

Item No. 11

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

Reason for Recommendation

The proposal for residential development is contrary to Policy DM4 of the Core Strategy and Development Management Policies Document 2009, however at this time the Council can not demonstrate a 5 year housing supply and therefore developments should be considered in the context of Sustainable Development. The application site is adjacent to the existing settlement envelope of Houghton Conquest which is considered to be a sustainable location for planning purposes and would consist of small scale residential development bound by existing development. The proposal would have an impact on the character and appearance of the area however this impact is not considered to be demonstrably harmful. The proposal is also considered to be acceptable in terms of highway safety and neighbouring amenity and therefore accords with Policy DM3 of the Core Strategy and Development Management Policies Document (2009) and the Council's adopted Design Guidance (2014).

Site Location:

The application site is located on the edge of Houghton Conquest and measures approximately 0.5 hectares. The site fronts Mill Lane and lies adjacent to and opposite existing residential properties that are predominantly bungalows. In addition the site abuts agricultural land that was recently granted outline permission for 125 dwellings under reference CB/15/01362/OUT. There is evidence of some small buildings on the site, however it has clearly been unoccupied for many years and the site is now overgrown and unmanaged.

The site lies outside the settlement envelope of Houghton Conquest and does not

fall within any designation.

The Application:

Permission is sought for the erection of 7 dwellings with access, parking, amenity and landscaping. The approximate overall density of the proposal is 15 dwellings per hectare.

The application is accompanied by the following supporting statements:

- Tree Survey Report
- Protected Species Survey (Updated and received 02/06/16)
- Planning Statement
- Sustainability Statement

The site and development has been considered in relation to the EIA Regulations (2011) as amended April 2015 and is below the threshold for the requirement of an ES.

RELEVANT POLICIES:

National Planning Policy Framework (NPPF) (March 2012)

Section 1 - Delivering Sustainable Development

Section 4 – Promoting Sustainable Transport

Section 6 – Delivering a wide choice of high quality homes

Section 7 - Requiring Good Design

Section 8 – Promoting healthy communities

Section 10 - Meeting the Challenge of Climate Change & Flooding

Section 11 - Conserving the Natural Environment

Core Strategy and Development Management Policies - North 2009

CS1: Development Strategy

CS2: Developer Contributions

CS3: Healthy and Sustainable Communities

CS5: Providing Homes

CS7: Affordable Housing Provision

CS14: High Quality Development

CS16: Landscape & Woodland

CS18: Biodiversity & Geological Conservation

DM3: High Quality Development

DM4: Development Within and Beyond Settlement Envelopes

DM14: Landscape & Woodland

DM15: Biodiversity

Development Strategy

At the meeting of Full Council on 19 November 2015 it was resolved to withdraw the Development Strategy. Preparation of the Central Bedfordshire Local Plan has begun. A substantial volume of evidence gathered over a number of years will help support this document. These technical papers are consistent with the spirit of the NPPF and therefore will remain on our website as material considerations which

may inform further development management decisions.

Supplementary Planning Guidance/Other Documents

1. Planning Obligations Strategy, 23 October 2009
2. Written ministerial statement by Brandon Lewis on support for small-scale developers, custom and self-builders, Published 1st December 2014
3. Central Bedfordshire Design Guide (March 2014)

Relevant Planning History:

Application Number	CB/15/04851/OUT
Description	Outline: Erection of 7 new dwellings
Decision	Withdrawn, due to highway related reasons
Decision Date	02/03/2016

Parish Council:

1. Houghton
Conquest Parish
Council (13/05/16)
(Verbatim) -

The Parish Council **OBJECT** to this application on the following basis:

- The land is outside of the village settlement envelope.
- Mill Lane is narrow country lane, and even with the proposed road improvements with parking in the road it will only take one-way traffic in many places, & will rely on drivers pulling onto paths, drives etc if faced with oncoming traffic. This development would increase this burden significantly even with shared driveways.
- The existing properties in the lane need to receive regular deliveries of oil & gas from tankers which would have no choice but to block the road.
- This development would further exacerbate the problem with emergency vehicles accessing properties in the lane. There is anecdotal evidence of emergency service vehicles getting stuck here.
- The land is extremely low lying at this location & is directly adjacent the proposed drainage pond for the recently approved planning application for 125 houses. This drainage pond will be located here being the lowest point. Surface water drainage is already a significant problem in this area. The existing drainage ditch at this location is critical & is likely to require enlarging. The proposals in the planning application regarding drainage do not adequately address this issue, & do not seem to take account of the lie of the surrounding land, & the neighbouring development of 125 houses.
- The proposals regarding management of sewerage are inadequate.
- The problems with the fragility water main in village are well documented. This increase in demand on an already frail system is of great concern. We would urge the

