durham Close on land at 11 and rear of 13 The Ridgeway, Flitwick, Bedford, MK45 1DH.

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

In advance of consideration of the application the Committee received a representation from an objector to the application under the public participation scheme. The Chairman sought clarification on an issue raised by the objector.

The Committee was advised that the ward Member (Councillor Turner), who had called in the application, had been present earlier and had intended to address the meeting but had been unable to stay beyond the lunchtime adjournment. He had expressed his apologies at being unable to remain. A

member of the Committee (Councillor Gomm), who was also a ward Member, stated he would speak on the application.

The planning officer responded to the points raised so far as follows:

- The trees on the site had no Tree Preservation Orders on them and they could therefore be removed at any time.
- The parking of construction vehicles would be a temporary disruption.
- The development of the land in question had not taken place at the same time as the erection of the other properties because the land had only become available after the original development had taken place.
- There was no requirement for the provision of garages.
- Any requirement for wakening routes to local amenities only applied to new developments and could not be applied retrospectively.
- The removal of permitted development rights was recommended in order to prevent the owner of the proposed bungalow from installing windows in its loft.
- There was no overbearing or loss of light to the bathroom window in the existing neighbouring property. Further, the position of the development was considered acceptable given the similar relationship between dwellings already present in Durham Close.

The Chairman referred to comment passed by the objector to the objections raised by local residents and how these had been ignored by the planning officer. He briefly outlined the process by which the Committee was required to determine applications.

(Note: At this point in the proceedings Councillor Gomm, as a ward Member, withdrew from the seating allocated to Members of the Committee and sat at the seat allocated to public speakers in order to address the meeting).

The ward Member expressed his concern at the environmental impact of the application. He stated that the development site provided a natural barrier and was of benefit to the area. Should the development be approved it would result in extra vehicle movements and parking and have a detrimental impact on residents and the area. He supported the refusal of the application.

(Note: Councillor Gomm left the meeting room at this point and took no further part in the debate or in the vote on this item).

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

- A Member's comment that the land under question provided a reasonable infill site and he was surprised that the site had not been built on at the same time as the original development.
- A second planning officer's comment that that the Environmental Protection Act covered the hours of work and local authorities were not

expected to impose controls on matters already covered by legislation. If construction work were undertaken at unreasonable hours the Council already had the means to take appropriate action. A condition for wheel cleaning for a development of this size was not usual but could be imposed if the Committee wished. In response to the Chairman's suggestion that, as an alternative, there be a condition requiring that roads be kept clear the second planning officer explained that this issue was already covered by highways legislation. Further, there would be an additional cost to the developer to hire the necessary vehicle and for a two dwelling development it would be unprecedented.

- The use of an informative regarding the need to ensure that roads were kept clear of mud and other debris was suggested and supported by Members.

On being put to the vote 8 Members voted for approval, 0 voted against and 1 abstained.

RESOLVED

that Planning Application No. CB/17/04312/FULL relating to land at 11 and rear of 13 The Ridgeway, Flitwick, Bedford, MK45 1DH be approved as set out in the Schedule attached to these minutes.

AT THE CONCLUSION OF ITEM 14 ABOVE COUNCILLOR C GOMM RE-ENTERED THE CHAMBER

DM/17/129. Planning Application No. CB/16/02972/FULL (Dunstable Icknield)

The Committee had before it a report regarding Planning Application No. CB/16/02972/FULL for the erection of 270 dwellings with parking and associated works at the former Dukeminster Estate, Church Street, Dunstable.

There were no additional consultation/publicity responses, comments or additional/amended conditions reported in the Late Sheet.

No representations were made under the public representation scheme.

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

- That the total provision of on-site affordable housing remained at 15% but the developer had advised that it was unable to deliver the proposed mixture of 10% shared ownership and 5% starter homes as this split was considered undeliverable.
- That following consideration of the updated viability it was found that 15% shared ownership was the only comparable affordable housing mix that was relative to the cost implications of the original mix proposed.

- Concern at the absence of affordable housing for rental given the size of the development and local demand.
- The planning officer's confirmation that the viability of the revised scheme had been independently assessed and approved. The Committee noted that it lacked the information to challenge the assessment.

On being put to the vote 9 Members voted for approval, 0 voted against and 1 abstained.

RESOLVED

that Planning Application No. CB/16/02972/FULL relating to the former Dukeminster Estate, Church Street, Dunstable be approved as set out in the Schedule attached to these minutes.

DM/17/130. 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/17/131. Site Inspection Appointment(s)

NOTED

that the next meeting of the Development Management Committee will be held on 28 February 2018.

RESOLVED

that all Members and substitute Members along with the relevant ward representatives be invited to conduct site inspections on 26 February 2018.

(Note: The meeting commenced at 10.00 a.m. and concluded at 4.31 p.m.)

Chairman

Dated

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Item No. 7

APPLICATION NUMBER	CB/17/00981/OUT
LOCATION	Land North of Clophill Road, Maulden, MK45 2AE
PROPOSAL	Outline: Erection of 21 dwellings with estate road
PARISH	Maulden
WARD	Amphill
WARD COUNCILLORS	Cllrs Duckett, Blair & Downing
CASE OFFICER	Matthew Heron
DATE REGISTERED	24 February 2017
EXPIRY DATE	30 May 2017
APPLICANT	Mrs Cowell and Mrs Donnelly
AGENT	Mr M Doodes
REASON FOR COMMITTEE TO DETERMINE	Objection from Maulden Parish Council to a major development
RECOMMENDED DECISION	Outline application – Recommended for approval subject to completion of legal agreement

Recommendation:

That Outline Planning Permission be GRANTED subject to the following:

RECOMMENDED CONDITIONS

- 1 Details of the appearance, landscaping, layout, and scale, (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 Section 92 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 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.
- 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 The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans; Site Location Plan (scale of 1:1250 & 3206_DR_001 Rev. F.

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

- 5 The development shall not commence until a Construction Management Plan has been submitted to and approved, in writing, by the Local Planning Authority. The statement shall include:

- i) waste management measures;
- ii) details of site compounds, offices and areas to be used for the storage of materials;
- iii) methods and details of dust suppression during construction;
- iv) proposals to minimise harm and disruption to the adjacent local area from ground works, construction noise and site traffic.
- v) construction traffic routes

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

Reason: In the interest of highway safety and the living conditions of surrounding properties.

- 6 The dwellings hereby approved shall not be occupied until details of the bin storage areas have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out and retained in accordance with details approved in this regard.

Reason: To ensure a satisfactory appearance to the development in accordance with Policies CS14, DM3 and DM14 of the Core Strategy and Development Management Policies 2009.

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

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

- 8 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (or any Order amending or re-enacting that Order with or without modification) no development within Schedule 2, Part 1, Classes A and B shall take place.

Reason: To enable the local planning authority to retain control over the development in the interests of safeguarding the character of the area, in accordance with Policies CS14, DM3 and DM4 of the Core Strategy and Development Management Policies 2009.

- 9 Prior to the commencement of the development hereby approved full engineering details of the proposed 5.5m wide access road junction with Clophill Road as shown indicatively on the submitted plans shall be submitted to and approved by the Local Planning Authority and no dwelling shall be occupied until the junction has been constructed in accordance with the approved details.

Reason: In order to minimise conditions of danger, obstruction and inconvenience to users of the highway and of the proposed internal access road.

- 10 The detailed layout plans to be submitted for approval of reserved matters in connection with this development shall include plans and sections of the proposed access road(s), footways, cycleways, turning areas, etc. to accord with the Council's published standards.

Reason: To ensure a satisfactory means of access between the proposed dwellings and the public highway and to ensure that the proposed dwellings can be properly serviced.

- 11 No dwelling shall be occupied until a 2.0m wide footway has been constructed on the northern side of Clophill Road between the proposed site access and the bus stop at the eastern end of the site frontage in accordance with details of a scheme to be submitted to and approved by the Local Planning Authority. Any Statutory Undertakers equipment or street furniture shall be re-sited to provide an unobstructed footway.

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

- 12 The detailed layout plans to be submitted for approval of reserved matters in connection with this development shall illustrate a scheme for the provision of off-street parking and cycle storage in accordance with the Council's published standards.

Reason: To enable vehicles to draw off and park clear of the highway, thus minimising conditions of danger, obstruction, and inconvenience to users of the highway and of the premises and to ensure cycle parking is appropriate.

- 13 All ecological measures and/or works shall not be carried out other than in accordance with the details contained in the October 2016 Ecological Appraisal and drawing no. 3206_DR_001 Rev. F.

Reason: In the interest of biodiversity, in accordance Policy CS18 of the Core Strategy and Development Management Policies 2009.

- 14 No development shall commence until a detailed surface water drainage scheme for the site, based on the agreed Flood Risk Assessment (Rev B

Jan 2015) and Drainage Strategy Report (Rev A – Dec 2015) 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 restriction in run-off rates and volumes to at or below greenfield, using suitable drainage principles. The scheme shall include details of a site specific ground investigation report (in accordance with BRE 365 standards) to determine the infiltration capacity of the underlying geology and the ground water level, as well as details of how the system will be constructed including any phasing of the scheme, and how it will be managed and maintained after completion. The final detailed design including proposed standards of operation, construction, structural integrity and ongoing maintenance shall be compliant with the 'Non-statutory technical standards for sustainable drainage systems' (March 2015, Ref: PB14308), 'Central Bedfordshire Sustainable Drainage Guidance' (Adopted April 2014, Updated May 2015), and recognised best practise including the Ciria SuDS Manual (2016, C753).

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.

- 15 Prior to the first occupation of the dwellinghouses hereby approved, a finalised 'Maintenance and Management Plan' for the entire surface water drainage system, inclusive of any adoption arrangements and/or private ownership or responsibilities, shall be submitted to and approved in writing by the local planning authority. The development shall be in accordance with this approved plan.

Reason: To ensure that the implementation and long term operation of a sustainable drainage system (SuDS) is in line with what has been approved, in accordance with Written Statement HCWS161.

- 16 During any ground works on the site a Watching Brief shall be kept to monitor any potentially contaminated material. Should any such material be encountered, the development must cease immediately and the Council must be informed without delay and an appropriate course of action agreed in writing. Subsequently, the development shall continue in accordance with this agreed course of action until completed.

Reason: To minimise the risk to human health through ground contamination.

- 17 The number of dwellinghouses approved shall not exceed 21.

Reason: To appropriately manage the scale of the development at the site, in accordance with Policies CS14, DM3 and DM4 of the Core Strategy and

Development Management Policies 2009.

INFORMATIVE NOTES TO APPLICANT

1. This permission relates only to that required under the Town & Country Planning Acts and does not include any consent or approval under any other enactment or under the Building Regulations. Any other consent or approval which is necessary must be obtained from the appropriate authority.
2. The applicant is strongly advised to increase the 'buffer' between the approved development and adjacent Site of Special Scientific Interest compared to that shown on the approved indicative layout. Further justification, including relevant ecological assessments, should be provided through any subsequent reserved matters applications should this buffer depth remain as indicated at this stage.
3. Any relevant reserved matters application for each area should include the following:
 - a) An estate phasing and completion plan - setting out the development phases and the standards that estate streets serving each phase of the development will be completed;
 - b) Details of the proposed arrangements for future management and maintenance of the proposed streets within each phase of the development until such time as an agreement has been entered into under Section 38 of the Highways Act 1980, or a private management and maintenance company established;
 - c) Full engineering, drainage, street lighting and constructional details of the streets proposed for adoption.

This is in the interest of highway safety; to ensure a satisfactory appearance to the highways infrastructure serving the approved development; and to safeguard the visual amenities of the locality and users of the highway in accordance with Policy DM3 of the Core Strategy and Development Management Policies for Central Bedfordshire (North).

4. The applicant is advised that the development should be completed within a five year time period.

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. 8

APPLICATION NUMBER	CB/17/1156/OUT
LOCATION	Land East of No. 13 Clophill Road, Maulden, MK45 2AQ
PROPOSAL	Outline: Residential development including other associated works
PARISH	Maulden
WARD	Amphill
WARD COUNCILLORS	Cllrs Duckett, Blair & Downing
CASE OFFICER	Matthew Heron
DATE REGISTERED	08 March 2017
EXPIRY DATE	07 June 2017
APPLICANT	Aldbury Homes
AGENT	David Coles Architects
REASON FOR COMMITTEE TO DETERMINE	Objection from Maulden Parish Council to a major application
RECOMMENDED DECISION	Outline application – Recommended for approval subject to satisfactory completion of legal agreement

RESOLVED

That the Planning Inspectorate be informed that the Development Management Committee is minded to refuse the Planning Application No. CB/17/01156/OUT for the following reasons:

The site is outside of the Settlement Envelope and is within the open countryside. The development would cause harm to the character and appearance of the area by extending built development into the countryside and would harm the visual amenity of the village. The proposed development does not, therefore, constitute sustainable development given the environmental harm that would result. The development would therefore conflict with the objectives and policies of the National Planning Policy Framework (2012), fails to comply with Policies DM3 and DM4 of the Core Strategy and Development Management Policies 2009 and conflicts with the findings of the Important Countryside Gaps Study 2018.

