

Item No. 7

APPLICATION NUMBER	CB/17/05230/RM
LOCATION	Land north east of Walnut Close, Blunham, MK44 3NB
PROPOSAL	Reserved Matter: of Outline Application CB/16/4657/OUT, for the residential development of 0.49 Hectares of land to form 9 bungalow/chalet dwellings with associated garaging, parking and other associated works, to include the discharge of conditions no's 2 8 9 12 & 14.
PARISH	Blunham
WARD	Sandy
WARD COUNCILLORS	Cllrs Maudlin, Smith & Stock
CASE OFFICER	Donna Lavender
DATE REGISTERED	09 November 2017
EXPIRY DATE	04 January 2018
APPLICANT	Signature Homes MK LLP
AGENT	CMI Architecture Limited
REASON FOR COMMITTEE TO DETERMINE	Ward Member Call in (Cllr P Smith) on the following grounds: <ul style="list-style-type: none">• Scheme design likely to cause parking problems and restrict access to Walnut Close• Impact of new garage block at entrance to the development and design of chalet style houses• Runs against the principal of low level bungalows as seen in outline application
RECOMMENDED DECISION	Reserved Matters - Recommended for Approval

Recommendation:

That Reserved Matters be APPROVED subject to the following:

RECOMMENDED CONDITIONS

- 1 The ground floor window located in the rear elevation of Plot 3 as annotated on drawing no. 008 Rev B of the development hereby permitted shall be permanently fitted with obscured glass of a type to substantially restrict vision through it at all times and shall be non-opening, unless the parts of the window which can be opened is more than 1.7m above the floor of the room in which the window is installed.

Reason: To safeguard the privacy of occupiers of adjoining properties (Policy DM3 of the Core Strategy for the North and Section 7, NPPF)

- 2 Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 2015, or any amendments thereto, any garage accommodation hereby approved on the site shall not be used for any purpose, other than as garage accommodation, unless permission has been

granted by the Local Planning Authority on an application made for that purpose.

Reason: To retain off-street parking provision and thereby minimise the potential for on-street parking which could adversely affect the convenience of road users. (Policy DM3 of the Core Strategy for the North and Section 4 of the NPPF)

- 3 Notwithstanding the provisions of Part 1, Class A & Class B of Schedule 2 to the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order with or without modification), no extensions to the buildings hereby permitted shall be carried out without the grant of further specific planning permission from the Local Planning Authority.

Reason: To control the external appearance of the building/s in the interests of the amenities of the area and in the interest of ensuring appropriate on plot parking provision. (Policy DM3 of the Core Strategy for the North and Sections 4 & 7, NPPF)

- 4 Notwithstanding the provisions of Part 1 Class E of Schedule 2 to the Town and Country (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order with or without modification), no buildings or other structures shall be erected or constructed within the curtilage of the property without the grant of further specific planning permission from the Local Planning Authority.

Reason: To control the development in the interests of the visual amenity of the area.
(Section 7, NPPF)

- 5 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order with or without modification), no fences, gates, walls or other means of enclosure shall be erected within the curtilage of the property without the grant of further specific planning permission from the Local Planning Authority.

Reason: To control the development in the interests of the rural amenity of the area.
(Section 7, NPPF)

- 6 The development shall not be occupied or brought into use until the parking, turning areas, road and footpaths shown on Drawing No. 001 Rev F has been completed. The scheme shall thereafter be retained for this purpose.

Reason: To ensure provision for car parking clear of the highway and appropriate accessibility. (Policy DM3 of the Core Strategy for the North and Section 4, NPPF)

- 7 The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers A17-092-SL001 - Site Location Plan, A17-092-PL001 Rev F - Proposed Site Plan, A17-092-PL002 Rev A - Proposed Plot 1 - House Type A, A17-092-PL003 Rev B - Proposed Plot 2 - House Type B, A17-092-PL004 Rev D - Proposed Plots 4 &

5 - House Type C, A17-092-PL005 Rev C - Proposed Plot 7 - House Type D, A17-092-PL006 Rev C - Proposed Plots 8 & 9 - House Type E, A17-092-PL007 Rev B - Proposed Street Sections, A17-092-PL008 Rev B - Proposed Plot 3 - House Type B, A17-092-PL009 Rev C - Proposed Plot 6 - House Type C, A17-092-PL012 Rev B - Proposed Street Elevations, 28193/61 Rev P2 - Vehicle Swept Path & Forward Visibility, 28193/53 Rev P3- SuDs scheme and calculations dated Feb 2018, WCB-01 Rev C- Landscape Proposals, Design & Access Statement dated 05.02.18 & Biodiversity Enhancement Scheme Nov 2017.

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 following conditions of the outline planning permission (16/04657) are pre commencement and still require discharge:
5: SuDs Strategy
6. Landscape Management Plan (which should include the SuDs management or any shared provisions)
7. Landscape Details (Timetable for implementation required for full compliance)
11: CEMP
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.