Planning Authority to seek definitive assurance from Anglian Water, that this development on top of the 125 adjacent homes, & the 52 homes in Duck End Close (adjacent Mill Lane), will be able to cope.

- There is no local evidence to suggest Houghton Conquest needs further housing – particularly large executive housing of this type. It should be noted that the recent successful application for 125 homes on Chapel End Rd, & the 52 homes in Duck End Close are both very close by.
- The executive style housing is not in keeping with the rural street scene in the lane & would have a detrimental impact on the character of this rural lane.
- The proposal appears cramped & represents overdevelopment of the site.

Other Representations:

1. 21 Mill Lane x 2
(04/05/16) & (18/05/16)

-

Objects on the following grounds (in summary):

- Unsubstantiated housing need
- Highway safety concerns - narrow lane
- Construction issues
- Flooding concerns
- Biodiversity impact
- Lack of implementation of climate change mitigation
- Loss of existing trees & Landscaping
- Accessibility issues

2. 3 Mill Lane (06/05/16)
& (02/06/16) -

Objects on the following grounds (in summary):

- Unsubstantiated housing need
- Intensification of road
- Accessibility issues
- Construction issues

Further to revised plans, objection stands and following objections added (in summary):

- No access to electricity only oil and lpg increasing movements on the lane
- Low water pressures
- Visual impact

3. 59A Mill Lane
(13/05/16) -

Objects on the following grounds (in summary):

- Out of character
- Reduction of on street parking to detriment of existing

residents

4. 55 Mill Lane
(13/05/16) & (23/05/16)

-

Objects on the following grounds (in summary):

- Accessibility issues
- Intensification of road
- Flooding issues
- Reduction of on street parking to detriment of existing residents
- Lack of infrastructure to support additional houses
- Impact on existing services (water, sewage etc)
- Cumulative impact from other housing developments within the locality

5. 43 Mill Lane
(18/05/16)

Objects on the following grounds (in summary):

- Accessibility issues
- Highway safety including parking
- inappropriate design
- privacy & noise impact
- Flooding
- Biodiversity impact

6. 33 Mill Lane
(18/05/16) -

Objects on the following grounds (in summary):

- Development out of character
- Privacy concerns
- Intensification of road
- Will result in the removal of the telegraph poles

7. 51 Mill Lane
(05/06/16) -

Objects on the following grounds (in summary):

- Development out of character
- Privacy concerns
- Construction issues
- Accessibility issues

8. 31 Mill Lane
(18/05/16) -

Objects on the following grounds (in summary):

- Adverse impact on amenity of existing dwellinghouses in terms of overlooking and loss of light
- Design out of keeping
- Noise pollution
- Proposed build outs would create accessibility issues
- Intensification of the road
- Flooding/drainage issues

9. 15 Mill Lane
(21/05/16) -

Objects on the following grounds (in summary):

- Narrow road - accessibility issues
 - Construction issues
 - Noise/Disturbance
 - Impact on water services
10. Sirom, Mill Lane
(16/05/16) -
- Objects on the following grounds (in summary):
- Biodiversity impact
 - Privacy concerns
 - Accessibility concerns
11. 41 Mill Lane
(16/05/16) -
- Objects on the following grounds (in summary):
- Lack of front garden therefore closer to the proposed development
 - Privacy concerns
 - Highway safety concerns
 - Drainage/Flooding issues
 - Impact on Ash Trees
 - Damage to dwellings by construction traffic
 - Intensification of lane
12. 25 Mill Lane
(19/05/16) x 3 from
same household -
- Objects on the following grounds (in summary):
- Unsustainable amount of new dwellings
Accessibility issues
Loss of agricultural land
Biodiversity impact
Unacceptable design - overbearing impact
Impact on existing infrastructure & services
Flooding
Loss of landscaping
Loss or rural character
Amenity impact - loss of light, privacy
Construction disruption
13. 19 Mill Lane
(16/05/16) -
- Objects on the following grounds (in summary):
- Accessibility issues
 - Highway safety concerns
 - Loss of trees & Landscaping
 - Outside of settlement envelope
 - Impact of rural setting
14. 35 Mill Lane
(26/05/16) -
- Objects on the following grounds (in summary):
- Impact on existing infrastructure & services
 - Noise, congestion and safety issues
 - Loss of green space
 - High density building