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Item No. 6

APPLICATION NUMBER	CB/17/02575/OUT
LOCATION	Land East of Ampthill Road and North of Bedford Road surrounding Great Thickthorn Farm, Houghton Conquest
PROPOSAL	Outline application (with all matters reserved except access): Mixed use development with access from Ampthill Road and Bedford Road comprising up to 650 dwellings, children's play spaces, a countryside park comprising formal and informal open space and playing pitches, new woodland and other landscape works together with a localised footpath diversion, a site of up to 2.00 hectares for educational use and other associated works and operations including but not limited to demolition, earthworks and engineering operations (including in relation to utilities and drainage).
PARISH	Houghton Conquest
WARD	Houghton Conquest & Haynes
WARD COUNCILLORS	Cllr Mrs Barker
CASE OFFICER	Lisa Newlands
DATE REGISTERED	24 May 2017
EXPIRY DATE	23 August 2017
APPLICANT	Old Road Securities Plc
AGENT	David Lock Associates
REASON FOR COMMITTEE TO DETERMINE	Major development outside of the settlement envelope with Parish Council objection
RECOMMENDED DECISION	Outline application - Recommended for approval subject to the completion of a S106 agreement.

Recommendation:

That outline planning permission be approved subject to the following conditions:

RECOMMENDED CONDITIONS

- 1 Approval of the details of the appearance, landscaping, layout and scale of the development within each area approved as identified in condition 4, (herein called 'the reserved matters') shall be obtained in writing from the local planning authority before development is commenced within that area. The development shall be carried out in accordance with the approved details.**

Reason: To comply with Article 5(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015.

- 2 Application for approval of the reserved matters for each area, as identified in condition 4, shall be made to the local planning authority before the expiration of ten years from the date of this permission. The development shall begin no later than two years from the approval of the final reserved matters.

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 Each reserved matters application shall demonstrate how it has taken account of the principles set out within the submitted Design Framework Document (David Lock Associates, May 2017):

- Section 4 - Character Areas
- Section 5 - Layout, Scale & Form
- Section 6 - Access & Movement
- Section 7 - Landscape, Ecology & Open Space
- Section 8 - Secured by Design

and the submitted Parameter Plan ORS004\OPA\002 (David Lock Associates, May 2017)

Reason: To ensure that the details and appearance of the development are acceptable to the Local Planning Authority in accordance with Policies CS14 and DM3 of the Central Bedfordshire (North Area) Core Strategy and Development Management Policies (2009)

- 4 Prior to the submission of the first reserved matters, an areas plan for the entire application site shall be submitted to and approved in writing by the Local Planning Authority. The areas plan shall show a maximum of 10 residential areas and shall define the location and extent of the education area and each residential area and the number of dwellings in each area;

Reason: In order to ensure the proper and timely provision of the development.

- 5 No more than 650 dwellings shall be constructed on the site pursuant to this planning permission.

Reason: For the avoidance of doubt.

- 6 (i) **No development shall begin until the details for the provision of 2.0m wide footway along Bedford Road between the site access point marked A on submitted and the existing footway in Houghton Conquest at the point marked B on the Footpath connections plan ORS004\OPA\003 (David Lock Associates, January 2018) have been submitted to and approved in writing by the Local Planning Authority.**

(ii) **No development shall begin until the details for the provision of**

3.0m wide footway/ cycleway between the junction of Thickthorn Lane with Ampthill Road (B530) at the point marked C and the proposed new roundabout serving the development of the site on the B530 Ampthill Road at the point marked D on the Footpath Connections Plan ORS004\OPA\003 have been submitted to and approved in writing by the Local Planning Authority.

No dwellings shall be occupied until the footways 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 in accordance with Policy DM3 of the Core Strategy and Development Management Policies for Central Bedfordshire (North) 2009 and Section 4 of the National Planning Policy Framework

- 7 No dwelling shall be constructed until the junction(s) of the proposed vehicular access points with the highway have been constructed to base course level in accordance with the approved details. No dwelling shall be occupied until the junction has been fully implemented in accordance with the approved details.

Reason: In order to minimise danger, obstruction and inconvenience to users of the highway and the premises in accordance with Policy DM3 of the Core Strategy and Development Management Policies for Central Bedfordshire (North) 2009 and Section 4 of the National Planning Policy Framework

- 8 The development shall be served by means of roads, turning heads and footpaths which shall be laid out and drained in accordance with the Central Bedfordshire Design Guide September 2014 or other such documents that replace them, and no building shall be occupied until the roads and footpaths which provide access to it from the existing highway have been laid out and constructed in accordance with the above-mentioned Guidance.

Reason: In order to minimise danger, obstruction and inconvenience to users of the highway and of the proposed estate road in accordance with Policy DM3 of the Core Strategy and Development Management Policies for Central Bedfordshire (North) 2009 and Section 4 of the National Planning Policy Framework

- 9 No dwelling shall be occupied until visibility splays have been provided at the junction of the estate road with the Bedford Road. The minimum dimensions to provide the required splay lines shall be 2.4m measured along the centre line of the proposed estate road from its junction with the channel of the public highway and 43m measured from the centre line of the proposed estate road along the line of the channel of the public highway. The vision splays required shall be provided and defined on the site by or on behalf of the developers and be kept free of any obstruction above the adjacent carriageway level.

Reason: To provide adequate visibility between the existing highway and the proposed access(es) and to make the access(es) safe and convenient for the traffic which is likely to use it (them) in accordance with Policy DM3 of the Core Strategy and Development Management Policies for Central Bedfordshire (North) 2009 and Section 4 of the National Planning Policy Framework

- 10 Visibility splays shall be provided at all road junctions within the site. The minimum dimensions to provide the required splay lines shall be 2.4m measured along the centre line of the side road from its junction with the channel to the through road and 25m measured from the centre line of the side road along the channel of the through road. The vision splays required shall be provided and defined on the site by or on behalf of the developers and be entirely free of any obstruction above the adjacent carriageway level.

Reason: To provide adequate visibility at road junction in the interest of road safety in accordance with Policy DM3 of the Core Strategy and Development Management Policies for Central Bedfordshire (North) 2009 and Section 4 of the National Planning Policy Framework .

- 11 **No development shall take place, including any works of demolition, until a Construction Traffic Management Plan, associated with the development of the site, has been submitted and approved in writing by the Local Planning Authority which will include information on:**

(a) The parking of vehicles.

(b) Loading and unloading of plant and materials used in the development.

(c) Storage of plant and materials used in the development.

(d) The erection and maintenance of security hoarding/scaffolding affecting the highway if required.

(e) Rhino type wheel washing facilities.

(f) Measures on site to control the deposition of dirt/mud on surrounding roads during the development.

(g) Footpath/footway/cycleway or road closures needed during the development period.

(h) Traffic management needed during the development period.

(i) Times, routes and means of access and egress for construction traffic and delivery vehicles (including the import of materials and the removal of waste from the site) during the development of the site.

The approved Construction Management Plan associated with the development of the site shall be adhered to throughout the

development process.

Reason: In the interests of safety, protecting the amenity of local land uses, neighbouring residents and highway safety in accordance with Policy DM3 of the Core Strategy and Development Management Policies for Central Bedfordshire (North) 2009 and Section 4 of the National Planning Policy Framework .

- 12 The detailed layout plans to be submitted for approval of reserved matters in connection with this development shall include car and cycle parking in accordance with Central Bedfordshire Design Guide September 2014 or other such documents that replace them has been submitted and approved in writing by the Local Planning Authority. The approved scheme shall be implemented and the car and cycle parking areas serving each dwelling shall be made available for use before the dwelling is occupied and those car and cycle parking areas shall not thereafter be used for any other purpose.

Reason: To ensure a satisfactory standard of development in accordance with the Central Bedfordshire Design Guide September 2014 in accordance with Policy DM3 of the Core Strategy and Development Management Policies for Central Bedfordshire (North) 2009 and Section 4 of the National Planning Policy Framework.

- 13 Prior to the occupation of the 25th dwelling a scheme for traffic calming on Bedford Road between site vehicle access points shown on the approved plans shall be submitted to and approved in writing by the Local Planning Authority. The approved traffic calming scheme shall be fully implemented prior to the 50th dwelling occupation.

Reason: To ensure the provision of appropriate speed reduction measures in the interests of highway and pedestrian safety in accordance with Policy DM3 of the Core Strategy and Development Management Policies for Central Bedfordshire (North) 2009 and Section 4 of the National Planning Policy Framework.

- 14 Prior to occupation of the 25th dwelling a scheme for a single lane dualling junction improvement on A6/Chapel End Road junction shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be fully implemented prior to the 50th dwelling occupation.

Reason: In order to minimise danger and inconvenience to users of the highway and of the development in accordance with Policy DM3 of the Core Strategy and Development Management Policies for Central Bedfordshire (North) 2009 and Section 4 of the National Planning Policy Framework .

- 15 **(i) Prior to the submission of any reserved matters applications for any area of residential development approved as per condition 4 of this permission:**

(a) an overarching Landscape and Open Space Implementation and Management Plan; and

(b) a reserved matters application for the countryside park in accordance with the submitted Landscape & Green Infrastructure Strategy Revision A (The Landscape Partnership, November 2017

shall be submitted to the local planning authority.

The Landscape and Open Space Implementation and Management Plan shall set out the requirements for delivery of the areas of landscaping and open space in accordance with the principles set out within the submitted Landscape & Green Infrastructure Strategy Revision A and the areas plan approved by condition 4 and shall include:

- a) a programme for implementation `;**
- b) long-term design objectives for the laying out of areas of green infrastructure and open space within the residential development areas including any replacement planting;**
- c) short and long-term management responsibilities;**
- d) maintenance schedules for all hard and soft landscape areas, open spaces and play areas (other than privately owned domestic gardens), and any associated features.**

(ii) No development shall commence until the Landscape and Green Infrastructure Implementation and Management Plan has been approved in writing by the Local Planning Authority and approval of reserved matters granted for the countryside park

(iii) The development shall be carried out in accordance with the approved overarching Landscape and Open Space Implementation and Management Plan.

Reason: To ensure a satisfactory appearance of the development in accordance with policies DM3 and DM16 of the Core Strategy and Development Management Policies for Central Bedfordshire (North) 2009.

- 16 The landscaping scheme(s) required by conditions 1 and 15 of this permission shall show the numbers, types and sizes of trees, grass and shrubs to be planted and their location in relation to proposed buildings, underground services and/or engineering works and shall include details of any hard surfaces and earth mounding. The approved scheme for each area approved by condition 4 of this permission shall be implemented by the end of the full planting season immediately following the completion of that identified area (a full planting season means the period from October to March). The trees, shrubs and grass shall be subsequently 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 appearance of the development in accordance with Policies DM3 and DM16 of the Core Strategy and Development Management Policies for Central Bedfordshire (North) 2009.

- 17 **Prior to commencement of any development on site for each area of the development approved as per condition 4 an Arboricultural Method Statement and Tree Protection Plan following the principles set out in the submitted Tree Survey incorporating Arboricultural Impact Assessment (The Landscape Partnership, May 2017) shall be submitted to and approved in writing by the Local Planning Authority.**

The development shall be carried out in accordance with the approved statement(s) and plan(s).

Reason: To safeguard existing trees on site in accordance with Policy DM14 of the Core Strategy and Development Management Policies for Central Bedfordshire (North) 2009.

- 18 **No development shall commence until a detailed surface water drainage scheme for the site, based on the agreed Surface Water Drainage Strategy (May 2017), 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 a restriction in run-off rates to that outlined by the IDB. 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 and maintenance and prevent the increased risk of flooding both on and off site, in accordance with Para 103 National Planning Policy Framework (2012).

- 19 **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.

- 20 Unless otherwise approved in writing by the Local Planning Authority no development shall commence in each area of the development approved as per condition 4 until a foul water strategy for that area has been submitted to and approved in writing by the Local Planning Authority. No dwelling shall be occupied until the works described in the approved strategy serving that dwelling have been carried out in accordance with the foul water strategy so approved.

Reason: To prevent environmental and amenity problems arising from flooding in accordance with Policy DM3 of the Core Strategy and Development Management Policies for Central Bedfordshire (North) 2009.

- 21 (i) No development in any area of the development approved as per condition 4 of this planning permission shall take place until a Phase 2 investigation report, as recommended by the previously submitted AECOM report dated May 2017 has been submitted to and approved in writing by the Local Planning Authority for that area. Where found to be necessary by the phase 2 report a remediation strategy to deal with the risks associated with contamination of the site shall also be submitted to and approved in writing by the Local Planning Authority. The remediation strategy shall include an options appraisal giving full details of the remediation measures required and how they are to be undertaken. The strategy shall include a plan providing details of how the remediation works shall be judged to be complete and arrangements for contingency action.

(ii) Before any permitted dwelling is occupied in an area of the development approved as per condition 4 of this planning permission the effectiveness of any remediation strategy as required by Condition 21 (i) above in relation to that area shall be demonstrated to the Local Planning Authority by means of a validation report unless an alternative period is approved in writing by the Authority. Any such validation should include responses to any unexpected contamination discovered during the works.

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

- 22 **Prior to the commencement of the development hereby permitted a Construction Environmental Management Plan (CEMP) shall be submitted and approved in writing by the Local Planning Authority. This plan shall include measures that all developers, contractors and subcontractors will employ at all times during the construction, demolition and any other engineering operations on the site. The CEMP shall include:**
- **Measures to be used to control and suppress dust;**
 - **Measures to be used to reduce the impact of noise and vibration arising from activities on site in accordance with best practice as set out in BS5228:2009 "Code of Practice for noise and vibration control on construction and open sites":**

- **The siting and layout of works compounds including material storage areas.**

The implementation of the development shall only be undertaken in accordance with the approved CEMP.

