

## Item No. 6

APPLICATION NUMBER	CB/16/04369/OUT
LOCATION	Land South of Barford Road, Blunham, Bedford, MK44 3NE
PROPOSAL	Outline Application: Residential development for up to 44 dwellings including specific accommodation for over 55's and open space, with all matters reserved except for access
PARISH	Blunham
WARD	Sandy
WARD COUNCILLORS	Cllrs Maudlin, Smith & Stock
CASE OFFICER	Benjamin Tracy
DATE REGISTERED	20 September 2016
EXPIRY DATE	20 December 2016
APPLICANT	MLN (Land and Properties) Ltd
AGENT	Bilfinger GVA
REASON FOR COMMITTEE TO DETERMINE	Call in by Cllr Smith <ul style="list-style-type: none"><li>• Constitutes a 40% increase combined with adjacent development of 77 houses</li><li>• Development has the potential to make existing traffic congestion worse and cause safety issues.</li></ul> Parish Council objection to a major application The development is a departure from the development plan.
RECOMMENDED DECISION	Approve Outline Planning Permission subject to S106 agreement and Conditions.

### Other Representations:

### Recommendation:

That Outline Planning Permission be **GRANTED** subject to a S106 agreement and the following Conditions:

- 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 Part 3 Article 6 of the Town and Country Planning (General Development Procedure) Order 2015.

- 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 reserved matters application shall include the provision of three over 55's bungalows. Each of the bungalows hereby approved shall be occupied only by :
- a) persons aged 55 or older; or
  - b) a widow or widower of such a person or persons, or
  - c) any resident dependant or dependants of such a person or persons, or
  - d) a resident carer of such a person or persons.

Reason: In view of the need for elderly accommodation in the area and in accordance with the NPPF.

- 5 Any subsequent reserved matters application shall not include any dwellings that are more than 2 storeys in height.

Reason: In order to provide an appropriate form of development in the interests of visual and residential amenity in accordance with policies CS14 and DM4 of Central Bedfordshire Core Strategy for the North and Section 7 of the NPPF.

- 6 Any subsequent reserved matters application shall include strategic landscaping buffers beyond the curtilages of dwelling houses along the southern and western edge of the site.

Reason: To safeguard the character and appearance of the area including the intrinsic character and beauty of the countryside on this prominent gateway and edge of settlement site, in accordance with Policy DM3 of the Central Bedfordshire Core Strategy and Development Management Policies (2009), thereby ensuring the harm caused by the development does not significantly and demonstrably outweigh the benefits of development in accordance with the NPPF.

- 7 **No development shall take place until a implementation timetable for all hard and soft landscaping, in full accordance with the Landscaping details approved under Condition 2 and a ten year Landscape Maintenance and Management Plan from the date of its implementation have been 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. All landscaping shall be implemented in accordance with the approved implementation timetable and shall be maintained and managed in accordance with the approved maintenance and management plan following its implementation.**

**Reason: Details are required prior to the commencement of development 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 and the harm of the development would not outweigh the benefits in accordance with the NPPF.**

- 8 Notwithstanding the details shown on the submitted plan, no development shall commence until details of the estate road access onto Barford Road which shall take the form of a raised table junction, has been submitted to and approved in writing by the Local Planning Authority. The access shall be constructed and completed in full accordance with the approved details prior to the first occupation of any dwelling hereby permitted.**

**Reason: Details are required prior to the commencement of development to ensure the provision of appropriate access arrangements and associated off-site highway works in the interests of highway safety.**

- 9 Notwithstanding the details submitted with the application, no development shall commence until details of a 2 metre wide footway along the entire site frontage to form a continuous link to the junction of Jubilee Close has been submitted to and approved in writing by the Local Planning Authority. The details shall include surfacing and kerbing materials. The dwelling hereby approved shall not be occupied until such time as the footway has been constructed in accordance with the approved details.**