- Privacy concerns
- Out of character

Consultees:

1. CBC Housing Development Officer (29/04/16) & (09/06/16) - Below the threshold requirement for affordable housing
2. CBC Sustainable Growth Officer (06/05/16) & (06/06/16) - No comments. Below the threshold for implementation of policies DM1 & DM2.
3. Anglian Water (10/05/16) - No Comments
4. CBC Trees & Landscape Officer (12/05/16) & (06/06/16) - No Objection, subject to the imposition to secure an appropriate landscape scheme which would include a native hedgerow in replacement and a substantial use of native tree species.
5. Internal Drainage Board (19/05/16) - No Comments
6. CBC Ecologist (24/05/16) & (02/06/16) - Having looked at the amended documents I welcome the retention of hedgerows and do not object to the application. My earlier comments had been associated with minimising loss to biodiversity and ensuring the development can deliver a net gain. The applicant acknowledges that integrated bird and bat boxes will be used in the development and I would like to see these provided at a ratio of one bat and bird box per unit to be fitted in accordance with RSPB and BCT guidance. I expect a landscaping scheme will form a condition and I would like to ensure this scheme includes the use of native hedge and tree species together with nectar / berry rich planting on plots. Fences should ensure hedgehog holes are incorporated to allow permeability for small mammals across the site.
7. CBC SuDs Engineer (27/05/16) - No objection, subject to the imposition of a condition to secure an appropriate surface water drainage scheme.
8. CBC Pollution Officer (14/05/16 & 19/05/16) - No Comments
9. CBC Highways Officer (10/06/16) - No objection, subject to the imposition of conditions to secure the off site highway works, appropriate surfacing and retention of parking provision.

Determining Issues:

The main considerations of the application are;

1. **Principle**
2. **Affect on the Character and Appearance of the Area**
3. **Neighbouring Amenity**
4. **Highway Considerations**
5. **Other Considerations**

Considerations

1. Principle

- 1.1 The site lies outside of the settlement envelope of Houghton Conquest and is located in land regarded as open countryside. The adopted policies within the Core strategy and Development Management Policies 2009 limit new housing development on unallocated sites to within settlement envelopes (Policy DM4). Houghton Conquest is designated as a large village and Policy DM4 limits new housing development to small scale development. On the basis of Policy DM4 a residential proposal outside of the settlement envelope would be regarded as contrary to policy. However it is necessary for the Council to consider whether material considerations outweigh the non-compliance with Policy.
- 1.2 Further to a recent appeal decision at Henlow, at the time of writing this report, the Council cannot demonstrate a 5 year supply of deliverable housing, and therefore policies with respect to the supply of housing (including Settlement Envelopes) are deemed out of date as per paragraph 49 of the NPPF. The NPPF (paragraph 14) advises that where the development plan is absent, silent or out of date that permission should be recommended for grant unless the adverse impacts of doing so would significantly and demonstrably outweigh the benefits of the development.
- 1.3 The site is directly adjacent to the settlement envelope and to the south of the site which is currently agricultural land, outline planning permission was approved by the planning committee in October 2015 for the erection 125 dwellings and associated infrastructure, access and landscaping which is a material considerations of which its reason for approval was on the basis that the council does not have a 5 year housing supply. As such, the land in question would be considered to be a small scale development, bounded on 2 sides by existing and proposed housing and would not result in a further intrusive into the opening countryside. Whilst the proposal would extend the built form into the rectangular piece of land, the land in the future will be surrounded by development and this factor is a material planning consideration.
- 1.4 The National Planning Policy Framework carries a presumption in favour of Sustainable Development. There are three dimensions to sustainable development which require consideration such as economic, social and environmental roles. Paragraph 9 of the NPPF states that these roles are mutually inclusive and as such in order to achieve sustainable development all three of the dimensions should be sought simultaneously.
- 1.5 Economic
The NPPF makes it clear that planning policies should aim to minimise journey lengths for employment, shopping and other activities, therefore planning decisions should ensure developments that generate significant movements are