Reason: To safeguard the amenities of the occupiers of neighbouring residential premises in accordance with Policy DM3 of the Core Strategy and Development Management Policies for Central Bedfordshire (North) 2009.

- 23 Noise resulting from the use of the plant, machinery or equipment shall not exceed the existing background level when measured or calculated according to BS4142:2014.

Reason: To protect the residential amenity of any existing or future users in accordance with Policy DM3 of the Core Strategy and Development Management Policies for Central Bedfordshire (North) 2009.

- 24 Works in respect of the construction on the development hereby permitted shall be restricted to 8.00am - 6.00pm Monday – Friday 8.00am – 1.00pm on Saturdays and not at all on Sundays or Bank Holidays.

Reason: To protect the residential amenity of any existing and future occupiers in accordance with Policy DM3 of the Core Strategy and Development Management Policies for Central Bedfordshire (North) 2009.

- 25 **No development shall commence in a residential area of the site identified in accordance with condition 4, until the applicant has submitted to and had approved in writing to the Local Planning Authority a scheme of noise attenuation measures for that residential area which will ensure that internal noise levels from external rail and road traffic noise sources shall not exceed 35dB LAeq, 07.00am – 11.00pm in any habitable room or 30dB L_{Amax} 11.00pm – 07.00am (more than 15 times a night) inside any bedroom, and that external noise levels from external rail and road traffic noise sources shall not exceed 55dB LAeq(1 hour) in outdoor amenity areas.**

Any works which form part of the scheme approved by the Local Planning 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 protect the residential amenity of any existing and future occupiers in accordance with Policy DM3 of the Core Strategy and Development Management Policies for Central Bedfordshire (North) 2009.

- 26 **No development shall take place in an area of the development approved as per condition 4 above until there has been submitted to**

and approved in writing by the Local Planning Authority a detailed waste audit scheme for that area. The waste audit scheme shall include details of refuse storage and recycling facilities.

The development of dwellings in each area shall be carried out in accordance with the approved details shall not thereafter be used for any other purpose.

Reason: To ensure that development is adequately provided with waste and recycling facilities in accordance with Policy DM3 of the Core Strategy and Development Management Policies for Central Bedfordshire (North) 2009).

- 27 The details required by condition 1 of this permission in relation to each area approved by condition 4 shall include details of the finished floor and site levels including full details of finished floor levels for each building and finished site levels (for all hard surfaced and landscaped areas) in relation to existing ground levels. The development shall thereafter be carried out strictly in accordance with the approved level details.

Reason: For the avoidance of doubt and to ensure a satisfactory form of development.

- 28 **No development shall take place in each area of the development approved by condition 4 until a written scheme of heritage asset resource management (SHARM) for that area has been submitted to and approved in writing by the Local Planning Authority. Each written scheme of heritage asset resource management shall include an outline strategy for post excavation assessment; the preparation of an Updated Project Design, post excavation analysis and publication.**

The development hereby approved shall only be implemented in full accordance with the approved archaeological scheme(s).

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

- 29 For each area of the development approved by condition 4 the archaeological post excavation assessment and the preparation of an Update Project Design shall be completed no later than 1 year after the completion of archaeological fieldwork. The Update Project Design(s) shall follow the parameters set out in the outline strategy for post excavation assessment, analysis and publication as agreed in the approved written scheme of heritage asset resource management(s). The Update Project Design(s) shall be submitted and approved in writing by the Local Planning Authority.

Reason: In accordance with paragraph 141 of the NPPF; to make the record of archaeological work publicly available.

- 30 For each area of the development approved by condition 4 the archaeological post excavation analysis (as specified in the approved Updated Project Design), the preparation of the site archive for deposition with a store approved by the Local Planning Authority, the completion of the archive report and the submission of the publication report will be undertaken within two years of the approval of the Updated Project Design.”

Reason: In accordance with paragraph 141 of the NPPF; to make the record of archaeological work publicly available.

- 31 **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 reduce the total energy needs of the site by 10% 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 and in accordance with Policy DM1 and DM2 of the Core Strategy and Development Management Policies for Central Bedfordshire (North).

- 32 **No development shall take place until a revised Travel Plan has been submitted to and approved in writing by the Local Planning Authority in consultation with Highways England. The Travel Plan shall include the following:**

- The identification of targets for trip reduction and modal shift;
- The detailed methods to be employed to meet these targets;
- The mechanisms for monitoring and review;
- The mechanisms for reporting;
- The penalties to be applied in the event that targets are not met;
- The mechanisms for mitigation including budgetary provision;
- Implementation of the travel plan (until full occupation) to an agreed timescale and its operation thereafter;
- Mechanisms to secure variations to the travel plan following monitoring and reviews;
- Mechanisms for managing the travel plan and coordinating with other travel plans in the Wixam Park/ Wixams area.

The completed development shall be occupied in accordance with the approved Travel Plan which shall be retained in place thereafter unless otherwise amended in accordance with a review submitted to and

approved in writing by the Local Planning Authority in consultation with Highways England.

Reason: To ensure the A421 trunk road continues to serve its purpose as part of a national system of routes for through traffic, to satisfy the reasonable requirements of road safety on the A421 and connecting roads in accordance with Section 10 of the Highways Act 1980 and to encourage the use of sustainable modes of transport and reduce travel by car in accordance with Policy DM9 of the Core Strategy and Development Management Policies for Central Bedfordshire (North).

- 33 Where the approved development is to proceed in a series of phases, further supplementary ecological surveys for amphibians, reptiles and badgers shall be undertaken to inform the preparation and implementation of corresponding phases of ecological measures. The supplementary surveys shall be of an appropriate type for the identified species and survey methods shall follow national good practice guidelines.

Reason: To ensure adequate protection and mitigation measures for identified species in accordance with Policy DM15 of the Core Strategy and Development Management Policies for Central Bedfordshire (North) 2009.

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

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

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

Reason: To ensure adequate protection and mitigation measures for identified species in accordance with Policy DM15 of the Core Strategy and Development Management Policies for Central Bedfordshire (North) 2009.

- 35 No development shall commence until a landscape and ecological management plan (LEMP) has been submitted to, and approved in writing by, the local planning authority. The content of the LEMP shall include the following.
- a) Description and evaluation of features to be managed.
 - b) Ecological trends and constraints on site that might influence management.
 - c) Aims and objectives of management.
 - d) Appropriate management options for achieving aims and objectives.
 - e) Prescriptions for management actions.
 - f) Preparation of a work schedule (including an annual work plan capable of being rolled forward over a five-year period).
 - g) Details of the body or organization responsible for implementation of the plan.
 - h) Ongoing monitoring and remedial measures.

The LEMP shall also include details of the legal and funding mechanism(s) by which the long-term implementation of the plan will be secured by the developer with the management body(ies) responsible for its delivery. The plan shall also set out (where the results from monitoring show that conservation aims and objectives of the LEMP are not being met) how contingencies and/or remedial action will be identified, agreed and implemented so that the development still delivers the fully functioning biodiversity objectives of the originally approved scheme. The approved plan will be implemented in accordance with the approved details.

Reason: To ensure appropriate ecological measures are carried out and appropriate management practices put in place in accordance with Policy DM15 of the Core Strategy and Development Management Policies for Central Bedfordshire (North) 2009.

- 36 No development shall commence on site until a Public Art Plan has been submitted to and approved in writing by the Local Planning Authority. The Public Art Plan should include details in relation to the following:
- Management—who will administer the Plan, contact details, time scales/programme;

- **Brief for involvement of artists, site context, background to development, suitable themes and opportunities for public art;**
- **Funding - budgets and administration;**
- **Method of commissioning artists/artisans, means of contact, selection process/selection panel and draft contract for appointment of artists;**
- **Community engagement - programme and events**
- **Implementation/ phasing**
- **Future care and maintenance**

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

Reason: To ensure that appropriate public art is provided on the site in accordance with Policy DM3 of Core Strategy and Development Management Policies for Central Bedfordshire (North) 2009 and Section 4 (Public Art) of the Central Bedfordshire Design Guide: A guide for development (2014).

- 37 The development hereby permitted shall not be carried out except in accordance with the Approved Plans drawings numbers: ORS004/OPA/001; ORS004/OPA/002; ORS004/OPA/003; 60504669/TR/I/0003; B16039/101E;

Reason: For the avoidance of doubt.

- 38 Prior to the occupation of the 25th dwelling a scheme for the area of land at the B530 Ampthill Rd/Bedford Rd junction shall be submitted to and approved by the Local Planning Authority. Such a plan to include details of a path to facilitate use by pedestrians and cyclists but prevent unauthorised vehicular access. The approved scheme should be fully implemented within 2 months following the opening of the alternative route through the development between the B530 and Bedford Rd accesses.

Reason: In the interests of highway and pedestrian safety in accordance with Policy DM3 of the Core Strategy and Development Management Policies for Central Bedfordshire (North) 2009 and Section 4 of the National Planning Policy Framework.

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. 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.

3. The applicant is advised that no works associated with the construction of the vehicular access should be carried out within the confines of the public highway without prior consent, in writing, of the Central Bedfordshire Council.
4. 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 Highways Agreements Officer, Highways, Community Services Central Bedfordshire Council, Priory House, Monks Walk, Chicksands, Shefford SG17 5TQ. No development shall commence until the details have been approved in writing and an Agreement made under Section 38 of the Highways Act 1980 is in place.
5. 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 Highways Agreements Officer, Highways, Community Services Central Bedfordshire Council, Priory House, Monks Walk, Chicksands, Shefford SG17 5TQ.
6. 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.
7. Should the scheme for the B530 Ampthill Road/Bedford Road junction require a stopping up order. A stopping up order can be made by the National Transport Casework Team, Department for Transport, under Section 247 of the Town and Country Planning Act 1990, or by application to the highway authority for the stopping up of highway land via the magistrates court under section 117 of the Highways Act 1980.
8. 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".
9. Any reserved matters application for each area, as identified in condition 4, shall include the following:
 - a) An estate phasing and completion plan – setting out the development phases and the standards that estate streets serving each phase of the development will be completed;

- b) Details of the proposed arrangements for future management and maintenance of the proposed streets within each phase of the development until such time as an agreement has been entered into under Section 38 of the Highways Act 1980, or a private management and maintenance company established;
- c) Full engineering, drainage, street lighting and constructional details of the streets proposed for adoption.

This is in the interest of highway safety; to ensure a satisfactory appearance to the highways infrastructure serving the approved development; and to safeguard the visual amenities of the locality and users of the highway in accordance with Policy DM3 of the Core Strategy and Development Management Policies for Central Bedfordshire (North).

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

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

Item No. 10

APPLICATION NUMBER	CB/16/05852/FULL
LOCATION	Land off Harrow Way, Shefford
PROPOSAL	Construction of six new dwellings
PARISH	Shefford
WARD	Shefford
WARD COUNCILLORS	Cllrs Liddiard & Brown
CASE OFFICER	Lisa Newlands
DATE REGISTERED	10 March 2017
EXPIRY DATE	05 May 2017
APPLICANT	Warden Developments Limited
AGENT	Phillips Planning Services Limited
REASON FOR COMMITTEE TO DETERMINE	Called in by Cllr Brown on the following grounds: <ul style="list-style-type: none">• due to the rising height of the plot from the house (23 Queen Elizabeth Close) the house on plot 1 would be extremely overbearing• turn the house on plot 1 through 90 degrees to prevent overlooking on 23 Queen Elizabeth Close.
RECOMMENDED DECISION	Full Application – Recommended for Approval

Recommendation:

That Planning Permission be approved subject to the following:

RECOMMENDED CONDITIONS

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

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

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

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

- 3 **No development shall take place until details of the existing and final ground and slab levels of the buildings hereby approved have been**

submitted to and approved in writing by the Local Planning Authority. Such details shall include sections through both the site and the adjoining properties, the location of which shall first be agreed in writing with the Local Planning Authority. Thereafter the site shall be developed in full accordance with the approved details.

**Reason: To ensure that an acceptable relationship results between the new development and adjacent buildings and public areas.
(Section 7, NPPF)**

- 4 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 use hereby permitted is commenced / before the building(s) is/are occupied] and be thereafter retained.

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

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

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

- 6 **No development shall take place until details of the method of disposal of foul and surface water drainage have been 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)**

- 7 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order with or without modification), no windows shall be inserted into the rear elevation of Plot 1, without the grant of further specific planning

permission from the Local Planning Authority.

Reason: To protect the privacy of neighbouring residents.
(Section 7, NPPF)

- 8 Notwithstanding the provisions of the Town & Country Planning (General Permitted Development) Order 2015, (including any Order amending, revoking or re-enacting that Order, with or without modification) no balustrading, or similar means of enclosing any part of the roof area (including any roof void) of the rear single storey projection on plot 1 hereby permitted, shall be installed, nor shall any part of the said roof area be used as a balcony, roof garden, or similar amenity area without the grant of a further specific planning permission from the Local Planning Authority.

