

Item No. 8

APPLICATION NUMBER	CB/16/03469/FULL
LOCATION	Clifton Park, New Road, Clifton
PROPOSAL	Change of use of land to create new community hub with community shop, meeting space, amenity area, woodland walk and wildlife pond and to site 29 residential park homes including 15 for affordable rent.
PARISH	Clifton
WARD	Arlesey
WARD COUNCILLORS	Cllrs Dalgarno, Shelvey & Wenham
CASE OFFICER	Nikolas Smith
DATE REGISTERED	24 August 2016
EXPIRY DATE	19 October 2016
APPLICANT	Charles Simpson Organisation Ltd.
AGENT	GVA
REASON FOR COMMITTEE TO DETERMINE	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 The Community Shop and Meeting Space structures and landscaping scheme shown on plan number 779.2/07E shall be completed prior to the occupation of the last park home at the site and shall be retained permanently thereafter unless otherwise agreed beforehand in writing by the Local Planning Authority.

To ensure that the community facilities and landscaping at the site are provided and retained in accordance with Policy DM3 of the Central Bedfordshire Core Strategy and Development Management Policies (2009) and the objectives of the National Planning Policy Framework (2012).

- 3 **No development shall take place (including any ground works or site clearance) until a method statement for the creation of new wildlife features, erection of bird boxes, ponds and semi-natural habitats has been submitted to and approved in writing by the local planning authority. The content of the method statement shall include the:**
- a) purpose and objectives for the proposed works;**
 - b) detailed design(s) and/or working method(s) necessary to achieve stated objectives;**
 - c) extent and location of proposed works shown on appropriate scale maps and plans;**
 - d) timetable for implementation, demonstrating that works are aligned with the proposed phasing of construction;**
 - e) persons responsible for implementing the works;**
 - f) initial after care and long-term maintenance (where relevant);**

The works shall be carried out strictly in accordance with the approved details and shall be retained in that manner thereafter.

Reason: To ensure that the development results in biodiversity enhancements at the site in accordance with Policy DM18 of the Central Bedfordshire Core Strategy and Development Management Policies (2009) and the NPPF.

- 4 **No development shall take place until a detailed surface water drainage scheme for the site including a management and maintenance plan has been submitted to and approved in writing by the Local Planning Authority. The scheme design shall be based on sustainable drainage principles in accordance with the Council's Sustainable Drainage SPD and an assessment of the hydrological and hydro geological context of the development. The scheme shall be implemented in accordance with the approved details 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 in accordance with the Central Bedfordshire Sustainable Drainage SPD (2014).

- 5 The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers Un-numbered site location plan, 779.2/07E, Planning, Design and Access Statement, Landscape and Visual Statement, Tree Survey Report and Arboricultural Impact Assessment and Flood Risk Assessment and Surface Water Drainage Strategy

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

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

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

DECISION

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