located where the need to travel will be minimised and the use of sustainable transport modes maximised. It is acknowledged that the construction of 7 houses would support a limited level of employment, with associated benefits to the local economy, within the local area on a temporary basis during the construction period which could be expected to last no longer than one year. Houghton Conquest provides some employment opportunities including public houses, village stores, a school and restaurant. Furthermore Houghton Conquest is in close proximity to Marston Moretaine which constitutes a Minor Service Area which has access to a range of facilities and services which would provide local employment opportunities. On the basis of this the village is considered to be a sustainable location.

1.6 Social

The provision of housing is a benefit of the scheme which should be given some weight however on the basis that the development would be small scale, it would not constitute a significant contribution to our 5 year housing supply and therefore is not given significant weight. Houghton Conquest is classified as a Large Village under Policy CS1 of the Core Strategy for the North with access to a variety of community facilities which is iterated in the above paragraph. The village is served by a bus service which stops on Bedford Road. Therefore the village can be regarded as a sustainable location and it is considered that the settlement offers services and facilities that can help to accommodate the growth resultant from this scheme. Nearby services are considered to be accessible for new residents. The development will have no adverse impact on the local infrastructure which would require any offset by way of a S106 agreement and financial contributions. On the basis of this the village is considered to be a sustainable location.

1.7 Environmental

The NPPF states that opportunities should be taken to protect and enhance the natural environment and to improve biodiversity. The Councils Ecologist is satisfied that the proposal would allow for retention and enhancement of more boundary habitat features and can secure additional biodiversity gain by the reinforcement of the landscape buffer which would incorporate native species. The development site would result in the loss of Grade 2 good quality agricultural land whereby paragraph 112 of the NPPF recommends that Local authorities consider the long term implication of the loss of good quality agricultural land in the interest of sustainable growth. The site is not used in this capacity at present and the applicant has stated the land is too small for modern farming methods. Notwithstanding this however, the proposal would not constitute significant development or loss of agricultural land. Furthermore the encroachment of built development beyond the settlement envelope results in a loss of open countryside which is a negative impact of the proposal. The site abuts residential development on two sides and is not considered to be an isolated site. Furthermore the site is currently demarcated by existing boundary treatment which would be retained and enhanced without wider impact on the prevailing flat topography landscaping directly adjacent to site which constitutes agricultural land. The impact of developing this site adjacent the settlement envelope is therefore not considered to result in significant and demonstrable harm.

1.8 As such it is considered that the proposal would represent an appropriate scale of development bound by existing development and that given alongside the presumption in favour of Sustainable Development outweighs any identified visual harm to the character of the area given that landscape proposals would allow for the provision of a landscape buffer along the edges of the site and the proposal generates inherit off site highway benefits which is detailed further in section 4 of this report. The proposal therefore would accord with the Section 1 and 6 of the NPPF.

2. Affect on the Character and Appearance of the Area

2.1 Consideration has been given to the building lines established by adjacent dwellinghouses and the footprints and curtilages proposed are fairly representative of other properties within the area.

2.2 The dwellinghouses proposed would be a mixture of a one & a half storeys and two storeys. Given the proposed developments potential for prominence, sectional drawings and finished floor levels were supplied in support of the scheme demonstrating that the heights of that proposed would not significantly differ from the existing built form. Slab levels could be secured by condition to ensure that the development is constructed as envisaged. Furthermore, despite a number of concerns expressed in respect of the design of the dwellinghouses appearing out of character when considered within the context of the streetscene, the dwellinghouses along Mill Lane are varied with a mix of bungalows and two storey dwellinghouses, some of which are of a historically character and others a more modern fabrication and therefore the proposed development would not be considered to appear obtrusive.