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

- 9 **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 scheme.**

**Reason: This condition is pre-commencement as a failure to secure appropriate archaeological investigation in advance of development would be contrary to paragraph 141 of the NPPF. To record and advance understanding of the heritage assets with archaeological interest which will be unavoidably affected as a consequence of the development (and to secure that protection and management of archaeological remains preserved in situ within the development).
(Section 7, NPPF)**

- 10 No dwelling shall be occupied until the means of access, garages, car ports, parking areas and turning areas shown on drawing number 16745-PL02-Rev H 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, park and turn clear of the highway in order to minimise conditions of danger, obstruction and inconvenience to users of the adjoining highway.(Policy DM3, CSDM)

- 11 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order with or without modification), any garage, car port or parking space hereby permitted shall be kept permanently available for the parking of motor vehicles.

Reason: To ensure that off-street parking is retained in the interests of highway safety.
(Section 4, NPPF)

- 12 In the absence of any detailed information submitted with the planning application relating to construction, no development shall be commenced until a construction method statement has been submitted to and approved in writing by the local planning authority. The approved statement shall include:

- The hours of construction work and deliveries;
- Parking of vehicles for site operatives and visitors;
- Loading and unloading of plant and materials;
- Storage of plant and materials used in constructing the development;
- Wheel washing facilities;
- Construction traffic routes; and
- Details of the responsible person who can be contacted in the event of a complaint.

and all works shall be undertaken in accordance with the approved details.

Reason: To ensure the safe operation of the surrounding road network during the construction period. (Section 4, NPPF)

- 13 No development shall commence on the external surfaces of the dwellings hereby approved, until a scheme for the provision of integrated bat and bird boxes at a ratio of 1 per dwelling has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented in full in accordance with the approved details.

Reason: To ensure a net gain in biodiversity (Section 11, NPPF)

- 14 The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers 16745-PL01-Rev A; 16745-PL02-Rev H; 16745-PL03-Rev H; 16745-PL04-Rev D; 16745-PL05-Rev D; 16745-PL06-Rev C; 16745-PL07-Rev C; 16745-PL08-Rev C; 16745-PL09; 16745-PL10 Rev A; 16745-PL11 Rev B

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. 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.

3. The applicant is advised that no works associated with the construction of the vehicular access should be carried out within the confines of the public highway without prior consent, in writing, of the Central Bedfordshire Council. Upon receipt of this Notice of Planning Approval, the applicant is advised to contact Central Bedfordshire Council's Highway Agreement officer Tel: 0300 300 5268 quoting the Planning Application number. This will enable the necessary consent and procedures under Section 278 of the Highways Act to be implemented. The applicant is also advised that if any of the works associated with the construction of the vehicular access affects or requires the removal and/or the relocation of any equipment, apparatus or structures (e.g. street name plates, bus stop signs or shelters, statutory authority equipment etc.) then the applicant will be required to bear the cost of such removal or alteration.
4. The applicant is advised that the requirements of the New Roads and Street Works Act 1991 will apply to any works undertaken within the limits of the existing public highway. Further details can be obtained from the Central Bedfordshire Council's Highways Helpdesk Tel: 0300 300 8049
5. 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".
6. The applicant is advised that parking for contractor's vehicles and the storage of materials associated with this development should take place within the site and not extend into within the public highway without authorisation from the highway authority. If necessary the applicant is advised to contact Central Bedfordshire Council's Highway Help Desk on 03003008049. Under the provisions of the Highways Act 1980 the developer may be liable for any damage caused to the public highway as a result of construction of the development hereby approved.

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

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

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Item No. 12

APPLICATION NUMBER	CB/17/05425/FULL
LOCATION	The Pigling, Woodview Nurseries, Shefford Road, Meppershall, Shefford, SG17 5LL
PROPOSAL	Replace existing mobile home with a single storey two bedroom permanent dwelling
PARISH	Meppershall
WARD	Shefford
WARD COUNCILLORS	Cllrs Liddiard & Brown
CASE OFFICER	Dee Walker
DATE REGISTERED	09 November 2017
EXPIRY DATE	04 January 2018
APPLICANT	Mrs D Hinton
AGENT	Planning Initiatives Limited
REASON FOR COMMITTEE TO DETERMINE	Ward Cllr call in on grounds of the impact on the landscape as the site is outside the settlement envelope
RECOMMENDED DECISION	Full Application – Recommended for Approval

Recommendation:

That Planning Permission be APPROVED subject to the following:

RECOMMENDED CONDITIONS

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

Reason: To comply with Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 **No development shall take place until samples of the materials to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved details.**

Reason: To control the appearance of the building in the interests of the visual amenities of the locality.
(Section 7, NPPF)
- 3 **No development shall take place until details of the existing and final ground and slab levels of the buildings hereby approved have been submitted to and approved in writing by the Local Planning Authority. Such details shall include sections through both the site and the**

adjoining properties, the location of which shall first be agreed in writing with the Local Planning Authority. Thereafter the site shall be developed in full accordance with the approved details.

Reason: To ensure that an acceptable relationship results between the new development and adjacent buildings and public areas. (Section 7, NPPF)

- 4 **No development shall take place until a hard and soft landscaping scheme, including all boundary treatments, has been submitted to and approved in writing by the local planning authority. The scheme shall include details of existing trees to be retained and size, species, planting heights, densities and positions of any soft landscaping. All planting within the approved scheme shall be carried out before the end of the first planting and seeding season, following occupation of any part of the buildings or completion of the development, whichever is sooner. The development shall be implemented in accordance with the approved details and retained as such thereafter.**

If, within a period of 5 years from the date of planting, the trees (or any trees planted in replacement) or shrubs to be planted as part of the approved landscaping scheme is removed, uprooted, destroyed or dies or becomes, in the opinion of the local planning authority, seriously damaged or defective, another tree of the same size and species as that originally planted shall be planted at the same place within the first planting season following the removal, uprooting, destruction or death of the original tree unless the local planning authority gives its written consent to any variation.

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

- 5 **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. (Section 7, NPPF)

- 6 **The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers 2017/01, 2017/02, 2017/03, 2017/04.**

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. 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.

3. Comments from the Council's SuDS Management Team:
We expect all drainage to be compliant with the Central Bedfordshire Sustainable Drainage Guidance (CBC, Adopted April 2014 Updated May 2015), the Non-statutory technical standards for sustainable drainage systems (Defra, 2015), and industry best practise such as the SuDS Manual C753 (CIRIA, 2016).

We strongly recommend that areas proposed for block paving, principally patio areas or driveways utilise permeable or porous surfacing to provide surface water drainage. Water re-use or harvesting should also be considered as part of the design to maximise efficiency. Where permeable surfacing is proposed, this should be designed in accordance with the 'CIRIA SuDS Manual Update: Paper RP992/28: Design Assessment Checklists for Permeable/Porous Pavement'.

The on going management and maintenance responsibilities for the drainage should be made clear through the approval process and any subsequent responsible parties made aware of the required maintenance and management.

4. You are advised to note the comments of the Bedfordshire Fire and Rescue Service as set out in the enclosed letter.

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.

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Item No. 11

APPLICATION NUMBER	CB/17/02512/OUT
LOCATION	Land South of the bungalow, Bedford Road, Houghton Regis, Dunstable, LU5 6JS
PROPOSAL	Outline Application: Residential development of up to 1.03ha of the site with formation of two accesses, sustainable urban drainage and associated landscaping
PARISH	Houghton Regis
WARD	Houghton Hall
WARD COUNCILLORS	Cllrs Mrs Goodchild & Kane
CASE OFFICER	Alex Harrison
DATE REGISTERED	03 July 2017
EXPIRY DATE	02 October 2017
APPLICANT	Haut Limited
AGENT	Optimis Consulting
REASON FOR COMMITTEE TO DETERMINE	Town Council objection to a major application Departure from the Development Plan
RECOMMENDED DECISION	Outline Application - Recommended for Approval

Recommendation:

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

RECOMMENDED CONDITIONS / REASONS

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

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

Reason: To comply with Article 3 of the Town and Country Planning (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 Any subsequent applications for reserved matters shall include details of the existing and final ground, ridge and slab levels of the development hereby approved. 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 Policy BE8 of the South Bedfordshire Local Plan Review.

- 5 Prior to first occupation of the development hereby approved, details of hard and soft landscaping (including details of robust planting schemes at the southern and northern boundaries, boundary treatments and public amenity open space, Local Equipped Areas of Play and Local Areas of Play) together with a timetable for its implementation shall be 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 BE8 of the South Bedfordshire Local Plan Review.

- 6 Prior to first occupation of the development hereby approved, a Landscape Maintenance and Management Plan for a period of ten years from the date of its delivery in accordance with Condition 5 shall be 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 Any subsequent reserved matters application shall include the following;
 - Estate roads designed and constructed to a standard appropriate for adoption as public highway.
 - The provision of a footway on the west side of Bedford Road along the entire highway frontage of the site.
 - Vehicle parking and garaging in accordance with the councils standards applicable at the time of submission.
 - Cycle parking and storage in accordance with the councils standards applicable at the time of submission.

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

Reason: To ensure that the development of the site is completed to provide adequate and appropriate highway arrangements at all times. Policy BE8 of the South Bedfordshire Local Plan Review.

- 8 **No development shall take place until an ecological design strategy (EDS) addressing mitigation and enhancement, as detailed in Part 5 of the May 2017 Preliminary Ecological Appraisal, has been submitted to and approved in writing by the local planning authority. The EDS shall include the following.**
- a) **Purpose and conservation objectives for the proposed works.**
 - b) **Review of site potential and constraints, including a badger survey 6 weeks prior to site clearance.**
 - c) **Detailed design(s) and/or working method(s) to achieve stated objectives.**
 - d) **Extent and location/area of proposed works on appropriate scale maps and plans.**
 - e) **Type and source of materials to be used where appropriate, e.g. native species of local provenance.**
 - f) **Timetable for implementation demonstrating that works are aligned with the proposed phasing of development.**
 - g) **Persons responsible for implementing the works.**
 - h) **Details of initial aftercare and long-term maintenance.**
 - i) **Details for monitoring and remedial measures.**
 - j) **Details for disposal of any wastes arising from works.**

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

Reason: to ensure development provides a net gain in biodiversity and the developmet provides acceptable mitigation and enhancement scheme in the interests of Section 7 of the NPPF.

- 9 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.

- 10 Any subsequent application for reserved matters shall include a scheme for protecting the proposed dwellings from road and commercial noise sources. No development shall commence until such has been submitted to and approved in writing by the local planning authority. None of the dwellings shall be occupied until such a scheme has been implemented in accordance with the approved details, and shown to be effective, and it shall be retained in accordance with those details thereafter.

Reason: To protect the amenity of future residential occupiers from the impacts of noise arising from road traffic in the interests of Section 7 of the NPPF.

- 11 **No development shall take place until a detailed surface water drainage scheme for the site, based on the agreed Flood Risk Assessment and Drainage Strategy (May 2017), 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 a restriction in run-off rates to that outlined by the IDB. 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.

- 12 No building/dwelling hereby approved 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.

- 13 **No development shall takeplace until a scheme for the provision of public footpath no. 11 has been submitted to and approved in writing by Central Bedfordshire Council to include:**

- the design of access and public footpath no.11 (to include landscaping, width and surfacing)
- proposals for the diversion of public footpath no. 11 and other public rights of way (where necessary)
- the temporary closure and alternative route provision (where necessary) of public footpath no. 11 or another existing public right of way to allow construction, tree root protection fencing or any other advance works.

The public rights of way scheme submitted should be in accordance with the Council's approved Rights of Way Standards and Guidance.

Reasons: In the interests of the amenity of pedestrians and other non motorised users to ensure safety of users is not compromised by the traffic associated with the development in the interests of Section 7 of the NPPF

- 14 The Development hereby approved shall be built out at a density of 25-30dph.

Reason: To ensure development respects the rural character of the area and the density of forthcoming residential development close to the site.

- 15 **No development shall take place until an Environmental Construction Management Plan detailing access arrangements including hours of construction vehicles, on-site parking, loading and unloading areas, materials storage areas and dust management 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 BE8 of the South Bedfordshire Local Plan Review

- 16 **Notwithstanding the details in the approved plans, any subsequent reserved matters application shall include an Arboricultural Method Statement which details the retained parts of existing boundary hedgerows and trees at the site and details how these are to be protected during construction and shall also detail methodology for protection of existing trees adjacent to the site during construction. The works shall then be carried out in accordance with the approved details.**

Reason: To ensure the retention of existing landscape features in the interests of establishing a rural character to this edge of settlement location in the interests of Section 7 of the NPPF.

- 17 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 Council's Minerals and Waste Local Plan 2014, Policy WSP5 and the adopted SPD "Managing Waste in New Developments" (2006).

- 18 The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers CSA/3237/103, CSA/3237/101 E, CSA/3237/102 D, BE5191M-001 A and BE5191M-003.

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

- 19 Development shall not begin until details of a traffic calming scheme along Bedford Road has been approved by the Local Planning Authority. The details of the scheme shall include but not be exclusive to the following:-

- Speed limit reduction from 30 and 40 to 20mph;
- Feature to enforced a speed limit of 20mp;
- Raise speed tables to the proposed junctions; and
- Improved Street lighting along the frontage of the site with Bedford Road.

No dwelling shall be occupied until that scheme has been implemented in accordance with the approved details

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

- 20 Development shall not begin until details of a traffic calming scheme along Bedford Road has been approved by the Local Planning Authority and no building shall be occupied until that scheme has been implemented 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.