**Reason: The details are required prior to commencement to safeguard the historic character and appearance of the area and in the interests of road safety and pedestrian movement, in accordance with Policy DM3 of the Core Strategy and Development Management Policies (2009).**

- 10 No development shall take place until details of the existing and final ground, ridge 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. Thereafter the site shall be developed in accordance with the approved details.**

**Reason: Details are required prior to the commencement of development 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).**

- 11 No development shall take place until a foul water strategy has been submitted to and approved in writing by the Local Planning Authority. Unless otherwise agreed in writing the works shall be carried out in accordance with the approved details prior to the occupation of any**

**dwelling subsequently approved.**

**Reason: Details are required prior to the commencement of development to prevent the increased risk of flooding, to improve and protect water quality, and improve habitat and amenity in accordance with policy DM2 of the Core Strategy and Development Management Policies 2009.**

- 12 **No development shall commence until a detailed surface water drainage scheme for the site, based on the agreed Flood Risk Assessment (BGVABLUNHAM.10 Rev B and Soakage Test Report PN199) has been submitted to and approved in writing by the Local Planning Authority. 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 ground water level, as well as 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 to agreed rates. 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: Details are required prior to the commencement of development 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.**

- 13 **No dwelling shall be occupied until the developer has formally submitted in writing to the Local Planning Authority a management and maintenance plan for the surface water drainage and that the approved surface water drainage scheme has been checked by them, has been correctly and fully installed as per the approved details. 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 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.**

- 14 **No development shall take place (including ground works or site clearance) until a method statement for the creation of new wildlife features such as hibernacula and the erection of bird/bat boxes in buildings/structures and tree, hedgerow, shrub and wildflower planting/establishment 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 (including, where relevant, type and source of**

- materials to be used);
- 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;

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

**Reason: Details are required prior to the commencement of development to ensure the development is ecologically sensitive and secures biodiversity enhancements in accordance with the National Planning Policy Framework.**

- 15 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.

- 16 **No development shall take place until a scheme has been submitted to and approved in writing by the Local Planning Authority for the provision of fire hydrants at the development. Prior to the first occupation of the dwellings the fire hydrants serving that development shall be installed as approved. Thereafter the fire hydrants shall be retained as approved in perpetuity.**

**Reason: Details are required prior to the commencement of development in order to ensure appropriate access to fire hydrants for use in the event of emergency in accordance with policy DM3 of Central Bedfordshire Core Strategy for the North and Section 7 of the NPPF.**

- 17 **No development shall take place until an 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 wheel washing facilities; loading and unloading areas; method of materials extraction and re-use.**

**Reason: Details are required prior to the commencement of development in the interest of safeguarding the local residential amenity and highway safety, in accordance with Policy DM3 of the Core**

**Strategy and Section 4, 7 and 13 of the NPPF.**

- 18 **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: Details are required prior to the commencement of development, in the interests of sustainability, in accordance with Policy DM2 of the Core Strategy and Development Management Policies and Section 10 of the NPPF.**

- 19 The details required by Condition 2 of this permission shall include a detailed waste audit scheme for the residential units in that area. The waste audit scheme shall include details of refuse storage and recycling facilities. The scheme shall be carried out in accordance with the approved details.

Reason: To ensure that development is adequately provided with waste and recycling facilities in accordance with Policy DM3 of the Core Strategy for the North & Section 7 of the NPPF.

- 20 The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers BLU1608\_L001, IR.BGVABLUNHAM.21\_02 Rev: B (insofar as it proposes the development access arrangements only).

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 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.
3. 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 Highways Agreements Officer, Highways Contracts team, 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 unless otherwise agreed.

4. 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.

**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 and 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.

**NOTES**

- (1) In advance of the consideration of the application the Committee were advised of additional consultation responses received from internal CBC consultees, the Internal Drainage Board, Great Barford Parish council and neighbours. It was noted that a petition containing 339 signatures had been received. The Committee noted a replacement Condition 8 and additional contributions sought.
- (2) In advance of the consideration of the application the Committee received representations made under the Public Participation Scheme.