2.3 The scheme represents a low density scheme of approximately 15 dwellings per hectare and proposes an appropriate mix of dwellinghouses. There is an adequate separation between the dwellinghouses of 5 metres which is in excess of the separations supported within the Councils technical design guidance and therefore the proposed does not constitute a cramped form of development.

2.4 Projecting gables are proposed to both the front and rear of the units to provide active frontages not only onto Mill Lane but to also provide a positive relationship with the open space and provide vantage points across the site that is proposed to serve the housing development for 125 dwellings under reference CB/15/01362/OUT. Chimneys have been incorporated into the designs of the dwellinghouses, respectful of the prevailing character of the area and to provide a break in the roofscape.

2.5 In terms of the boundaries of the site, the layout plan indicates that the existing boundaries are to remain where possible and be subject to supplementary planting if necessary which is considered to be positive. The retention and further enhancement can be secured through condition. Whilst some concerns have been expressed about the loss of mature landscaping and trees within the site, a tree survey report was supplied with the application which demonstrated the viability and quality of the existing trees and landscaping. The Councils Tree and Landscape Officer has accepted the results of this report and has not wish to raise an objection to this proposal, subject to the imposition of conditions to secure appropriate replacement within and around the site, with more native

species.

- 2.6 Materials would be controlled by condition to ensure that the materials proposed would be reflective of the established character. As such it is considered that the scheme has been designed such that it would reinforce and be sensitive to the character of the area and it is considered that the proposal would conform with policies CS14 & DM3 of the Core Strategy for the North of Central Bedfordshire, the Central Bedfordshire Design Guide and Section 7 of the NPPF.

3. Neighbouring Amenity

3.1 Existing Residents

Dwellings have been sited to ensure that there is a separation in excess of 20 metres between the existing and proposed dwellinghouses in accordance with the accepted distances contained within the Councils adopted design guidance. As such, it is concluded that on the basis of these distances, despite concerns raised by a number of residents, that the proposed development would unlikely give rise to an unacceptable loss of privacy to existing residents in terms of mutual overlooking.

- 3.2 Whilst concerns have been raised by residents in terms of noise and disturbance in relation to the new development, no concerns have been expressed in this regard by the Councils Public Protection Officer.

3.3 Future Occupiers

The dwellinghouses have been sited such that there would be no resultant impact on future occupiers in terms of loss of light/overshadowing nor privacy concerns.

- 3.4 The layout plan demonstrates that an adequate level of external amenity has been provided for future occupiers in accordance with the Central Bedfordshire Design Guide. Furthermore the floorplans provided demonstrate adequate internal amenity standards. Given that the proposal would provide adequate levels of amenity for future occupiers, the boundaries of the site would be demarcated by mature landscaping and due to the fact that the site to the rear is developable land, the proposal would not result in a greater erosion to open countryside if permitted development extensions were proposed by future occupiers and therefore it is not considered reasonable to restrict PD rights in this context.

- 3.5 Whilst bin storage and collection points and cycle storage facilities have not been identified on the layout plan, there is sufficient spaces within the site to accommodate such facilities and as such this could be secured by condition. Therefore the proposal in this regard, would conform with policy DM3 of the Core Strategy for the North of Central Bedfordshire, the Central Bedfordshire Design Guide and section 7 of the NPPF.

4. Highways Considerations

- 4.1 Concerns were expressed by the Councils Highways Officer within the previously withdrawn planning application under reference CB/15/04851/OUT due to the insufficient width of the highway to accommodate two way traffic.

- 4.2 The revised scheme herein includes the provision of a road widening directly in front of the development to a 4.8 metre width, addressing the Highways Officers previous concerns and allowing for the free flow of two way traffic along this section of the road. In addition build outs are proposed at intervals to reduce the width at pinch points to 3.7 metre to slow traffic. Furthermore the plans proposed introduction of a 1.5 metre footpath along the boundary and a crossing link. Whilst concerns have been raised by local residents and the parish alike in respect of the delivery of oil and LPG, the Councils Highways Officer has not raised any concerns in this regard.
- 4.3 In terms of drainage, which is a concern raised by many residents, the existing drainage ditch will be cultivated and further opportunities to capture any run of water at source can be controlled by condition. No concerns have been expressed in this regard by the Internal Drainage Board.
- 4.4 In respect of parking, each unit boasts adequate off road parking and appropriate access and turning in accordance with the Councils Parking Standards. The Councils Highways Officer has recommended that the garages be conditioned to be retained for parking to ensure the retention of adequate off road parking provision in the future.
- 4.5 As such the proposal would not contribute to highway safety concerns and no concerns have been expressed by the Councils Highways Officer subject to the imposition of relevant conditions. Therefore it is considered that the proposal would be in accordance with policy DM3 of the Core Strategy for the North of Central Bedfordshire, the Central Bedfordshire Design Guide and section 4 of the NPPF.