- 21 No dwelling shall be occupied until a 3m wide footway/cycleway has been constructed along the frontage of the site with Bedford Road accordance with details of the approved drawing/or scheme to be submitted to and approved by the Local Planning Authority. 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.

- 22 Development shall not begin until details of the improvements to the junction between the proposed estate road and the highway have been approved 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.

- 23 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 43m 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. (HC8)

Reason: To provide adequate visibility between the existing highway and the

proposed access(es), and to make the access(es) safe and convenient for the traffic which is likely to use it (them).

- 24 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 closed in a manner to the Local Planning Authority's written approval. (HC19)

Reason: In the interest of road safety and to reduce the number of points at which traffic will enter and leave the public highway.

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 while the Council has no reason to believe this site is contaminated, and is not aware of any potentially contaminative past use on site, it is the developer's responsibility to ensure that final ground conditions are fit for the end use of the site. If during any site investigation, excavation, engineering or construction works evidence of land contamination is identified, the applicant shall notify the Local Planning Authority without delay. Any land contamination identified shall be remediated to the satisfaction of the Local Planning Authority to ensure that the site is made suitable for its end use.
3. The applicant is advised to ensure that the definitive legal line of any public right of way is mapped at the earliest opportunity and that no development should take place on or near a public right of way unless the necessary statutory legal process (where necessary) has been completed in accordance with:-
 1. An order made, confirmed and certified under the provisions of Section 257 of the Town and Country Planning Act 1990
 2. An order made, confirmed and certified under the provisions of the Highways Act 1980
 3. An order made under any other relevant legislation concerning the modification, creation, diversion or extinguishment of a right of way.

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.

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Item No. 13

APPLICATION NUMBER	CB/17/4050/FULL
LOCATION	Holywell Middle School, Red Lion Close, Bedford, MK43 0JA
PROPOSAL	Extension to reception area, new 7 classroom teaching block, new 3 court sports hall and teaching area.
PARISH	Cranfield
WARD	Cranfield and Marston Moretaine
WARD COUNCILLORS	Cllrs Morris, Matthews and Clark
CASE OFFICER	Matthew Heron
DATE REGISTERED	22 August 2017
EXPIRY DATE	28 November 2017
APPLICANT	Ellis Williams Architects
AGENT	EWA
REASON FOR COMMITTEE TO DETERMINE	Objection from Cranfield Parish Council to a major development
RECOMMENDED DECISION	Full Application - Recommended for Approval

Recommendation:

That Planning Permission be GRANTED subject to the following

RECOMMENDED CONDITIONS

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

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

- 2 The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans; AE(0-01 & AE(0)20 & AE(01)01 & AG(0-)05 & AG(0-)10 & AG(04)01 & AG(04)02 & AG(04)03 & AG(04)04 & AG(04)05 & AG(05)01 & AG(05)02 & AG(05)03 & AG(06)01 & AG(07)01 & AG(9-)01.

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

- 3 The indoor sports hall hereby approved shall not be constructed other than in accordance with specifications entitled 'Court Information' received on 4th January 2018.

Reason: To ensure that the approved development complies with Sport England guidelines.

- 4 Prior to first occupation of the buildings hereby approved full details on a suitably scaled plan of both hard and soft landscape works must be submitted to and approved in writing by the Local Planning Authority. Subsequently, these works shall be in addition to those shown on the approved plans and shall be carried out and retained as approved. The landscaping details to be submitted shall include:-

- a) means of enclosure;
- b) existing and proposed finished levels and finished floor levels.
- c) planting plans, including specifications of species, sizes, planting centres, planting method and number and percentage mix;
- d) details for all external hard surface within the site, including roads, drainage detail and car parking areas.

Reason: The landscaping of this site is required in order to protect and enhance the existing visual character of the area and to reduce the visual and environmental impacts of the development hereby permitted in accordance with Policy DM14 of the Core Strategy and Development Management Policies 2009.

- 5 All planting, seeding or turfing and soil preparation comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following first occupation of the building; and any trees or plants which within a period of five years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species. All landscape works shall be carried out in accordance with the guidance contained in British Standards.

Reason: The landscaping of this site is required in order to protect and enhance the existing visual character of the area and to reduce the visual and environmental impacts of the development hereby permitted in accordance with Policy DM14 of the Core Strategy and Development Management Policies 2009.

- 6 Prior to the construction of the buildings hereby permitted full specifications of the materials to be used for their external surfaces must be submitted to and approved in writing by the Local Planning Authority. Subsequently, the development shall be carried out and retained in accordance with approved details.

Reason: To ensure a satisfactory appearance to the development in accordance with Policies CS14, DM3 and DM14 of the Core Strategy and Development Management Policies 2009.

- 7 No occupation shall commence of the sports hall hereby permitted until a community use agreement prepared in consultation with Sport England has

been submitted to and approved in writing by the Local Planning Authority, and a copy of the completed approved agreement has been provided to the Local Planning Authority. The agreement shall apply to the sports hall, playing fields and games courts and include details of pricing policy, hours of use, access by non-educational establishment users, management responsibilities and a mechanism for review, and anything else which the Local Planning Authority in consultation with Sport England considers necessary in order to secure the effective community use of the facilities. The development shall not be used at any time other than in strict compliance with the approved agreement.

Reason: To secure well managed safe community access to the sports facility/facilities, to ensure sufficient benefit to the development of sport and to accord with the provisions of the Framework.

- 8 Prior to the first operation of the development hereby approved details for ecological enhancements at the site shall be submitted to and approved in writing by the Local Planning Authority. Subsequently, the development shall be carried out and retained in accordance with these details.

Reason: In the interests of biodiversity, in accordance with Policy CS18 of the Core Strategy and Development Management Policies 2009.

- 9 No development shall commence until a detailed surface water drainage scheme and a foul water strategy for the site, and an assessment of the hydrological and hydrogeological context of the development, have been submitted to and approved in writing by the Local Planning Authority. The schemes shall also include details of how the systems will be constructed, including any phasing, and they will be managed and maintained after completion. The schemes 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.

- 10 No building 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.

- 11 Prior to the first occupation of the buildings hereby permitted the additional on site car parking and access thereto, shall be constructed in accordance with the approved drawing no. AG(9-01A).

Reason: For the avoidance of doubt and to provide adequate on site vehicle and cycle parking provision.

- 12 Prior to the first occupation of the development hereby approved, details of a waiting/parking area for at least 2 buses shall be submitted to and approved in writing by the local planning authority and the development shall not be brought into use until the buses waiting/parking area has been constructed in accordance with the approved details

Reason: To provide bus parking/waiting area clear of parked and manoeuvring vehicles within the site and to avoid vehicle/pedestrian conflict.

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

Reason: To avoid the carriage of mud or other extraneous material or surface water from the site so as to safeguard the interest of highway safety and reduce the risk of flooding and to minimise inconvenience to users of the premises and ensure satisfactory parking of vehicles outside highway limits

- 14 Prior to the first occupation of the development hereby approved details of the additional secure and covered parking of cycles on the site (including the internal dimensions of the cycle parking area, stands/brackets to be used), shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall be fully implemented before the development is first occupied or brought into use and thereafter retained for this purpose.

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

- 15 No development shall commence until details of measures to improve safety in the vicinity of the school and a schedule for their implementation have been submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the agreed details and schedule of implementation.

Reason: To avoid obstruction to traffic using the public highway, the site and residential properties

- 16 No development shall take place, including any works of demolition, until a Construction Management Plan, associated with the development of the site, has been submitted and approved in writing by the Local Planning Authority which will include information on:

- (A) The parking of vehicles.
- (B) Loading and unloading of plant and materials used in the development.
- (C) Storage of plant and materials used in the development.
- (D) The erection and maintenance of security hoarding / scaffolding affecting

the highway if required.

(E) Footpath/footway/cycleway or road closures needed during the development period.

(F) Traffic management needed during the development period.

(G) Times and means of access and egress for construction traffic and delivery vehicles (including the import of materials and the removal of waste from the site) during the development of the site.

The approved Construction Management Plan associated with the development of the site shall be adhered to throughout the development process.

Reason: In the interests of highway safety.

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.

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Item No. 15

APPLICATION NUMBER	CB/17/05740/FULL
LOCATION	65 Mill Road, Leighton Buzzard, LU7 1AX
PROPOSAL	Resubmission of Application No: CB/17/03798/FULL for change of use of dwelling to two flats and erection of two flats
PARISH	Leighton-Linslade
WARD	Leighton Buzzard North
WARD COUNCILLORS	Cllrs Johnstone, Spurr & Ferguson
CASE OFFICER	Debbie Willcox
DATE REGISTERED	30 November 2017
EXPIRY DATE	25 January 2018
APPLICANT	Mr & Mrs M Blair
AGENT	DLP Planning Ltd
REASON FOR COMMITTEE TO DETERMINE	Called in by Cllr Brian Spurr for the following reasons: <ul style="list-style-type: none">• Loss of street parking• Out of character
RECOMMENDED DECISION	Full Application - Recommended for Approval

Recommendation:

That Planning Permission be APPROVED subject to the following:

RECOMMENDED CONDITIONS

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

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

- 2 All 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 at No. 65 Mill Road.

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

(Policies BE8, H2 and H8 & Section 7, NPPF)

- 3 The two first floor windows in the rear elevation of the development hereby permitted shall be permanently fitted with obscured glass of a type to substantially restrict vision through them at all times and shall be non-opening, unless the parts of the windows which can be opened are more than 1.7m above the finished floor of the rooms in which the windows are installed. The rooflights in the rear elevation shall also be a minimum of 1.7m above the finished floor of the rooms in which the windows are installed.

Reason: To safeguard the privacy of the occupiers of 2a Doggett Street.
(Policies BE8, H2, H8 and H9, SBLPR & Section 7, NPPF)

- 4 The existing hedge along the Doggett Street boundary shall be retained as shown on the approved drawing W/12/040/E for a period of five years following the completion of the development hereby approved. Should the hedge die or be destroyed during that period then it shall be replaced during the next planting season with alternative planting which shall first be agreed in writing by the Local Planning Authority.

Reason: To ensure an acceptable standard of boundary treatment.
(Policy BE8, SBLPR and Sections 7 & 11, NPPF).

- 5 None of the dwellings hereby permitted shall be first occupied until details of the junctions of the proposed vehicular accesses with the highway have been approved by the Local Planning Authority and the junctions have been constructed in accordance with the approved details.

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

- 6 Before the development hereby permitted is first occupied or brought into use, the scheme for parking shown on Drawing No W12/040 E shall be laid out, drained and surfaced in accordance with details previously submitted to and approved in writing by the Local Planning Authority and those areas shall not thereafter be used for any other purpose.

Reason: To enable vehicles to draw off and park clear of the highway to minimise conditions of danger, obstruction and inconvenience to users of the adjoining highway and to ensure that no increase of surface water run-off results from the development.
(Section 4 and 10, NPPF)

- 7 None of the dwellings hereby permitted shall be first occupied until a scheme for the parking of cycles on the site has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be fully implemented before any of the dwellings are first occupied and shall be thereafter retained for this purpose.

Reason: To ensure the provision of cycle parking to meet the needs of occupiers of the proposed development in the interests of encouraging the use of sustainable modes of transport.
(Section 4, NPPF)

- 8 The dwellings hereby approved shall not be first occupied until details of the bin store have been submitted to and approved in writing by the Local Planning Authority and the bin store has been implemented in accordance with the approved details. The bin store shall be retained thereafter.

Reason: In the interests of the visual amenities of the area.
(Policy BE8, SBLPR and Section 7, NPPF)

- 9 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 Council's Minerals and Waste Local Plan 2014, Policy WSP5 and the adopted SPD "Managing Waste in New Developments" (2006).

- 10 The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers W12/020, W12/040E, W12/050, W12/060C and CBC/001.

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

- 11 Before the access is first brought into use a triangular vision splay shall be provided on the southern boundary of the new vehicle access on to Doggett Street and shall measure 1.8m along the back edge of the footway in a southerly direction from the boundary fence and 1.8m measured into the site at right angles to the same line, along the southern boundary fence adjacent to the new parking space. The vision splay so described and on land under the applicant's control shall be maintained free of any obstruction to visibility exceeding a height of 600mm above the adjoining footway level.

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.

(Policy BE8, SBLPR and Section 4, NPPF)

INFORMATIVE NOTES TO APPLICANT

1. In accordance with Article 35 (1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015, the reason for any condition above relates to the Policies as referred to in the South Bedfordshire Local Plan Review (SBLPR) and the National Planning Policy Framework (NPPF).
2. This permission relates only to that required under the Town & Country Planning Acts and does not include any consent or approval under any other enactment or under the Building Regulations. Any other consent or approval which is necessary must be obtained from the appropriate authority.
3. The applicant is advised that all cycle parking to be provided within the site shall be designed in accordance with Central Bedfordshire Council's "Cycle Parking Guidance - 2010".
4. The applicant is advised that no works associated with the construction of the vehicular access should be carried out within the confines of the public highway without prior consent, in writing, of the Central Bedfordshire Council

Highways Department. Upon receipt of this Notice of Planning Approval, the applicant is advised to seek approval from the Local Planning Authority for details of the proposed vehicular access junction in accordance with condition 5. Upon formal approval of details, the applicant is advised to follow this link on the Council website

<http://www.centralbedfordshire.gov.uk/transport/request/dropped-kerb.aspx>

or contact Central Bedfordshire Council, Tel: 0300 300 8301 quoting the Planning Application number. This will enable the necessary consent and procedures under Section 184 of the Highways Act to be implemented. The applicant is also advised that if any of the works associated with the construction of the vehicular access affects or requires the removal and/or the relocation of any equipment, apparatus or structures (e.g. street name plates, bus stop signs or shelters, statutory authority equipment etc.) then the applicant will be required to bear the cost of such removal or alteration. To fully discharge condition 5 the applicant should provide evidence to the Local Planning Authority that the Highway Authority have undertaken the construction in accordance with the approved plan, before the development is brought into use.

