

## **Item No. 16**

<b>APPLICATION NUMBER</b>	<b>CB/16/04840/REG3</b>
<b>LOCATION</b>	<b>Croft Green Sheltered Housing, Croft Green, Dunstable LU6 1EG</b>
<b>PROPOSAL</b>	<b>Demolition of existing sheltered housing (bedsit) Nos 22-38 Croft Green and reprovision of 24 sheltered housing apartments including communal accommodation, new parking and landscaping design to the Croft Green site</b>
<b>PARISH</b>	<b>Dunstable</b>
<b>WARD</b>	<b>Dunstable Northfields</b>
<b>WARD COUNCILLORS</b>	<b>Cllrs Freeman &amp; Warren</b>
<b>CASE OFFICER</b>	<b>Debbie Willcox</b>
<b>DATE REGISTERED</b>	<b>19 October 2016</b>
<b>EXPIRY DATE</b>	<b>18 January 2017</b>
<b>APPLICANT</b>	<b>Central Bedfordshire Council</b>
<b>AGENT</b>	
<b>REASON FOR COMMITTEE TO DETERMINE</b>	<b>The Council is the applicant and an objection has been received.</b>
<b>RECOMMENDED DECISION</b>	<b>Regulation 3 - Recommended for Approval</b>

### **Recommendation:**

That Planning Permission be APPROVED 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 All construction activities shall take place in accordance with the Construction Environmental Method Statement Rev B dated November 2016, the Traffic Management Plan dated 7th November 2016 (as amended by the revised Croft Green Site Compound layout Plan received on 21 Dec 2016) and the Method Statement dated 7th November 2016, all by Glenman Corporation.

Reason: To safeguard the amenities of the occupiers of neighbouring residential premises.  
(Sections 7 and 11, NPPF and Policy BE8 SBLPR).

- 3 No hard or soft landscaping works shall take place until a landscaping scheme to include all hard and soft landscaping, level changes, boundary treatments

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 and to enhance the amenities of the area.

(Sections 7 & 11, NPPF and Policy BE8, SBLPR)

- 4 **No development shall commence until a detailed surface water drainage scheme for the site, based on the agreed Surface Water Drainage Strategy and SuDS Report (October 2016) and an assessment of the hydrological and hydrogeological context of the development, has been submitted to and approved in writing by the Local Planning Authority. The scheme shall also include details of how the system will be constructed, including any phasing, and how it will be managed and maintained after completion. 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: The condition must be discharged pre-commencement to ensure that 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 of the NPPF.**

**(Section 10, NPPF and Policy BE8, SBLPR)**

- 5 No dwelling shall be occupied until the developer has formally submitted in writing to the Local Planning Authority a finalised 'Maintenance and Management Plan' for the entire surface water drainage system, inclusive of any adoption arrangements and/or private ownership or responsibilities, and that the approved surface water drainage scheme has been correctly and fully installed as per the final approved details.

Reason: To ensure that the implementation and long term operation of a sustainable drainage system (SuDS) is in line with what has been approved.

(Written Statement HCWS161)

- 6 The development hereby permitted shall not be occupied or brought into use until the details of any external lighting to be installed on the site, including the design of the lighting unit, any supporting structure and the extent of the area to be illuminated, have been submitted to and approved in writing by the Local Planning Authority. The external lighting and any means of light shielding required shall be installed in accordance with the approved details and thereafter maintained in accordance with the approved details.

Reason: To protect the visual amenity of the site and its surrounding area.

(Policy BE8, SBLPR & Section 11, NPPF)

- 7 All external works hereby permitted shall be carried out in materials to match as closely as possible in colour, type and texture, those of the existing buildings.

Reason: To safeguard the appearance of the completed development by ensuring that the development hereby permitted is finished externally with materials to match the existing building in the interests of the visual amenities of the locality.

(Policy BE8 SBLPR & Section 7, NPPF)

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

Reason: In the interest of amenity.

(Section 7, NPPF and Policy BE8, SBLPR)

- 9 No part of the development hereby approved shall be first occupied until at least four bird boxes have been installed to the trees in the northern part of the site.

Reason: To provide new habitats for bats and birds and to enhance the biodiversity of the site.

(Section 11, NPPF).

- 10 The development shall not be occupied or brought into use until the parking scheme for cars and scooters shown on Drawing No AA5060-2009 A has been completed. The scheme shall thereafter be retained for this purpose.

Reason: To ensure provision for car parking clear of the highway and the provision of adequate cycle and scooter parking/storage.

(Policy BE8, SBLPR and Section 4, NPPF)

- 11 No part of the development hereby permitted shall be first occupied until details of secure cycle storage for residents and cycle parking for visitors have been submitted to and approved in writing by the Local Planning Authority and the said storage and parking have been constructed in accordance with the approved details. The storage and parking shall thereafter be retained for this purpose.

Reason: To ensure the provision of cycle parking to meet the needs of occupiers of the proposed development in the interests of encouraging the use of sustainable modes of transport.

(Section 4, NPPF)

- 12 The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers AA5060-2001, AA5060-2002 A, AA5060-2003, AA5060-2009 A, AA5060-2010 B, AA5060-2011 A, AA5060-2012 A, AA5060-2013 A.

Reason: To identify the approved plans and to avoid doubt.

- 13 Prior to development, including demolition and the installation of the site compound, all tree barrier protection shall be erected and positioned in strict accordance with Arboricultural Statement (Document Ref No. CBA10277 v5- dated December 2016) and Tree Protection Plan (Drawing No. CBA10277.03C TPP - dated December 2016) as prepared by CBA Trees. The protective barrier fencing shall then remain securely in position throughout the entire course of development, and all tree protection methodology, and all working practices, shall comply with the requirements stipulated in the Arboricultural Statement, at all times throughout the course of development works.

Reason: To ensure that a satisfactory standard of tree protection is undertaken in respect of all retained trees during development activity, in the interests of visual amenity  
(Policy BE8, SBLPR and Sections 7 & 11, NPPF)

#### **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 South Bedfordshire Local Plan Review (SBLPR) and the National Planning Policy Framework (NPPF).
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 applicants attention is drawn to their responsibility under The Equality Act 2010 and with particular regard to access arrangements for the disabled.

The Equality Act 2010 requires that service providers must think ahead and make reasonable adjustments to address barriers that impede disabled people.

These requirements are as follows:

- Where a provision, criterion or practice puts disabled people at a substantial disadvantage to take reasonable steps to avoid that disadvantage;
- Where a physical feature puts disabled people at a substantial disadvantage to avoid that disadvantage or adopt a reasonable alternative method of providing the service or exercising the function;
- Where not providing an auxiliary aid puts disabled people at a substantial disadvantage to provide that auxiliary aid.

In doing this, it is a good idea to consider the range of disabilities that your actual or potential service users might have. You should not wait until a

disabled person experiences difficulties using a service, as this may make it too late to make the necessary adjustment.

For further information on disability access contact:

The Centre for Accessible Environments ([www.cae.org.uk](http://www.cae.org.uk))

Central Bedfordshire Access Group ([www.centralbedsaccessgroup.co.uk](http://www.centralbedsaccessgroup.co.uk))

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.

**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.

**NOTES**

(1)In advance of the consideration the Committee were advised of additional consultation received from the Tree & Landscape Officer. In addition it was noted that Conditions 2, 10 and 12 had been amended and that there was an extra condition.