

Item No. 9

APPLICATION NUMBER	CB/16/02971/OUT
LOCATION	Land at Chapel End Road and London Lane, Houghton Conquest
PROPOSAL	Outline application seeking detailed approval of vehicular and pedestrian access only, with all other matters reserved; for the creation of 16 self- build homes and all associated works including surface water attenuation, car parking and landscaping.
PARISH	Houghton Conquest
WARD	Houghton Conquest & Haynes
WARD COUNCILLORS	Cllr Mrs Barker
CASE OFFICER	Andrew Horner
DATE REGISTERED	07 July 2016
EXPIRY DATE	30 November 2016
APPLICANT	Self-Build-Developments Ltd
AGENT	DLP Planning
REASON FOR COMMITTEE TO DETERMINE	Major development recommended for approval with Parish Council objection and departure from the Development Plan. Call in from Cllr Mrs Barker: The site is outside the settlement envelope The site is in open countryside Concern over new access and parking Self build scheme so only details for outline and reserved matters, also no contributions on Section 106 to local school
RECOMMENDED DECISION	Outline Application - Approval

Recommendation:

That the outline planning application be APPROVED subject to completion of amended publicity, the prior completion of a Section 106 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 (General Development Procedure) Order 1995 (as amended).

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

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

- 4 **No development shall take place until an Environmental Construction Management Plan detailing access arrangements for construction vehicles, on-site parking, loading and unloading areas and materials storage areas has been 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: This condition relates to the construction period of the development and is necessary 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 and the principles of the NPPF.

- 5 Any application for reserved matters shall include details of the existing and final ground, ridge and slab levels of the buildings. 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) and in accordance with the principles of the NPPF.

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

The soft landscaping scheme, with particular emphasis on the tree planting on the site boundaries, shall include planting plans; written specifications (including cultivation and other operations associated with plant and grass

establishment); schedules of plants, noting species, plant sizes at the time of their planting, and proposed numbers/densities where appropriate; and details of a scheme of management/maintenance of the soft landscaping areas. The soft landscaping areas shall be managed thereafter in accordance with the approved management/maintenance details.

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

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

- 7 Unless an alternative routing is agreed at reserved matters approval the development shall not be brought into use until a 2.0m wide footway has been constructed from the junction of the proposed access along the east side of London Lane to Chapel End Road, to join with a 2.0m wide footway along the south side of Chapel End Road along the length of the frontage of the site to join the existing footway, in accordance with details 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 interest of road safety and pedestrian movement in accordance with policy DM3 of the Core Strategy and Development Management Policies (2009) and the principles of the NPPF.

- 8 Before the new access is brought into use the existing access to the north of the site fronting London Lane and not incorporated in the access hereby approved shall be closed.
(see notes to applicant)

Reason

In the interest of road safety and to reduce the number of points at which traffic will enter and leave the public highway in accordance with policy DM3 of the Core Strategy and Development Management Policies (2009) and the principles of the NPPF.

- 9 The details required by Condition 2 of this permission shall include full engineering details of the access arrangements shown for indicative purposes on drawing no. 5074-PL02, including tracking diagrams for an 11.5m length refuse vehicle entering/exiting the site, shall be submitted to and approved in writing by the local planning authority. The internal layout of the site approved under any subsequent reserved matters application shall not be brought into use until such a time as the agreed works, including the provision of 2.4m x 43.0m visibility splays, clear of all obstruction, have been

implemented.

Reason

To provide adequate access visibility between the existing highway and the proposed access, to make the access safe and convenient for the traffic which is likely to use it in the interest of highway safety. In accordance with policy DM3 of the Core Strategy and Development Management Policies (2009) and the principles of the NPPF.