5. 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 Street Works Co-ordinator, Bedfordshire Highways, by contacting the Highways Helpdesk 0300 300 8049.
6. The applicant is advised that the storage of materials associated with this development should take place within the site and not extend into the public highway without authorisation from the highway authority. If necessary further details can be obtained from The Street Works Co-ordinator, Central Bedfordshire Highways, by contacting the Highways Helpdesk 0300 300 8049.

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

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

Item No. 14

APPLICATION NUMBER	CB/17/04312/FULL
LOCATION	Land at 11 and rear of 13 The Ridgeway, Flitwick, Bedford, MK45 1DH
PROPOSAL	Erection of one bungalow and one two storey house with access off Durham Close
PARISH	Flitwick
WARD	Flitwick
WARD COUNCILLORS	Cllrs Mrs Chapman, Gomm & Turner
CASE OFFICER	Judy Martin
DATE REGISTERED	11 October 2017
EXPIRY DATE	06 December 2017
APPLICANT	Acorn Building Services (Luton) Ltd.
AGENT	JRT Architectural Design Ltd.
REASON FOR COMMITTEE TO DETERMINE	Called in by Cllr Turner for the following reasons: <ul style="list-style-type: none">• Loss of amenity• Highways safety grounds• Impact on landscape Current house wrongly numbered on plans and current plans do not show the adjacent building site
RECOMMENDED DECISION	Full Application - Recommended for Approval

Recommendation:

That Planning Permission be approved subject to the following:

RECOMMENDED CONDITIONS

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

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

- 2 **Notwithstanding the details shown, development shall not begin until details of the junction of the proposed vehicular access with the highway have been submitted to and approved in writing by the Local Planning Authority and no building shall be occupied until the 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 the premises.

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

- 3 **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: The condition must be discharged prior to commencement to ensure that an acceptable relationship results between the new development and adjacent buildings in the interests of the amenity of neighbouring occupiers.

(Policies SC14 & DM3, CSDMP and Section 7, NPPF)

- 4 No part of the development hereby permitted shall be first occupied until details of the construction and surfacing of the on site vehicular access have been submitted to and approved in writing by the Local Planning Authority. These details shall include arrangements for surface water drainage from the site to soak away within the site so that it does not discharge into the highway or into the main drainage system.

Reason: To avoid the carriage of mud or other extraneous material or surface water from the site so as to safeguard the interest of highway safety and reduce the risk of flooding and to minimise inconvenience to users of the premises and ensure acceptable parking of vehicles outside highway limits .

(Section 4, NPPF)

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

Reason: To control the appearance of the development in the interests of the visual amenities of the locality.

(Policies CS14 & DM3, CSDMP and Section 7, NPPF)

- 6 A scheme shall be submitted for approval in writing by the Local Planning Authority indicating the positions, design, materials and type of boundary treatment to be erected. The boundary treatment shall be completed in accordance with the approved scheme before any of the dwellings are occupied and shall be retained thereafter.

Reason: To safeguard the appearance of the completed development and the visual amenities of the locality.

(Policies CS14 & DM3, CSDMP and Section 7, NPPF)

- 7 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).

- 8 Notwithstanding the provisions of Part 1, Class A, B or C 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 or roof extensions to the dwellings 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 buildings in the interests of the amenities of the area and of neighbouring occupiers.
(Policies CS14 & DM3, CSDMP and Section 7, NPPF)

- 9 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order with or without modification), no additional windows shall be inserted into the rear elevation of plot 1 without the grant of further specific planning permission from the Local Planning Authority.

Reason: To protect the privacy of neighbouring residents.
(Section 7, NPPF)

- 10 The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans (Location Plan; elevations & ground floor plan (plot 1); elevations & ground floor plans (plot 2); block plan; block plan showing adjacent development)

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 no works associated with the construction of the vehicular access should be carried out within the confines of the public highway without prior consent, in writing, of the Central Bedfordshire Council Highways Department. Upon receipt of this Notice of Planning Approval, the applicant is advised to seek approval from the Local Planning Authority for details of the proposed vehicular access junction in accordance with condition 2. Upon formal approval of details, the applicant is advised to contact Central Bedfordshire Council's Highway Help Desk, Tel: 0300 300 8049

quoting the Planning Application number. This will enable the necessary consent and procedures under Section 184 of the Highways Act to be implemented. The applicant is also advised that if any of the works associated with the construction of the vehicular access affects or requires the removal and/or the relocation of any equipment, apparatus or structures (e.g. street name plates, bus stop signs or shelters, statutory authority equipment etc.) then the applicant will be required to bear the cost of such removal or alteration.

3. To fully discharge condition 1 the applicant should provide evidence to the Local Planning Authority that Bedfordshire Highways have undertaken the construction in accordance with the approved plan, before the development is brought into use.
4. The applicant is advised that parking for contractor's vehicles and the storage of materials associated with this development should take place within the site and not extend into within the public highway without authorisation from the highway authority. If necessary the applicant is advised to contact Central Bedfordshire Council's Highway Help Desk on 03003008049. Under the provisions of the Highways Act 1980 the developer may be liable for any damage caused to the public highway as a result of construction of the development hereby approved.

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

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

Item No. 9

APPLICATION NUMBER	CB/16/02972/FULL
LOCATION	Former Dukeminster Estate, Church Street, Dunstable
PROPOSAL	Erection of 270 dwellings with parking and associated works.
PARISH	Dunstable
WARD	Dunstable Icknield
WARD COUNCILLORS	Cllrs McVicar & Chatterley
CASE OFFICER	Donna Lavender
DATE REGISTERED	18 July 2016
EXPIRY DATE	25 November 2016
APPLICANT	Persimmon Homes North London
AGENT	
REASON FOR COMMITTEE TO DETERMINE	Major Application that is a departure from the Development Plan
RECOMMENDED DECISION	Full Application – Recommendation for Approval subject to the completion of a 106 agreement

Recommendation:

That Planning Permission be **APPROVED** subject to the completion of a Section 106 Agreement and the following conditions:

RECOMMENDED CONDITIONS

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

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

- 2 No building shall be occupied until a phase 4 Validation report demonstrating the effectiveness of the remediation strategy, presented in the BRD 'Additional Contamination Assessment and Remediation Strategy' document (Report Ref: BRD2297-OR2-B) dated October 2015, has been submitted and approved in writing by the Local Planning Authority. Any such validation report shall include responses to any unexpected contamination discovered during works.

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

Reason: To protect human health and the environment.

(Policy BE8 SBLPR and the provisions of the NPPF)

- 3 **No development shall take place until a scheme for protecting the proposed dwellings from noise has been submitted to and approved in writing by the local planning authority. The scheme shall follow the recommendations identified in the noise.co.uk report (Ref: 16065A-1) dated 24th October 2016. None of the dwellings shall be occupied until such a scheme has been implemented in accordance with the approved details, and shown to be effective, and it shall be retained in accordance with those details thereafter.**

Reason: This is a pre-commencement condition as the materials and other methods of noise mitigation are required to be pre-ordered prior to construction and to protect the residential amenity of any future occupiers.

(Policy BE8 SBLPR and the provisions of the NPPF)

- 4 **Prior to the commencement of development, including demolition, all tree protection barriers shall be erected and positioned in strict accordance with the "Tree Protection Removal Plan" drawings (Dwg No's 710 Rev E and 711 Rev E), in full compliance with the appropriate build specification as being shown on the drawings. The tree protection barriers shall then remain securely in position throughout the entire course of development.**

Reason: This is a pre-commencement condition as protection for pre-existing trees must be erected prior to construction to secure the protection of the rooting system, rooting medium and natural canopy spread of retained trees from all development activity, so as to maintain their good health in the interests of securing visual amenity (Policy BE8 SBLPR and the provisions of the NPPF)

- 5 **During the course of development, all hand excavation and root pruning being undertaken in the areas indicated as such on the "Tree Protection Removal Plan" drawings (Dwg No's 710 Rev E and 711 Rev E), shall be carried out under the direct supervision of a qualified arboriculturist, appointed by the developer to oversee these operations, in full compliance with good arboricultural practice.**

Reason: To ensure compliance with good arboricultural practice and to minimise damage to tree roots caused by construction operations being required within the designated Root Protection Area's of the retained trees, so as to maintain their good health, in the interests of securing visual amenity.

(Policy BE8 SBLPR and the provisions of the NPPF)

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

Reason: In the interest of promoting sustainable transport.
(Policy BE8 SBLPR and the provisions of the NPPF)

- 7 **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: This is a pre-commencement condition as ground works in relation to Foul Water will be required to be completed before the foundations and building of the units to prevent environmental and amenity problems arising from flooding.
(Policy BE8 SBLPR and the provisions of the NPPF).

- 8 No drainage works shall commence until a surface water management strategy has been submitted to and approved in writing by the Local Planning Authority. No hard-standing areas to be constructed until the works have been carried out in accordance with the surface water strategy so approved unless otherwise agreed in writing by the Local Planning Authority.

Reason: To prevent environmental and amenity problems arising from flooding.
(Policy BE8 SBLPR and the provisions of the NPPF)

- 9 Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 1995, or any amendments thereto, the garage accommodation on the site shall not be used for any purpose, other than as garage accommodation, unless permission has been granted by the Local Planning Authority on an application made for that purpose.

Reason: To retain off-street parking provision and thereby minimise the potential for on-street parking which could adversely affect the convenience of road users.
(Section 4, NPPF)

- 10 **Notwithstanding the details supplied with this application, no development shall take place, until details of the materials to be used for the external walls and roofs (including the provision of birds/bat boxes) 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: This condition is pre-commencement as materials are ordered prior to construction and to control the appearance of the building in the interests of the visual amenities of the locality and in the interest of ensuring a net gain in biodiversity.
(Policy BE8 SBLPR and Sections 7 & 11, NPPF)

- 11 **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: This condition is pre-commencement as ground levels must be agreed on site prior to construction to ensure that an acceptable relationship results between the new development and adjacent buildings and public areas.

(Policy BE8 SBLPR and Section 7, NPPF)

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

Reason: In the interest of amenity.

(Policy BE8 SBLPR and Section 7, NPPF)

- 13 The planting and landscaping scheme shown on approved drawings 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 shall mean the period from October to March) and shall be maintained in accordance with the approved landscape management plan. The 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 with others of a similar size and species.

Reason: To ensure an acceptable standard of landscaping.

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

- 14 No part of the development hereby approved shall be brought into use until a Public Art Strategy has been submitted to and approved in writing by the Local Planning Authority. The Strategy shall address suitable themes and artistic opportunities; strategies for pupil involvement as appropriate; timescales for implementation of the strategy; and project management and long-term maintenance arrangements. The Public Art Strategy shall then be implemented in full as approved unless otherwise amended in accordance with a review to be agreed in writing by the Local Planning Authority.

Reason: In the interests of promoting local distinctiveness and creating a sense of place, in accordance with Policy BE8 SBLPR and the Central Bedfordshire Design Guide.

- 15 **No development shall take place until a Construction Management/Method Plan and Statement with respect to the construction phase of the development have been submitted to and approved in writing by the Local Planning Authority. Development works shall be undertaken in accordance with the approved Construction Management/Method Statement/Plan. The details shall**

include, amongst other things, access arrangements for construction vehicles; compounds, including storage of plant and materials; details of how the road shall be kept clear of mud deposit or other extraneous material; loading and unloading areas and construction workers parking arrangements.

Reason: This condition is pre-commencement as the method of management of construction traffic and/or materials on site is required before works begin, in the interest of safeguarding the local residential amenity.

(Policy BE8 SBLPR and Section 4, 7 and 13 of the NPPF)

- 16 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: This condition is pre-commencement as the details and materials used in construction must be ordered in advance of construction and in the interests of sustainability.

(Section 10 of the NPPF)

- 17 No development shall commence until a detailed surface water drainage scheme for the site and an assessment of the hydrological and hydrogeological context of the development, including a plan for long term maintenance and management, has been submitted to and approved in writing by the Local Planning Authority. The scheme shall also include details of how the system has been calculated as well as how it will be constructed, including any phasing, and how it will be managed and maintained after completion. The scheme shall be implemented in accordance with the approved final details before the development is completed, and shall be managed and maintained thereafter in accordance with the agreed management and maintenance plan.

Reason: This condition is pre-commencement as the surface water drainage scheme will require ground works to be carried out prior to construction, 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 of the NPPF.

