

## **Item No. 9**

<b>APPLICATION NUMBER</b>	<b>CB/16/04918/OUT</b>
<b>LOCATION</b>	<b>The Paddock New Road, Clifton, Shefford</b>
<b>PROPOSAL</b>	<b>Outline Application: Development of 20 dwellings, public open space, landscaping, parking and associated works. All matters to be reserved with the exception of access.</b>
<b>PARISH</b>	
<b>WARD</b>	<b>Arlesey</b>
<b>WARD COUNCILLORS</b>	<b>Cllrs Dalgarno, Shelvey &amp; Wenham</b>
<b>CASE OFFICER</b>	<b>Alex Harrison</b>
<b>DATE REGISTERED</b>	<b>25 October 2016</b>
<b>EXPIRY DATE</b>	<b>24 January 2017</b>
<b>APPLICANT</b>	<b>High Street Homes Ltd</b>
<b>AGENT</b>	<b>David Coles Architects Ltd</b>
<b>REASON FOR COMMITTEE TO DETERMINE</b>	<b>The scheme is a departure from the development plan. Parish Council objection to a major application. Change in Council's 5 year housing land supply position.</b>
<b>RECOMMENDED DECISION</b>	<b>Full Application - Granted</b>

### **Recommendation:**

That Planning Permission be granted subject to the completion of a S106 agreement and the following:

### **RECOMMENDED CONDITIONS / REASONS**

- 1 Application for approval of the reserved matters 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.

- 2 Details of the layout, scale, appearance 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 Article 3 of the Town and Country Planning (Development Management Procedure) Order 2015 (as amended)

- 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, ridge 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. Thereafter the site shall be developed in accordance with the approved details.**

**Reason: To ensure that an acceptable relationship results between the new development and adjacent buildings and public areas in accordance with policy DM3 of the Core Strategy and Development Management Policies (2009).**

- 5      **No development shall take place until details of hard and soft landscaping (including details of retained and enhanced planting schemes at the southern, western and northern boundaries, boundary treatments and public amenity open space) 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 that the appearance of the development would be acceptable in accordance with Policy DM3 of the Core Strategy and Development Management Policies 2009**

- 6      **No development shall take place 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 5 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 5.**

**Reason: To ensure that the appearance of the site would be acceptable in accordance with Policy DM3 of the Core Strategy and Development Management Policies 2009**

- 7      **The details required by Condition 2 of this permission shall include a scheme of measures to mitigate the impacts of climate change and deliver sustainable and resource efficient development including opportunities to meet higher water efficiency standards and building design, layout and orientation, natural features and landscaping to maximise natural ventilation, cooling and solar gain. The scheme shall then be carried out in full in**

accordance with the approved scheme.

Reason: To ensure the development is resilient and adaptable to the impacts arising from climate change in accordance with the NPPF.

- 8 **No development shall commence until a revised wastewater strategy has been submitted to and approved in writing by the Local Planning Authority. No dwellings shall be occupied until the works have been carried out in accordance with the wastewater strategy so approved unless otherwise approved in writing by the Local Planning Authority.**

**Reason: To prevent environmental and amenity problems.**

- 9 **No development shall commence until a foul water strategy has been submitted to and approved in writing by the Local Planning Authority. No dwellings shall be occupied until the works have been carried out in accordance with the foul water strategy so approved unless otherwise approved in writing by the Local Planning Authority.**

**Reason: To prevent environmental and amenity problems arising from flooding.**

- 10 **No development shall take place until a detailed design and associated management and maintenance plan for the proposed surface water drainage for the site, based on sustainable drainage principles and a site specific assessment of the hydrological and hydrogeological conditions, has been submitted to and approved in writing by the Local Planning Authority. The approved drainage system shall then be implemented in accordance with the approved detailed design and shall be managed and maintained thereafter in accordance with the agreed management and maintenance plan.**

**Reason : To ensure the approved system will function to a satisfactory minimum standard of operation and maintenance.**

- 11 **No development shall commence at the site before details of the type and location of bat and bird boxes to be located at the site have been submitted and approved in writing by the Local Planning Authority. the details shall the carried out as approved before any unit at the site is occupied.**

**Reason: To ensure that the impact of the development on the ecological value of the site is reduced.**

- 12 **Prior to the occupation of any dwelling on the site, a scheme for the provision of waste receptacles for each dwelling shall be submitted to and agreed in writing by the Local Planning Authority. The receptacles shall be provided before occupation takes place.**

**Reason: In the interest of residential amenity and to reduce waste generation in accordance with the Councils's Minerals and Waste Local Plan 2014, Policy WSP5 and the adopted SPD "Managing Waste in New**

Developments" (2006).

- 13 No development shall take place until the access and junction and visibility splay for 'Herberts Meadow' shall be constructed in accordance with the approved plans for the permission CB/13/01208/FULL.

Reason: To provide adequate access from the public highway to the development in the interests of policy DM3 of the Core Strategy and Development Management Policies 2009.

- 14 Any subsequent reserved matters application shall include the following;
- The road designed and constructed to a standard appropriate for adoption as public highway
  - Vehicle parking and garaging 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
  - Vehicle turning area(s) where applicable and in accordance with the councils standards for reversing vehicle distance applicable at the time of submission
  - Driver/driver intervisibility and pedestrian visibility from the residential access within the site, and forward visibility at any bends in the road layout
  - Replacement parking provision, if lost, for planning permission CB/13/01208/FULL where the proposal joins with the existing carriageway
  - Pedestrian linkages to existing routes
  - Materials storage area
  - Wheel cleaning arrangements
  - Construction worker on site parking and loading/unloading areas

Reason: To ensure that the development of the site is completed to provide adequate and appropriate highway arrangements at all times in the interests of policy DM3 of the Core Strategy and Development Management Policies 2009.

- 15 Details of a refuse collection point located at the property frontages and outside of the public highway and any visibility splays, and a collection point as close to the public highway for non adoptable highway area shall be submitted to and approved by the Local Planning Authority prior to the occupation of any dwelling. The scheme shall be fully implemented prior to occupation of any dwelling and shall be retained thereafter.

Reason: In the interest of amenity and in order to minimise danger, obstruction and inconvenience to users of the highway and the premises in the interests of policy DM3 of the Core Strategy and Development Management Policies 2009.

- 16 The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers 15151 (B) 004 Rev A.

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.

### **Statement required by the Town and Country Planning (Development Management Procedure) (England) Order 2015 - Part 6, Article 35**

The Council acted pro-actively through early engagement with the applicant at the pre-application stage 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.