

Item No. 8

APPLICATION NUMBER	CB/16/04555/OUT
LOCATION	72 Hitchin Road, Henlow, SG16 6BB
PROPOSAL	Outline application: Demolition of the existing dwelling and erection of 6 houses, and 6 flats with 19 parking spaces and associated landscaping.
PARISH	Henlow
WARD	Arlesey
WARD COUNCILLORS	Cllrs Dalgarno, Shelvey & Wenham
CASE OFFICER	Nikolas Smith
DATE REGISTERED	18 October 2016
EXPIRY DATE	17 January 2017
APPLICANT	Ask-Re The Property People Ltd
AGENT	Optimis Consulting
REASON FOR COMMITTEE TO DETERMINE	Cllr Wenham called the application in for the following reasons: <ul style="list-style-type: none">• Outside Settlement Envelope and no allocation for development• Impact on rural location• High density in the countryside• Poor highways access• Inappropriate development in the countryside• Flooding
	This is a major application to which the Parish Council objected.
RECOMMENDED DECISION	Outline Application - approve

Recommendation

That Outline Planning Permission is approved, subject to the following conditions:

- 1 No development shall commence at the site before details of the landscaping, including boundary treatments associated with the development (hereinafter called "the reserved matter") have been submitted to and approved in writing by the local planning authority. The development shall be carried out as approved.

Reason: To comply with Article 3 of the Town and Country Planning (General Development Procedure) Order 2015.

- 2 An application for approval of the reserved matter 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.

- 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 commence until such time as full details of the materials to be used for the external finishes of the development hereby approved have been submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall be carried out in accordance with the approved details.**

Reason: Details are required prior to the commencement of development to ensure the buildings are finished externally with materials appropriate to the locality and the context within the surrounding open countryside (Policies DM3 and DM4 Core Strategy and Development Management Policies 2009).

- 5 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and re-enacting that Order with or without modification), no extensions, or additions or garages shall be erected in the curtilages of any residential units hereby approved other than those expressly authorised by this permission.

Reason: To prevent overdevelopment of the site and to protect the character of the area (Policy DM3 of the Core Strategy and Development Management Policies 2009).

- 6 **No development shall commence at the site before details of the junction between the proposed estate road and the highway have been submitted to and approved in writing by the Local Planning Authority and no building shall be occupied until that junction has been constructed in accordance with the approved details.**

Reason: In order to minimise danger, obstruction and inconvenience to users of the highway and of the proposed estate road.

- 7 **No development shall commence at the site before details of a footway between the site and Hitchin Road from the access point to the site to the northern edge of the site and an uncontrolled crossing points between the west and east sides of Hitchin Road have been submitted to and approved in writing by the Local Planning Authority. No dwelling shall be occupied at the site before the footpath and crossing have been completed in accordance with the approved details. Any Statutory Undertakers equipment or street furniture shall be resited to provide an unobstructed footway.**

Reason: In the interests of road safety and pedestrian movement in accordance with Policy DM3 of the Central Bedfordshire Core Strategy and Development Management Policies (2009).

- 8 Visibility splays shall be provided at the junction of the access with the public

highway before the development is brought into use. The minimum dimensions to provide the required splay lines shall be 2.4m measured along the centre line of the proposed access from its junction with the channel of the public highway and 160m measured from the centre line of the proposed access along the line of the channel of the public highway. The required vision splays shall, on land in the applicant's control, be kept free of any obstruction.

Reason: To provide adequate visibility between the existing highway and the proposed access, and to make the access safe and convenient for the traffic which is likely to use it in accordance with Policy DM3 of the Central Bedfordshire Core Strategy and Development Management Policies (2009).

- 9 The car parking shown on the submitted plans shall be provided in full prior to the first occupation of any dwelling at the site and shall be permanently maintained and retained thereafter.

To ensure that sufficient car parking is provided at the site in accordance with Policy DM3 of the Central Bedfordshire Core Strategy and Development Management Policies (2009).

- 10 **No development shall commence at the site before full details of the following have been submitted to and approved in writing by the local planning authority:**

- The construction of all on-site vehicle parking and manoeuvring areas;
- A Construction Management Plan detailing access arrangements for construction vehicles, routing of construction vehicles, on-site parking and loading and unloading areas;
- Materials Storage Areas;
- Wheel cleaning arrangements;

Thereafter the development shall be carried out in accordance with the approved details.

Reason: These details are required prior to the commencement of development to ensure that the development of the site is completed to provide adequate and appropriate highway arrangements at all times in the interests of highway safety (Policy DM3 of the Core Strategy and Development Management Policies 2009).

- 11 **No development shall commence at the site before details of cycle parking for future occupiers has been submitted to and approved in writing by the Local Planning Authority. The cycle parking shall be provided in full prior to the occupation of the dwelling to which it relates.**

Reason: To ensure that adequate levels of cycle parking is provided in accordance with Policy DM3 of the Central Bedfordshire Core Strategy and Development Management Policies 2009.

- 12 **No development shall commence at the site before details of storm**

water design and construction for the site have been submitted to and approved in writing by the Local Planning Authority in consultation with the Internal Drainage Board. The development shall be carried out in accordance with the approved details.

Reason: To ensure that storm water is properly managed at the site in accordance with Policy DM3 of the Central Bedfordshire Core Strategy and Development Management Policies (2009).

- 13 The development hereby permitted shall not be carried out except in complete accordance with the details shown on the following submitted documents: Un-numbered site location plan, CHQ.13.10562-11, CHQ.13.10562-12, CHQ.13.10562-13, CHQ.13.10562-14, CHQ.13.10562-15, 1689-06, Design, Access and Planning Statement dated October 2016, Flood Risk Assessment - Sequential Test dated February 2017 and MTC Engineering Hydraulic Modelling Report Revision A dated April 2017

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 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.
3. 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.
4. The applicant is advised that in order to comply with conditions attached to 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.

5. 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.
6. Before the new access is first brought into use, any existing access within the frontage of the land to be developed, not incorporated in the access hereby approved shall be permanently closed.
7. The maximum gradient of all vehicular accesses onto the estate roads shall be 10% (1 in 10).

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.