- 18 The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers 38992/001 rev B Drainage Layout Sheet 1 of 2, 38992_002 E Proposed Drainage Layout Sheet 2 of 2, Drainage Strategy (38992-004) received 02.05.17, 14.100.1.100.1 rev 32 Site Layout Coloured, 14.100.100.1.SH rev 32 Storey Height Plan, 14.100.1.100.MAT rev 32 Wall & Roof Materials, 14.100.1.101 Rev A Site Location Plan, 14.100.1.101.2 rev 22 Site layout (with altered area), 14.100.1.200 rev - Single Garage, 14.100.1.201 rev -Double Garage, 14.100.1.A01 rev D

Bickleigh House Type, 14.100.1.A02 rev B Bickleigh House Type (Contemporary), 14.100.1.B01 rev D Hanbury House Type, 14.100.1.B02 rev C Hanbury House Type (Contemporary), 14.100.1.C01 rev C Hatfield House Type, 14.100.1.C02 rev - Hatfield House Type (Contemporary), 14.100.1.D01 rev D Alnwick House Type, 14.100.1.D02 rev C Alnwick House Type (Contemporary), 14.100.1.E01 rev C Leicester House Type (Elevations), 14.100.1.E02 rev B Leicester House Type (Plans), 14.100.1.F01 rev D Moseley House Type, 14.100.1.F02 rev B Moseley House Type (Contemporary), 14.100.FL.01 rev E Flat Block 1 Plans, 14.100.FL.01.1 rev C Flat Block 1 Elevations, 14.100.1.FL.02 rev C Flat Block 2 (Plans), 14.100.1.FL.02.1 rev C Flat Block 2 (Elevations), 14.100.1.FL.03 rev C Flat Block 3 (Plans), 14.100.1.FL.03.1 rev C Flat Block 3 (Elevations), 14.100.1.FL.04 rev D Flat Block 4 (Plans), 14.100.1.FL.04.1 rev D Flat Block 4 (Elevations), 14.100.FL.05 rev E Flat Block 5 (Plans), 14.100.FL.05.1 rev E Flat Block 5 (Elevations), 14.100.1.FL.06 rev C Flat Block 6 (Plans), 14.100.1.FL.06.1 rev C Flat Block 6 (Elevations), 14.100.1.FL.07 rev C Flat Block 7 (Plans), 14.100.1.FL.07.1 rev C Flat Block 7 (Elevations), 14.100.1.FL.08 rev C Flat Block 8 (Plans), 14.100.1.FL.08.1 rev C Flat Block 8 (Elevations), 14.100.1.FL.09 rev C Flat Block 9 (Plans), 14.100.1.FL.09.1 rev C Flat Block 9 (Elevations), 14.100.1.FL.10 rev C Flat Block 10 (Plans), 14.100.1.FL.10.1 rev C Flat Block 10 (Elevations), 14.100.1.FL.11 rev C Flat Block 11 (Plans), 14.100.1.FL.11.1 rev C Flat Block 11 (Elevations), 14.100.1.FL.12 rev C Flat Block 12 (Plans), 14.100.1.FL.12.1 rev C Flat Block 12 (Elevations), 14.100.1.H01 rev – Lumley House Types (Contemporary – Plans), 14.100.1.H02 rev – Lumley House Types (Contemporary – Elevations), 14.100.1.J02 rev B Rockingham House Type (Contemporary), 14.100.1.K01 rev A – Greyfriars House Type, 14.100.1.SS.01 rev H Street Scenes 1, 14.100.1.SS.02 rev H Street Scenes 2, 14.100.1.SS.03 rev H Street Scenes 3, 14.100.1.101.3 rev 32 Cycle Parking, 054-FPD-AHS Affordable Housing, JSL2463 110 rev F Landscape Strategy, JSL2463 111 rev E Landscape Management Zones, JSL2463 210 rev D Hard Landscape, JSL2463 300 rev A Illustrative sections, JSL2463 510 rev D Soft Landscape Planting Plan 1 of 2, JSL2463 511 rev D Soft Landscape Planting Plan 2 of 2, JSL2463 550 rev G Tree and shrub palette, JSL2463 570 rev E Landscape Management Plan, JSL2463 705 rev D Tree Constraints & Shade Analysis, JSL2463 710 rev C Tree Protection Removal Plan 1 of 2, JSL2463 711 rev C Tree Protection Removal Plan 2 of 2, 17380/CHUR/5/500 rev E Refuse Vehicle Tracking, JSL2463 873 Ecology Statement, Energy Statement (May 2017), 16065A-1 Noise Assessment, 37341/5501 Rev A Residential Travel Plan, 37341/5501 Rev A Transport Assessment, Site Safety Assessment 1687C Jan 2017, 17078/002 Rev A (Access), BRD2297-0R2-B Contamination Assessment and Remediation Strategy (Oct 2015) & QTS Enviro Report 14-27284.

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

- 19 **Prior to the commencement of works an updated assessment of badger activity on site shall be submitted to and approved by the Local Planning Authority. This should inform a method statement detailing**

how ground works will proceed in preparing the LEAP and ongoing management of the area post construction to prevent disturbance to badgers.

Reason: This condition is pre-commencement as updated assessment will inform other details to be approved under this permission and to ensure proper consideration of the impact of the development on ecology in accordance with the NPPF.

- 20 **Development shall not begin until details of the improvements to 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 the subject junction has been constructed in accordance with the approved details.**

Reason: This condition is pre-commencement to ensure appropriate access can be provided before the construction phased, in order to minimise danger, obstruction and inconvenience to users of the highway and of the proposed estate road. (Policies BE8 & T10 S.B.L.P.R and Section 7 of the NPPF)

- 21 **Development shall not begin until details to include up to 5 additional unallocated parking spaces within the site have been submitted to and approved by the Local Planning Authority and no building shall be occupied until those parking spaces have been constructed in accordance with the approved details and retained thereafter.**

REASON: This condition is pre-commencement to ensure appropriate parking can be facilitated in the site, In order to minimise danger, obstruction and inconvenience to users of the highway. (Policies BE8 & T10 S.B.L.P.R and Section 7 of the NPPF)

- 22 **No dwelling shall be occupied until triangular vision splays have been provided on each side of all accesses on to the new roads. Such vision splays shall measure 1.8m along the fence, wall, hedge or other means of definition of the front boundary of the site, and 1.8m measured into the site at right angles to the same line along the side of the new access drive. The vision splays so described and on land under the applicant's / developer's control shall be maintained free of any obstruction to visibility exceeding a height of 600mm above the adjoining footway level.**

Reason: To provide adequate visibility between the existing highway and the proposed accesses, and to make the accesses safe and convenient for the traffic which is likely to use them. (Policies BE8 & T10 S.B.L.P.R and Section 7 of the NPPF)

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

Reason: This condition is pre-commencement to ensure the provision of adequate cycle parking to meet the needs of occupiers of the proposed development in the interests of encouraging the use of sustainable modes of transport can be facilitated within the site. (Policy BE8 S.B.L.P.R and Section 7 of the NPPF)

INFORMATIVE NOTES TO APPLICANT

1. In accordance with Article 35 (1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015, the reason for any condition above relates to the Policies as referred to in the 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 applicant and the developer are advised that this permission is subject to a legal obligation under Section 106 of the Town and Country Planning Act 1990.

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 at pre-application stage and 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.

LATE SHEET

DEVELOPMENT MANAGEMENT COMMITTEE – 31 JANUARY 2018

Item 3 – Minutes

Typographical error – the date of the minutes to be approved by the Committee should say 3 January 2018 not 31 January 2018.

The Central Bedfordshire Pre-Submission Local Plan

Section 38(6) of The Planning and Compulsory Purchase Act 2004 and Section 70(2) of The Town and Country Planning Act 1990 require all planning applications to be determined in accordance with the development plan unless material considerations indicate otherwise. The development plan currently consists of the South Bedfordshire Local Plan Review (2004), the Core Strategy and Development Management Policies Development Plan (2009) and the Minerals and Waste Local Plan; Strategic Sites and Policies (2014). The National Planning Policy Framework (2012) must be taken into account in the preparation of local and neighbourhood plans and is a material planning consideration in planning decisions.

The Central Bedfordshire Local Plan has reached pre-submission stage and is out for consultation in accordance with regulation 19 of the The Town and Country Planning (Local Planning) (England) Regulations 2012 until 22nd February 2018.

The National Planning Policy Framework (paragraph 216) stipulates that from the day of publication, decision-takers may also give weight to relevant policies in emerging plans unless material considerations indicate otherwise.

The apportionment of this weight is subject to:

- the stage of preparation of the emerging plan;
- the extent to which there are unresolved objections to relevant policies;
- the degree of consistency of the relevant policies in the emerging plan to the policies in the Framework.

In summary it is therefore considered that reference should be made to the emerging plan but limited weight should be applied to the Central Bedfordshire Pre-Submission Local Plan taking into account its stage of preparation, the level of consistency with the Framework and acknowledging that the draft site allocations have not yet been subject to statutory public consultation. Where there are site specific Pre-Submission Local Plan policies these will be acknowledged for those specific applications on this agenda.

Item 6 (Pages 7-62) – CB/17/02575/OUT – Land East of Ampthill Road and North of Bedford Road surrounding Great Thickthorn Farm, Houghton Conquest.

Additional Consultation/Publicity Responses

Bedford Borough Council – Objection remains following additional Highways information.

Summary of response in terms of additional highways information:

- The B Kempston Highway Works seems to be a reasonable approach. The A Manor Road, Kempston Hardwick Junction Mitigation Works or contributions seems overly complicated and contributions on a scheme rather than delivery of the scheme was discussed previously and would be preferred.
- Would be easier to agree a number of dwellings trigger for contributions rather than a number of trips as it won't rely on a third party/ the Council to organise counts etc. Dwelling based trigger easier to understand and monitor. The approach ties Bedford Borough to a scheme that may not be the preferred solution, contributions would be more flexible.
- Further discussions would not stop contributions to these junctions going in the heads of terms but may require further thought and discussion before any agreement can be signed.

Additional Comments

Pre-Submission (Regulation 19) Local Plan Policies

Policy SA2: Marston Vale New Villages

Additional/Amended Conditions

Amended conditions:

Condition 3:

Each reserved matters application shall demonstrate how it has taken account of the principles set out within the submitted Design Framework Document (David Lock Associates, May 2017):

- a) Section 4 - Character Areas
- b) Section 5 - Layout, Scale & Form
- c) Section 6 - Access & Movement
- d) Section 7 - Landscape, Ecology & Open Space
- e) Section 8 - Secured by Design

and the submitted Parameter Plan ORS004\OPA\002 (David Lock Associates, December 2017)

Reason: To ensure that the details and appearance of the development are acceptable to the Local Planning Authority in accordance with Policies CS14 and

DM3 of the Central Bedfordshire (North Area) Core Strategy and Development Management Policies (2009)

Condition 6:

- (i) No development shall begin until the details for the provision of 2.0m wide footway along Bedford Road between the site access point marked A on submitted and the existing footway in Houghton Conquest at the point marked B on the Footpath connections plan ORS004\OPA\003 (David Lock Associates, December 2017) have been submitted to and approved in writing by the Local Planning Authority.**
- (ii) No development shall begin until the details for the provision of 3.0m wide footway/ cycleway between the junction of Thickthorn Lane with Ampthill Road (B530) at the point marked C and the proposed new roundabout serving the development of the site on the B530 Ampthill Road at the point marked D on the Footpath Connections Plan ORS004\OPA\003 have been submitted to and approved in writing by the Local Planning Authority.**

No dwellings shall be occupied until the footways 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 in accordance with Policy DM3 of the Core Strategy and Development Management Policies for Central Bedfordshire (North) 2009 and Section 4 of the National Planning Policy Framework

Condition 13:

Prior to the occupation of the 25th dwelling a scheme for traffic calming on Bedford Road between site vehicle access points shown on the approved plans shall be submitted to and approved in writing by the Local Planning Authority. The approved traffic calming scheme shall be fully implemented prior to the 50th dwelling occupation.

Reason: To ensure the provision of appropriate speed reduction measures in the interests of highway and pedestrian safety in accordance with Policy DM3 of the Core Strategy and Development Management Policies for Central Bedfordshire (North) 2009 and Section 4 of the National Planning Policy Framework.

Condition 14:

Prior to occupation of the 25th dwelling a scheme for a single lane dualling junction improvement on A6/Chapel End Road junction shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be fully implemented prior to the 50th dwelling occupation.

Reason: In order to minimise danger and inconvenience to users of the highway and of the development in accordance with Policy DM3 of the Core Strategy and

Development Management Policies for Central Bedfordshire (North) 2009 and Section 4 of the National Planning Policy Framework .

Additional Conditions

Condition 38:

Prior to the occupation of the 25th dwelling a scheme for the area of land at the B530 Ampthill Rd/Bedford Rd junction shall be submitted to and approved by the Local Planning Authority. Such a plan to include details of a path to facilitate use by pedestrians and cyclists but prevent unauthorised vehicular access. The approved scheme should be fully implemented within 2 months following the opening of the alternative route through the development between the B530 and Bedford Rd accesses.

Reason: In the interests of highway and pedestrian safety in accordance with Policy DM3 of the Core Strategy and Development Management Policies for Central Bedfordshire (North) 2009 and Section 4 of the National Planning Policy Framework.

Amended Informatives:

Informative 3:

The applicant is advised that no works associated with the construction of the vehicular access should be carried out within the confines of the public highway without prior consent, in writing, of the Central Bedfordshire Council.

