

Item No. 7

APPLICATION NUMBER	CB/16/02314/FULL
LOCATION	Land to rear of 104 to 168 Station Road, Lower Stondon, Henlow, SG16 6JH
PROPOSAL	Erection of 80 residential dwellings together with associated access and landscaping
PARISH	Stondon
WARD	Arlesey
WARD COUNCILLORS	Cllrs Dalgarno, Shelvey & Wenham
CASE OFFICER	Nikolas Smith
DATE REGISTERED	30 June 2016
EXPIRY DATE	29 September 2016
APPLICANT	Bovis Homes
AGENT	Optimis Consulting
REASON FOR COMMITTEE TO DETERMINE	Major application with Parish Council objection. Departure from the Development Plan.
RECOMMENDED DECISION	Full Application - approve

Recommendation:

That Planning Permission is approved subject to the successful completion of a legal agreement and the following conditions:

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

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

- 2 **Notwithstanding the submitted materials schedule, no development shall commence at the site before details (including samples) of materials to be used in the external construction of the buildings at the site have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out as approved.**

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

- 3 **Notwithstanding the submitted details, no development shall commence at the site before a landscaping scheme for the site, including a timetable for its implementation and a programme for its management and maintenance has been submitted to and approved in writing by the Local Planning Authority. The development shall be**

carried out in accordance with the approved scheme.

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

- 4 The car and cycle parking shown on the submitted plans shall be provided in advance of the unit to which it relates and all of the proposed car and cycle parking shall be provided in advance of the unit it relates to.

Reason: To ensure that sufficient car and cycle parking is provided at the site in accordance with Policy DM3 of the Central Bedfordshire Core Strategy and Development Management Policies (2009) and the central Bedfordshire Design Guide (2014).

- 5 **No development shall take place until a Construction Management Plan detailing access arrangements for construction vehicles, on-site parking, loading and unloading areas, materials storage areas and wheel cleaning arrangements shall be submitted to and approved in writing by the Local Planning Authority. The construction of the development shall be carried out in accordance with the approved Construction Management Plan.**

Reason: In the interest of highway safety, to ensure a satisfactory standard of construction and layout for the development and to comply with Policy DM3 of the Core Strategy and Development Management Policies 2009.

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

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

- 7 **No development shall take place until details of play areas together with a timetable for their implementation have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out as approved and in accordance with the approved timetable.**

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

- 8 **Notwithstanding the submitted information, no development shall commence until a detailed surface water drainage scheme and maintenance and management strategy for the site, has been submitted to and approved in writing by the Local Planning Authority in consultation with Anglian Water. The scheme will include details of how the scheme shall be maintained and managed after completion. The scheme shall include provision of attenuation and a restriction in run-off rates. The scheme shall be implemented in accordance with the approved final details before the development is completed.**

Reason: To ensure the approved system will function to a satisfactory minimum standard of operation and maintenance and prevent the increased risk of flooding both on and off site, in accordance with para 103 NPPF and to ensure that 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.

- 9 **The development hereby permitted shall not be commenced unless and until a scheme showing how either a). at least 10% of the predicted energy requirement of the development will be produced on or near to the site from renewable energy resources, or b). a scheme showing how at least 10% of the energy demand of the development and its CO² emissions would be reduced through the initial construction methods and materials has been submitted to and approved in writing by the Local Planning Authority. The development shall not be first occupied until all the works within the approved scheme have been completed and thereafter the works shall be retained at all times and shall be maintained strictly in accordance with manufacturer's specifications.**

Reason: To ensure the development is resilient and adaptable to the impacts arising from climate change in accordance with the NPPF.

- 10 **No development shall take place at the site before a scheme for biodiversity enhancement at the site including a timetable for its delivery has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out as approved and in accordance with the approved timetable.**

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

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

Reason: This condition is pre-commencement as a failure to secure appropriate archaeological investigation in advance of development would be contrary to paragraph 141 of the NPPF (2012) that requires developers to record and advance of understanding of the significance of any heritage assets to be lost (wholly or in part) as a consequence of the development.

- 12 **No development shall commence at the site before a scheme for traffic calming between the junction of Stondon Park (the Bovis Homes development approved under reference CB/12/02929/FULL) and Station Road and the entrance to the site has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details and shall be completed in advance of the first occupation of any dwelling at the site.**

Reason: To ensure that the site is safe, in accordance with Policy DM3 of the Central Bedfordshire Core Strategy and Development Management Policies (2009) and the NPPF (2012).