10 Prior to approval of the details required by Condition 2 of this permission, a detailed surface water drainage scheme for the site, based on the agreed Drainage Strategy Report (July 2016) shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include the following:

- Run off shall be restricted to greenfield run off rate and fully attenuated for the (1 in 100 + 35% allowance for climate change).
- Detailed infiltration testing shall be undertaken in accordance with BRE365 to determine if infiltration systems can be used on any part of the site, including permeable paving on private driveways.
- Each plot's drainage requirements shall be in line with the requirements set out in the approved flood risk assessment, drainage strategy report and the design and access statement. The proposals shall not include impermeable areas of over 50% of a plot's total area, unless it is demonstrated that the increase in surface water can be managed appropriately on plot without increasing the agreed run off rate or volume. The need for culverting of surface water features including swales shall be avoided, where this is proposed the length involved should be restricted to a minimum, the hydraulic and environmental design assessed, and appropriate mitigating enhancements to the surrounding environment provided. Maintenance requirements shall also be considered.
- Management of exceedance in the event of system failure shall be demonstrated with the detailed design and finished floor levels shall be set a minimum of 150 mm above ground level, for plots shown to be at risk from any source of flooding floor levels should be set or 300 mm above the estimated flood level.
- Details of land drainage consent shall be provided with the full detailed design, and an easement provided on the developable side of any existing watercourse to allow access for maintenance.
- Details of the arrangements for future management and maintenance of the design for the entire surface water drainage system.

The development shall be carried out in accordance with the approved

details and shall be managed and maintained thereafter in accordance with the agreed management and maintenance details.

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.

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

Reason: The approved details may affect the resulting layout of the development and to prevent environmental and amenity problems in accordance with the principles of the NPPF.

- 12 Prior to the submission of any reserved matters application a Development Parameters Scheme shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall set out the guiding principals to be applied in the design of any dwelling, associated structures, hard surfaces and landscaping to be constructed pursuant to this planning permission. The scheme shall include, but not be limited to: maximum building height, built form, materials, plot coverage, set back from plot boundaries, boundary treatment, access and parking facilities and, protection of existing trees and hedges. The design of each dwelling the subject of this permission shall be developed in accordance with the approved Development Parameters Scheme.

Reason: In the interest of visual amenity and to ensure a consistent design approach to the dwellings hereby permitted in accordance with policy DM3 of the Core Strategy and Development Management Policies (2009) and the principles of the NPPF.

- 13 The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers 5074-PL02, TS16-212W\1 and TS16-212W\1.

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 the highway related conditions of this permission it will be necessary for the developer of the site to enter into an agreement with Central Bedfordshire Council as Highway Authority under Section 278 of the Highways Act 1980 to ensure the satisfactory completion of the access and associated road improvements. Further details can be obtained from the Highways Development Management, Central Bedfordshire Council, Priory House, Monks Walk, Chicksands, Shefford SG17 5TQ.
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 Highways Help Desk tel: 0300 300 8049
5. The applicant is advised that if it is the intention to request Central Bedfordshire Council as Local Highway Authority, to adopt the proposed highways as maintainable at the public expense then details of the specification, layout and alignment, width and levels of the said highways together with all the necessary highway and drainage arrangements, including run off calculations shall be submitted to the Highways Agreements Officer, Highways Contract Team, Community Services, Central Bedfordshire Council, Priory House, Monks Walk, Chicksands, Shefford SG17 5TQ .
6. All roads to be constructed within the site shall be designed in accordance with Central Bedfordshire Council's publication "Design in Central Bedfordshire A Guide to Development" and the Department for Transport's "Manual for Streets", or any amendment thereto.
7. The applicant is advised that no private surface water drainage system designed as part of the new development will be allowed to enter any existing highway surface water drainage system.
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".

Procedure) (England) Order 2015 - Part 6, Article 35

The Council acted pro-actively through engagement with the applicant during the application process which led to revisions and additional information in relation 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 additional consultation responses received from Anglian Water, as set out in the Late Sheet appended to these minutes. In addition, the Committee were advised of updates to the report content relating to the Self Build Register and Access Details.
- (2) In advance of the application the Committee received representations made under the Public Participation Scheme.