

Item No. 12

APPLICATION NUMBER	CB/17/02538/VOC
LOCATION	21 Arlesey Road, Stotfold, Hitchin, SG5 4HB
PROPOSAL	Variation of Condition No. 8 on planning application CB/15/02315/FULL dated 13/08/15. Slight adjustment to position of plots 1 & 2, slight adjustment to chimney design, removal of box window to plots 1 & 2, removal of side door and window to plots 1 & 2.
PARISH	Stotfold
WARD	Stotfold & Langford
WARD COUNCILLORS	Cllrs Dixon, Saunders & Saunders
CASE OFFICER	Thomas Mead
DATE REGISTERED	24 May 2017
EXPIRY DATE	19 July 2017
APPLICANT	Mr J McGuinness
AGENT	
REASON FOR COMMITTEE TO DETERMINE	Cllr Saunders - Location of adjusted foot print too close to neighbouring property and the gable end of the second plot is too intrusive on the adjacent property
RECOMMENDED DECISION	Variation of Condition - Granted

Recommendation:

That a Variation of Condition 8 of the planning permission CB/15/02315/FULL be **GRANTED**

RECOMMENDED CONDITIONS / REASONS

- 1 Notwithstanding the details in the approved plans, none of the dwellings hereby approved shall be occupied 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.

- 2 None of the dwellings hereby approved shall be occupied until a scheme has been submitted for approval in writing by the Local Planning Authority indicating the positions, design, materials and type of boundary treatment to be erected which shall include acoustic fencing on the western boundary of the site. The boundary treatment shall be completed in accordance with the

approved scheme before the buildings are occupied and be thereafter retained.

Reason: To safeguard the amenities of the neighbouring occupants and the future occupiers of the buildings.

- 3 The alterations to the corner of the existing property at No 21 Arlesey Road shall be carried out in accordance with the approved plans prior to the first occupation of the development hereby approved.

Reason: In the interest of highway safety.

- 4 The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers 13157-22 Rev A, 13157-30 and 13157-20 Rev C.

Reason: To identify the approved plans 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.

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.