Informative 4:

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 Highways Agreements Officer, Highways, Community Services Central Bedfordshire Council, Priory House, Monks Walk, Chicksands, Shefford SG17 5TQ. No development shall commence until the details have been approved in writing and an Agreement made under Section 38 of the Highways Act 1980 is in place.

Informative 7:

Should the scheme for the B530 Ampthill Road/Bedford Road junction require a stopping up order. A stopping up order can be made by the National Transport Casework Team, Department for Transport, under Section 247 of the Town and Country Planning Act 1990, or by application to the highway authority for the stopping up of highway land via the magistrates court under section 117 of the Highways Act 1980.

Additional informative

Informative 9:

Any reserved matters application for each area, as identified in condition 4, shall include the following:

- a) An estate phasing and completion plan – setting out the development phases and the standards that estate streets serving each phase of the development will be completed;
- b) Details of the proposed arrangements for future management and maintenance of the proposed streets within each phase of the development until such time as an agreement has been entered into under Section 38 of the Highways Act 1980, or a private management and maintenance company established;
- c) Full engineering, drainage, street lighting and constructional details of the streets proposed for adoption.

This is in the interest of highway safety; to ensure a satisfactory appearance to the highways infrastructure serving the approved development; and to safeguard the visual amenities of the locality and users of the highway in accordance with Policy DM3 of the Core Strategy and Development Management Policies for Central Bedfordshire (North).

Item 7 (Pages 63-86) – CB/17/00981/OUT – Land North of Clophill Road, Maulden, MK45 2AE.

Additional Consultation/Publicity Responses

None.

Additional Comments

Landscape Comments

For completeness, though landscape matters are addressed within the associated Officer report, it should be noted that there has been some concern from Landscape Officers. Concerns are summarised as:

- 1) Loss of views of the woodland to the rear of the site.
- 2) A harsh urban edge would harm the identity of the village.
- 3) Harm to a 'valued' landscape and the character of the area.

For clarity, these points are now addressed in turn:

- 1) The topography of the site is such that it slopes in a gentle gradient towards the access road. As such, trees are elevated compared to the highway and would be visible beyond the development. In any event, it should be clearly noted that the loss of 'views' is not a material planning consideration.

- 2) It should be noted that the outline application proposes an indicative layout only. Concerns in this regard could be satisfactorily addressed through consideration of matters reserved for future determination and through conditioned Landscape Plans.
- 3) Paragraph 109 of the Framework indicates that valued landscapes should be protected and enhanced. There is no definition of as to what is a 'valued landscape'. Given the objections from local residents and the Parish Council it is clear that local people value it. This is insufficient in itself to make it 'valued'.

Though the site does form part of a larger Character Area, it does not comprise any discernible landscape features. The site is not a designated gap and the proposal would not result in the coalescence of settlements.

Additional/Amended Conditions

None.

Item 8 (Pages 87-108) – CB/17/01156/OUT – Land East of No. 13 Clophill Road, Maulden, Bedford, MK45 2AQ.

Additional Consultation/Publicity Responses

None.

Additional Comments

It should be first noted that this application is now subject to an appeal against non-determination. Accordingly, no decision will be formally issued by the Council following this meeting. The decision made by Members today will instead be used as a basis to provide the Councils 'likely determination' of the application to the Planning Inspectorate for their consideration.

Additional/Amended Conditions

The applicant has provided an additional drawing demonstrating that appropriate visibility splay can be achieved. Accordingly, it is recommended condition 4 is amended to read:

4. The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans; 16216 (D) 001 & 16216 (D) 002 Rev. D.

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

Further, it is recommended that condition 13 is replaced by the following condition:

13. The development shall be served by means of roads and footpaths which shall be laid out and drained in accordance with the Central Bedfordshire Design

Guide September 2014 or other such documents that replace them, and no building shall be occupied until the roads and footpaths which provide access to it from the existing highway have been laid out and constructed in accordance with the above-mentioned Guidance.

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

Item 9 (Pages 109-138) – CB/16/02972/FULL – Former Dukeminster Estate, Church Street, Dunstable.

Additional Consultation/Publicity Responses

None.

Additional Comments

None.

Additional/Amended Conditions

None.

Item 10 (Pages 139-156) – CB/16/05852/FULL – Land off Harrow Way, Shefford.

Additional Consultation/Publicity Responses

None.

Additional Comments

None.

Additional/Amended Conditions

None.

Item 11 (Pages 157-174) – CB/17/02512/OUT – Land South of the bungalow, Bedford Road, Houghton Regis, Dunstable, LU5 6JS.

Additional Consultation/Publicity Responses

None.

Additional Comments

None.

Additional/Amended Conditions

Replacement Condition 14

The Development hereby approved shall be built out at a density of 25-30dph.

Reason: To ensure development respects the rural character of the area and the density of forthcoming residential development close to the site.

New Condition

Development shall not begin until details of a traffic calming scheme along Bedford Road has been approved by the Local Planning Authority. The details of the scheme shall include but not be exclusive to the following:-

- Speed limit reduction from 30 and 40 to 20mph;
- Feature to enforced a speed limit of 20mp;
- Raise speed tables to the proposed junctions; and
- Improved Street lighting along the frontage of the site with Bedford Road.

No dwelling shall be occupied until that scheme has been implemented in accordance with the approved details

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

Development shall not begin until details of a traffic calming scheme along Bedford Road has been approved by the Local Planning Authority and no building shall be occupied until that scheme has been implemented 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.

No dwelling shall be occupied until a 3m wide footway/cycleway has been constructed along the frontage of the site with Bedford Road accordance with details of the approved drawing/or scheme to be submitted to and approved by the Local Planning Authority. 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.

Development shall not begin until details of the improvements to the junction between the proposed estate road and the highway have been approved 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.

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 43m 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. (HC8)

Reason: To provide adequate visibility between the existing highway and the proposed access(es), and to make the access(es) safe and convenient for the traffic which is likely to use it (them).

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 closed in a manner to the Local Planning Authority's written approval. (HC19)

Reason: In the interest of road safety and to reduce the number of points at which traffic will enter and leave the public highway.

Item 12 (Pages 175-186) – CB/17/05425/FULL – The Pigling, Woodview Nurseries, Shefford Road, Meppershall, Shefford, SG17 5LL.

Additional Consultation/Publicity Responses

None.

Additional Comments

- Paragraph 5.2 to be removed due to it not being relevant and was entered within the report in error.

Additional/Amended Conditions

None.

Item 13 (Pages 187-212) – CB/17/04050/FULL – Holywell Middle School, Red Lion Close, Cranfield, Bedford, MK43 0JA.

Additional Consultation/Publicity Responses

None.

Additional Comments

None.

Additional/Amended Conditions

The applicant has provided additional details of the sports facility. On discussion with Sport England, these are acceptable and remove the need for condition no. 3. A revised condition is recommended ensuring development is in accordance with submitted details. This is as follows:

3. The indoor sports hall hereby approved shall not be constructed other than in accordance with specifications entitled 'Court Information' received on 4th January 2018.

Reason: To ensure that the approved development complies with Sport England guidelines.

Item 14 (Pages 213-226) – CB/17/04312/FULL – Land at 11 and rear of 13 The Ridgeway, Flitwick, Bedford, MK45 1DH.

Additional Consultation/Publicity Responses

None.

Additional Comments

Re: No. 30 Durham Close. Confirmation has been received that the first-floor side window (as identified in para 3.2 of the Officers Report) is to a bathroom and not to the landing as stated in the Report.

In response to concerns raised in an email from Caroline Wisdom (49 Durham Close) which was circulated to Members on the 29th January:

Re: Flitwick Town Council

No response was received from the Town Council

Re: removal of permitted development rights

PD right were removed because it was considered that any further extensions could result in inadequate garden provision and that the addition of further windows could result in a loss of privacy.

Re: neighbour letters:

At the time of the consultation process and site visit the adjacent site of York Close was under construction but nearing completion. Plots 3 and 4 were not occupied. I sought confirmation from the agent (also Acorn Building Services) that they had indeed informed any prospective purchaser of the application. 3 x site notices were posted.

Re: Impact on the side bathroom window of no. 49 Durham Close

Whilst this concern is noted the window to a bathroom is not considered to be a 'habitable room' and as such is not assessed against the criteria of 'overbearing impact, loss of light or loss of privacy'.

Additional/Amended Conditions

None.

Item 15 (Pages 227-242) – CB/17/05740/FULL – 65 Mill Road, Leighton Buzzard, LU7 1AX.

Additional Consultation/Publicity Responses

Final comments from the Highways Officer are as follows:

“The site location plan indicates a red line boundary which now includes the amenity land adjacent to Doggett Street and I understand that the applicant has served the appropriate notice to Central Bedfordshire Council Property Assets.

The application will require the existing dropped kerb extended across the Mill Road frontage and includes a new dropped kerb (verge/footway) crossover in Doggett Street to serve five parking spaces to the rear of the dwellings. This will involve construction works within the public highway which must be undertaken by the Highway Authority at the applicant's expense.

The level of visibility available at the proposed access onto Doggett Street is considered acceptable and the number of off-street parking spaces is compliant with the Council's standards.

It is noted that there is a telephone cabinet on the Doggett Street frontage which will need to be relocated in order to provide access to the parking spaces. This will need to be undertaken at cost to the applicant/developer.

The applicant has now removed the bin store from the frontage of the property and relocated it to the side of the development. This now maximises the available space for the longitudinal parking bay. I would bring to your attention that whilst a vehicle

can be parked within the front curtilage, it may impact on the pedestrian access to the properties if not parked accurately. This is not going to affect the public highway, but it may affect the amenity of the pedestrian users of the four properties. In order to emphasise the position of the parking bay, I would suggest that the bay is constructed using a contrasting hard surfaced material in comparison to the surrounding pedestrian access, which shall also be a hard surfaced material. This parking space will also require the existing dropped kerb extended across the whole site frontage. This will involve construction works within the public highway which must be undertaken by the Highway Authority at the applicant's expense.

There are two rows of parking spaces shown in tandem and their total length shall be a minimum of 10m, which is virtually the width of the site. I understand that the builder has also measured and confirmed that the parking land to the rear is 10.5m.

There is a 1.8m high close board fence proposed to the rear boundary, I would advise the applicant that the first panel shall not exceed 0.6m in height in order to provide pedestrian/driver intervisibility; I recommend a condition is imposed to secure this.

I recommend the supplied conditions are imposed."

Additional Comments

The majority of the conditions recommended by the Highways Officer have already been enclosed. However, an additional condition is recommended (below) in respect of vision splays and it is recommended that condition 5 be deleted and replaced with a different condition. Additional informatives are also recommended (below).

Additional Condition

11. Before the access is first brought into use a triangular vision splay shall be provided on the southern boundary of the new vehicle access on to Doggett Street and shall measure 1.8m along the back edge of the footway in a southerly direction from the boundary fence and 1.8m measured into the site at right angles to the same line, along the southern boundary fence adjacent to the new parking space. The vision splay so described and on land under the applicant's control shall be maintained free of any obstruction to visibility exceeding a height of 600mm above the adjoining footway level.

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.

(Policy BE8, SBLPR and Section 4, NPPF)

Replacement Condition

5. None of the dwellings hereby permitted shall be first occupied until details of the junctions of the proposed vehicular accesses with the highway have been approved by the Local Planning Authority and the junctions have been constructed in accordance with the approved details.

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

Additional Informatives

1. The applicant is advised that no works associated with the construction of the vehicular access should be carried out within the confines of the public highway without prior consent, in writing, of the Central Bedfordshire Council Highways Department. Upon receipt of this Notice of Planning Approval, the applicant is advised to seek approval from the Local Planning Authority for details of the proposed vehicular access junction in accordance with condition 5. Upon formal approval of details, the applicant is advised to follow this link on the Council website
<http://www.centralbedfordshire.gov.uk/transport/request/dropped-kerb.aspx>
or contact Central Bedfordshire Council, Tel: 0300 300 8301 quoting the Planning Application number. This will enable the necessary consent and procedures under Section 184 of the Highways Act to be implemented. The applicant is also advised that if any of the works associated with the construction of the vehicular access affects or requires the removal and/or the relocation of any equipment, apparatus or structures (e.g. street name plates, bus stop signs or shelters, statutory authority equipment etc.) then the applicant will be required to bear the cost of such removal or alteration. To fully discharge condition 5 the applicant should provide evidence to the Local Planning Authority that the Highway Authority have undertaken the construction in accordance with the approved plan, before the development is brought into use.
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 Street Works Co-ordinator, Bedfordshire Highways, by contacting the Highways Helpdesk 0300 300 8049.
3. The applicant is advised that the storage of materials associated with this development should take place within the site and not extend into the public highway without authorisation from the highway authority. If necessary further details can be obtained from The Street Works Co-ordinator, Central Bedfordshire Highways, by contacting the Highways Helpdesk 0300 300 8049.

Item 18 (circulated separately) Urgent Item – Minutes – 6 December 2017

The Chairman has agreed to take the minutes of the Development Management Committee held on 6 December 2017 as an urgent item of business. As required by the Constitution these minutes were to have been signed by the Chairman, with the Committee's approval, as an accurate record at the Committee's next ordinary meeting held on 3 January 2018. Because the minutes had not been published and made publically available at that time, however, this could not be done. The minutes should have been included on the agenda for the current meeting (31 January 2018) for approval but were omitted in error.

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