

## Item No. 12

<b>APPLICATION NUMBER</b>	<b>CB/16/04657/OUT</b>
<b>LOCATION</b>	<b>Land north east of Walnut Close, Blunham</b>
<b>PROPOSAL</b>	<b>Outline planning application for the residential development of 0.49 hectares of land to form 9 bungalow/chalet dwellings with associated garaging, parking and other associated works.</b>
<b>PARISH</b>	<b>Blunham</b>
<b>WARD</b>	<b>Sandy</b>
<b>WARD COUNCILLORS</b>	<b>Cllrs Maudlin, Smith &amp; Stock</b>
<b>CASE OFFICER</b>	<b>Donna Lavender</b>
<b>DATE REGISTERED</b>	<b>10 October 2016</b>
<b>EXPIRY DATE</b>	<b>05 December 2016</b>
<b>APPLICANT</b>	<b>K Quince &amp; Son Limited</b>
<b>AGENT</b>	<b>hd planning</b>
<b>REASON FOR COMMITTEE TO DETERMINE</b>	<b>Ward Councillor (Cllr C Maudlin) call in on the following grounds:</b> <ul style="list-style-type: none"><li>• <b>Outside the Settlement Envelope</b></li><li>• <b>Highway Safety- parking concerns</b></li><li>• <b>Substandard access</b></li><li>• <b>Impact on the Character and Appearance of the Area</b></li></ul>
<b>RECOMMENDED DECISION</b>	<b>Outline Application - Recommended for Approval, subject to a 106 agreement.</b>

### **Recommendation:**

That Outline Planning Permission be **Recommended for Approval** subject to the following:

### **RECOMMENDED CONDITIONS**

- 1 Application for the approval of the reserved matters shall be made to the Local Planning Authority within three years from the date of this permission. The development shall begin not later than two years from the final approval of the reserved matters or, if approved on different dates, the final approval of the last such matter 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.

- 2 Details of the layout, scale, appearance (including materials) 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 **No development shall take place until details of the existing and final ground 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, the location of which shall first be agreed in writing with the Local Planning Authority. Thereafter the site shall be developed in full accordance with the approved details.**

**Reason: To ensure that an acceptable relationship results between the new development and adjacent buildings and public areas.  
(Policy DM3 of the Core Strategy for the North & Section 7, NPPF)**

- 5 **The development hereby permitted shall not be commenced until a detailed surface water drainage design has been submitted to, and approved in writing by, the local planning authority.**

**The design shall be fully implemented and subsequently maintained, in accordance with the timing / phasing arrangements embodied within the scheme, or within any other period as may subsequently be agreed, in writing, by the local planning authority.**

**The scheme to be submitted shall include:**

- Plans and calculations showing sufficient disposal, storage and conveyance of surface water.**
- Details of who the surface water drainage will be managed by and how it will be maintained**

**Reason: To ensure the approved system will function to a satisfactory minimum standard of operation and prevent the increased risk of flooding both on and off site for the lifetime of the development 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, in accordance with section 10 of the NPPF.**

- 6 **No development shall take place until a Landscape Maintenance and Management Plan for a period of ten years from the date of its delivery in accordance with Condition 7 has 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. The landscaping shall be maintained and managed in accordance with the approved plan following its delivery in**

**accordance with Condition 7.**

**Reason: To ensure that the appearance of the site would be acceptable in accordance with Policy DM14 of the Core Strategy and Sections 10 & 11 of the NPPF.**

- 7 **No development shall take place until details of hard and soft landscaping (which shall include the 3 metre landscape buffer along the edge of the site), together with a timetable for its 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 an acceptable standard of landscaping.  
(Policy DM14 of the Core Strategy for the North and Sections 7 & 11, NPPF)**

- 8 The reserved matters proposals shall not include any dwellings that are more than 1 storey in height along the rear (northern) boundary of the site and directly adjacent to existing residential properties along the southern boundary of the site.

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).

- 9 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)

- 10 Prior to occupation, the details of the proposed street lighting in terms of design & specification, siting and luminance shall be submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with the approved plans and shall thereafter be retained.

Reason: To ensure the acceptable design and appearance of the development and in the interest of future occupiers amenity.  
(Policy DM3 of the Core Strategy and Section 7 of the NPPF)

- 11 **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: In the interest of safeguarding the local residential amenity (Policy DM3 of the Core Strategy and Section 4, 7 and 13 of the NPPF)**

12 Any subsequent reserved matters application shall include the following:

- A pedestrian footway measuring 2.0 m across the entire frontage of the site in accordance with details to be agreed with the Local Planning Authority
- Vehicle parking in accordance with the Councils standards applicable at the time of submission
- Cycle parking and storage in accordance with the Councils standards applicable at the time of submission
- Swept Path Analysis demonstrating that a refuse vehicle can appropriately turn within the site and exit onto the main highway in a forward motion.

Reason: To ensure that the development of the site is completed to provide adequate and appropriate highway arrangements at all times. (Section 4 of the NPPF)

13 **No development shall take place at the site before a scheme for biodiversity enhancement at the site and 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 and enhanced 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).**

14 The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers D5685-01 (Site Location Plan) & D5685-07B (for access only).

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 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 Central Bedfordshire Council's Highway Help Desk, P.O.Box 1395, Bedford, MK42 5AN.

The applicant is advised that if it is the intention to request the Central Bedfordshire County 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 Development Planning and Control Group, Central Bedfordshire Council's Highway Help Desk, P.O.Box 1395, Bedford, MK42 5AN. 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.

The applicant is advised that in order to comply with the above Condition 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 Development Planning and Control Group, P.O.Box 1395, Bedford, MK42 5AN,

All roads to be constructed within the site shall be designed in accordance with Central Bedfordshire Council's publication "Design in central Bedfordshire (Design Supplement 10 – Movement, Street and Places" and the Department of the Environment/Department of Transport's "Manual for Street", or any amendment thereto.

4. This permission is subject to a Legal Obligation under Section 106 of the Town and Country Planning Act 1990.

**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 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 consultation received from Internal CBC officers and neighbour comments. It was noted that a petition containing 339 signatures had been received..

(2) In advance of the consideration of the application the Committee received representations made under the Public Participation Scheme.