5. Other Considerations

5.1 Biodiversity

The Councils Ecologist has concluded that the proposed layout would allow for retention and enhancement of boundary habitat features. The NPPF calls for development to deliver a net gain for biodiversity and therefore the Councils Ecologist has no raised no objection the granting of this permission subject to the imposition of a condition requiring the provision of native hedge and tree species together with nectar / berry rich planting on plots alongside the provision of the bat & bird boxes as indicated in the supporting statement and the provision of hedgehog holes into any proposed boundary treatment. Therefore the proposal is considered to accord with policies CS18 & DM15 of the Core Strategy for the North and Section 11 of the NPPF.

5.2 Flood Risk & SuDs

The site is located within Flood Zone Area 1 whereby the probability of flooding is identified as being low. As such, no objections have been raised by the Environment agency. The Councils SuDs Officer is satisfied that an appropriate Sustainable Drainage System could be implemented on site so as limit any flooding potential and as such has not wish to raise any objection to this proposal subject to the imposition of conditions to control is provision. Whilst many residents have raised concerns relating to flooding potential, neither the Internal Drainage Board or Anglian Water have wished to raise an objection to this application. As such it is considered that the proposal accords with the

Councils adopted SuDs guidance and the section 10 of the NPPF.

5.3 Affordable Housing Provision

On 11th May 2016 the government won a legal challenge against a High Court ruling that quashed a national planning policy intended to exempt small sites from affordable housing obligations. This ruling has been reflected in the National Planning Practice Guidance setting out the Government's position that affordable housing and tariff-style planning obligations should not be sought for certain small developments (10 dwellings or less or 1,000 square metres of gross floor space). In light of this, the Councils Housing Development Officer has concluded that Affordable Housing Provision need not be secured for this development. Notwithstanding this however, the applicant has agreed to retain the two smaller units to retain an appropriate mix of housing within the development.

5.4 Financial Contributions

Significant weight should be given to the National Planning Policy Framework, which calls for the achievement of the three dimensions of sustainable development: economic, social and environmental. It is considered that Policy CS2 of the Core Strategy for the North is in accordance with the National Planning Policy Framework. This states that developers are required to make appropriate contributions as necessary to offset the cost of providing new physical, social, community and environmental proposals .

In this case, the applicant has not submitted or signed an agreement for Section 106 Unilateral Undertaking. However given the fact that the proposal is for less than 10 dwellinghouses within a large settlement, it would not give rise to the requirement for significant education or community infrastructure contributions, therefore it is considered that the proposal would not conflict with the requirements of the National Planning Policy Framework to provide sustainable development, and with policy CS2 of the Core Strategy for the North.

5.5 Sustainable Construction & Lifetime homes

Central Bedfordshire Design Guide (March 2014) sets out the policy approach to Lifetime Homes and accessibility standards (pages 44-50 of the Residential Development section). This is further iterated in policy DM2 of the Core Strategy for the North. This specifies the Lifetime Homes criteria which goes beyond the standards of Building Regulations and requires that all affordable housing on a development are lifetime home compliant. This is consistent with the section 6 of the NPPF requiring good quality homes. The proposal herein provides for the lifestimes homes as stipulated. Furthermore in the interest of Sustainable Development and Construction a Waste Management Statement has been supplied which outlines opportunities to recycle materials and reduce the amount of waste as a result of the development. As such, the proposal is compliant with Policy DM2 of the Core Strategy for the North, the Central Bedfordshire Design Guide and the NPPF.

5.6 Construction impact

Objections have been raised on these grounds however it is given little weight as a material consideration given that it is a temporary impact and one that is apparent on any grant of planning permission. Damage caused as a resultant of

construction constitutes a civil matter.