- 13 **No development shall take place at the site before a Method Statement detailing how retained trees and hedgerows will be protected at the site has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out as approved.**

Reason: To ensure that trees and hedgerows are properly protected at the site in accordance with Policy DM3 of the Central Bedfordshire Core Strategy and Development Management Policies (2009).

- 14 Other than where specifically required by a condition attached to this decision the development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans and reports referenced Design and Access Statement dated May 2016, Level 1 Flood Risk Assessment and Surface Water Drainage Strategy Revision A dated June 2016, Foul Sewerage and Utilities Assessment dated May 2016, Framework Travel Plan dated May 2016, Geo-Environmental Investigation Report dated April 2016, Preliminary Ecological Assessment dated March 2016, Arboricultural Impact Assessment dated April 2016, Transport Assessment dated May 2016, Planning Statement dated May 2016, Planning Obligations Report dated May 2016, Environmental Noise Survey and Assessment (updated), Archaeological Desk Based Assessment dated May 2016, Landscape and Visual Impact Assessment dated May 2016, Agricultural Land Classification document, LST1-02-100, LST1-02-110, LST1-02-120, LST1-02-130, S3180/03 rev A, Tree Constraints Plan, LST1-02-170, LST1-02-230, LST1-02-150A, LST1-02-210A, LST1-02-220A, LST1-02-140B, LST1-02-200A, LST1-02-190A, LST1-02-180A, LST1-01-160A, LST1-02-317A, LST1-02-316A, LST1-02-313, LST1-02-312, LST1-02-310, LST1-02-311, LST1-02-309, LST1-02-308, LST1-02-307, LST1-02-306, LST1-02-305, LST1-02-304, LST1-02-303, LST1-02-302, LST1-02-300, LST1-02-301, LST1-02-314A, LST1-02315A

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

INFORMATIVE NOTES TO APPLICANT

1. The applicant is advised that in order to comply with this permission it will be necessary for the developer of the site to enter into an agreement with Central Bedfordshire Council as Highway Authority under Section 278 of the Highways Act 1980 to ensure the satisfactory completion of the access and associated road improvements. Further details can be obtained from the Development Control Group, Development Management Division, Central Bedfordshire Council, Priory House, Monks Walk, Chicksands, Shefford SG17 5TQ.
2. The applicant is advised that if it is the intention to request Central Bedfordshire Council as Local Highway Authority, to adopt the proposed highways within the site as maintainable at the public expense then details of the specification, layout and alignment, width and levels of the said highways together with all the necessary highway and drainage arrangements, including run off calculations shall be submitted to the Development Control Group, Development Management Division, Central Bedfordshire Council, Priory House, Monks Walk, Chicksands, Shefford SG17 5TQ . No development shall commence until the details have been approved in writing and an Agreement made under Section 38 of the Highways Act 1980 is in place.
3. The applicant is advised that no highway surface water drainage system designed as part of a new development, will be allowed to enter any existing highway surface water drainage system without the applicant providing evidence that the existing system has sufficient capacity to account for any highway run off generated by that development. Existing highway surface water drainage systems may be improved at the developer's expense to account for extra surface water generated. Any improvements must be approved by the Development Control Group, Development Management Division, Central Bedfordshire Council, Priory House, Monks Walk, Chicksands, Shefford SG17 5TQ.
4. Anglian Water has assets close to or crossing this site or there are assets subject to an adoption agreement. Therefore the site layout should take this into account and accommodate those assets within either prospectively adoptable highways or public open space. If this is not practicable then the sewers will need to be diverted at the developers cost under Section 185 of the Water Industry Act 1991. or, in the case of apparatus under an adoption agreement, liaise with the owners of the apparatus. It should be noted that the diversion works should normally be completed before development can commence.
5. This permission relates only to that required under the Town & Country Planning Acts and does not include any consent or approval under any other enactment or under the Building Regulations. Any other consent or approval which is necessary must be obtained from the appropriate authority.

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

The Council acted pro-actively through positive engagement with the applicant 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.

- (1) In advance of the consideration of the application the Committee were advised of an additional letter of objection and a reference to a drawing number contained within the report, which should read SK001 A and not X001. The committee were also advised of an amendment to condition 9.
- (2) In advance of the consideration of the application the Committee received representations made under the Public Participation Scheme.