

Item No. 11

APPLICATION NUMBER	CB/17/01339/FULL
LOCATION	24 Ickwell Green, Ickwell, Biggleswade, SG18 9EE
PROPOSAL	Erection of one new dwelling
PARISH	Northill
WARD	Northill
WARD COUNCILLORS	Cllr Mr Firth
CASE OFFICER	Michael Huntington
DATE REGISTERED	04 April 2017
EXPIRY DATE	30 May 2017
APPLICANT	Mr J McGuinness
AGENT	
REASON FOR COMMITTEE TO DETERMINE	Ward member call-in Reason for call-in CS15/DM13 - Heritage. Impact upon the character of the Conservation Area CS16 - Landscape. Effect upon the local distinctiveness of the village green. Would impact upon the character and appearance of the rural character at the centre of the village. Inappropriate development within the conservation area.

RECOMMENDED DECISION	Approve
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Recommendation:

That Planning Permission be APPROVED subject to the following:

RECOMMENDED CONDITIONS / REASONS

- 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.
- The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers

17195-10A - Layout
17195-11A - Floor plans and sections
17195-12A - Sections

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

- 3 **No development shall take place, notwithstanding the details submitted with the application, until details of the materials to be used for the external walls, roofs, windows, doors and eaves of the development hereby approved have been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved details.**

Reason: To control the appearance of the building in the interests of the visual amenities of the locality. This is a pre-commencement condition as it is important to agree materials in this sensitive location before construction begins.

(Section 7, NPPF)

- 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. This is a pre-commencement condition as it is important to agree the finished floor levels in relation to neighbouring properties before construction begins.

(Section 7, NPPF)

- 5 No development shall take place beyond slab level until a landscaping scheme to include all hard and soft landscaping 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.
(Sections 7 & 11, NPPF)

- 6 **No equipment, machinery or materials shall be brought on to the site for the purposes of development until details of substantial protective fencing for the protection of any retained trees has been submitted to and approved in writing by the Local Planning Authority. The approved fencing shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed in any area fenced in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavation be made.**

**Reason: To safeguard existing trees and hedgerows. This is a pre-commencement condition because tree protection measures must be implemented before construction takes place.
(Sections 7 & 11, NPPF)**

- 7 Before the dwelling is occupied a scheme shall be submitted for approval in writing by the Local Planning Authority indicating the positions, design, materials and type of boundary treatment to be erected. The boundary treatment shall be completed in accordance with the approved scheme before the building is occupied and be thereafter retained.

Reason: To safeguard the appearance of the completed development and the visual amenities of the locality.
(Section 7, NPPF)

- 8 The proposed dwelling shall not be occupied until the means of access and parking areas shown on drawing number 17195-10 Rev A have been laid out, drained and surfaced in accordance with details previously submitted to and approved in writing by the Local Planning Authority and those areas shall not thereafter be used for any other purpose.

Reason: To provide a satisfactory means of access and to enable vehicles to draw off and park clear of the access road to minimise conditions of danger, obstruction and inconvenience to users of the adjoining access road.
(Section 7, NPPF)

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.

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.