5.7 **Impact on Services**

Whilst concerns have been expressed by local residents and the Parish Council about the impact of seven additional dwellinghouses on the existing water and sewage connections, the Internal Drainage Board has not raised any objections or concerns in this regard.

5.8 **Cumulative Impact**

Whilst concerns have been expressed by local residents in respect of the cumulative impact on Houghton Conquest due to the number of residential development proposals in recent years, planning applications can only be determined on the basis of their individual merits and therefore this is not a material consideration.

5.9 **Human Rights issues**

The proposal raises no Human Rights issues.

Equality Act 2010

The proposal raises no Equality issues.

Recommendation:

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

RECOMMENDED CONDITIONS

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

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

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

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

- 3 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. Opportunities should be taken to incorporate hedgehog holes into the boundary fencing to allow permeability for small mammals across the site. The boundary treatment shall be completed in accordance with the approved scheme before the buildings are occupied and be thereafter retained.

Reason: To safeguard the appearance of the completed development and the visual amenities of the locality and provide for biodiversity mitigation and net gain. (Policies DM3 & DM15 of the Core Strategy for the North & Sections 7 & 12, NPPF)

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

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

- 5 The dwellings hereby approved shall not be occupied, until a landscaping scheme to include all hard and soft landscaping including the use of native hedge and tree species together with nectar / berry rich planting on plots 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.
(Policy DM14 of the Core Strategy for the North & Sections 7 & 11, NPPF)

- 6 Prior to first occupation of the development the off-site highway works shown for indicative purposes on plan BD/2015-01/08 shall be constructed in accordance with full engineering details which must be first submitted in writing to and approved by the Local Planning Authority. The works shall be carried out in full accordance with the approved technical specification and thereafter retained for its purpose.

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

- 6 The premises shall not be 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 . (Policy DM3 of the Core Strategy for the North and Section 4, NPPF)

- 8 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015, 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. (Policy DM3 of the Core Strategy for the North and Section 4 of the NPPF)

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

Reason: In the interest of amenity.
(Policy DM3 of the Core Strategy for the North & Section 7, NPPF)

- 10 **No development shall take place until the detailed design and associated management and maintenance plan for a proposed surface water drainage for the site, based on sustainable drainage principles and a detailed and site specific assessment of the hydrological and hydrogeological context of the development carried out in accordance with BRE Digest 365, has been submitted to and approved in writing by the Local Planning Authority. The approved drainage system shall then be implemented in accordance with the approved detailed design and shall be managed and maintained there after 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, to prevent flooding. (Section 10, NPPF)

- 11 The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers Site Location Plan (BD/2015-01/06A), Block Plan (BD/2015-01/07C), Site Sections (BD/2015-01/07D & BD/2015-01/23), House Types (BD/2015-01/11A, BD/2015-01/12, BD/2015-01/13A, BD/2015-01/14, BD/2015-01/15A, BD/2015-01/17A, BD/2015-01/18, BD/2015-01/19, BD/2015-01/20, BD/2015-01/21, BD/2015-01/22), Tree Survey Report dated March 2016 and accompanying plans ref: BD/2015-01/08 & 200 Plan Rev A, Protected Species Survey dated November 2015, updated 02.06.16 &

Sustainability Statement dated December 2015.

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

INFORMATIVE NOTES TO APPLICANT

1. In accordance with Article 35 (1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015, the reason for any condition above relates to the Policies as referred to in the National Planning Policy Framework (NPPF) and the Core Strategy for North Central Bedfordshire.
2. This permission relates only to that required under the Town & Country Planning Acts and does not include any consent or approval under any other enactment or under the Building Regulations. Any other consent or approval which is necessary must be obtained from the appropriate authority.
3. The applicant is advised that in order to comply with this permission it will be necessary for the developer of the site to enter into an agreement with Central Bedfordshire Council as Highway Authority under Section 278 of the Highways Act 1980 to ensure the satisfactory completion of the access and associated road improvements. Further details can be obtained from the Development Management Group, Central Bedfordshire Council, Priory House, Monks Walk, Chicksands, Shefford SG17 5TQ.
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.
5. This permission is subject to a Legal Obligation under Section 106 of the Town and Country Planning Act 1990.

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

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

DECISION

.....
.....

