

## Item No. 9

APPLICATION NUMBER	CB/17/02615/OUT
LOCATION	Pinehurst, 17A Ivel Road, Shefford, SG17 5LB
PROPOSAL	Outline application for residential development comprising 31no 2, 3, 4 & 5 bedroom houses, and 6no 1 & 2 bedroom apartments (37no total dwellings) following demolition of existing single dwelling with new access onto Ivel Road and reconfigured parking for existing office.
PARISH	Shefford
WARD	Shefford
WARD COUNCILLORS	Cllrs Liddiard & Brown
CASE OFFICER	Martin Plummer
DATE REGISTERED	04 July 2017
EXPIRY DATE	03 October 2017
APPLICANT	
AGENT	BBR Architects
REASON FOR COMMITTEE TO DETERMINE	Major - objection from Town Council
RECOMMENDED DECISION	Outline Application - Recommended for Approval

### Recommendation:

That Planning Permission be **APPROVED** subject to the applicant entering into a S106 legal agreement to ensure the provision of the above mentioned financial contributions and affordable housing and, subject to the following planning conditions:- :

### RECOMMENDED CONDITIONS

- 1 Application for the approval of the reserved matters shall be made to the Local Planning Authority within three years from the date of this permission. The development shall begin not later than two years from the final approval of the reserved matters or, if approved on different dates, the final approval of the last such matter 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.

- 2 **No development shall take place until approval of the details of the appearance, landscaping and scale of the development (herein called "the reserved matters") has been obtained in writing from the Local Planning Authority. The development shall be carried out in accordance with the approved details.**

**Reason: To comply with Part 3 Article 6 of the Town and Country Planning (General Development Procedure) Order 2015.**

- 3 The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers PL01 A, PL02 B, PL03 H, PL04, E3202/101/C, E3202/102/C, E3202/103/A, E3202/104/A, E3202/105/A, E3202/106.

Reason: To identify the approved plans and to avoid doubt.

- 4 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 tree(s), has been submitted to and approved in writing by the Local Planning Authority and the fencing has been erected in the positions shown on Drawing No 317-02 within the approved Arboricultural Impact Assessment 03/05/2017. 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 protect the trees so enclosed in accordance with Section 8 of BS 5837 of 2012 or as may be subsequently amended.  
(Sections 7 & 11, NPPF)

- 5 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 25m measured from the centre line of the proposed access along the line of the channel of the public highway. The required vision splays shall for the perpetuity of the development remain free of any obstruction to visibility.

Reason: To provide adequate visibility between the existing highway and the proposed access(es), and to make the access(es) safe and convenient for the traffic which is likely to use it (them).

- 6 No development shall take place, including any works of demolition, until a Construction Traffic Management Plan, associated with the development of the site, has been submitted and approved in writing by the Local Planning Authority which will include information on:
- (A) The parking of vehicles
  - (B) Loading and unloading of plant and materials used in the development
  - (C) Storage of plant and materials used in the development
  - (D) The erection and maintenance of security hoarding / scaffolding affecting the highway if required.
  - (E) Wheel washing facilities
  - (F) Measures on site to control the deposition of dirt / mud on surrounding roads during the development.
  - (G) Footpath/footway/cycleway or road closures needed during the development period
  - (H) Traffic management needed during the development period.

(l) Times, routes and means of access and egress for construction traffic and delivery vehicles (including the import of materials and the removal of waste from the site) during the development of the site.

The approved Construction Management Plan associated with the development of the site shall be adhered to throughout the development process.

Reason: In the interests of safety, protecting the amenity of local land uses, neighbouring residents and highway safety.

- 7 Prior to any above ground works, an ecological design strategy addressing compensation and enhancement shall be submitted to and approved in writing by the Local Planning Authority. The strategy shall include:-
- a) Review of the site potential and constraints;
  - b) Purpose and conservation objectives for the proposed works
  - c) Detailed working methods to achieve stated objectives including locations of integrated bird and bat boxes to be erected in accordance with RSPB and BCT guidelines on appropriate scale maps and plans
  - d) Details of lighting considerations to prevent disturbance to bats.
  - e) Type and source of materials to be used where appropriate, e.g. native species of local provenance.
  - f) Timetable for implementation demonstrating that works are aligned with proposed phasing of development.
  - g) Persons responsible for implementing the works
  - h) Details of initial aftercare and long-term maintenance.
  - i) Details for disposal of any wastes arising from works
- The EDS shall be implemented in accordance with the approved details.

Reason: To ensure the proposal delivers satisfactory ecological gains in accordance with the National Planning Policy Framework.

- 8 No development shall commence until a detailed surface water drainage scheme for the site, based on the agreed Flood Risk Assessment and Drainage Strategy (March 2017), has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include provision of attenuation for the 1 in 100 year event (+40% allowance for climate change) and a restriction in run-off rates to that outlined by the Independent Drainage Board. Any revisions to the agreed strategy shall be fully justified and approved before the development is completed and shall be managed and maintained thereafter in accordance with the agreed management and maintenance plan. Details of how the system will be constructed including any phasing of the scheme, and how it will be managed and maintained after completion will also be included. The scheme shall be implemented in accordance with the approved final details before the development is completed, 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 and prevent the increased risk of flooding both on and off site, in accordance with para 103 NPPF.

- 9 No building/dwelling shall be occupied until the developer has formally submitted in writing to the Local Planning Authority a finalised 'Maintenance and Management Plan' for the entire surface water drainage system, inclusive of any adoption arrangements and/or private ownership or responsibilities, and that the approved surface water drainage scheme has been correctly and fully installed as per the final approved details.

Reason: To ensure that the implementation and long term operation of a sustainable drainage system (SuDS) is in line with what has been approved, in accordance with Written Statement HCWS161.

- 10 No development shall commence until a foul water strategy has been submitted to and approved in writing by the Local Planning Authority in consultation with Anglian Water. No dwelling shall be occupied until the works have been carried out in accordance with the foul water strategy.

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

- 11 Prior to first occupation of the buildings hereby approved full details on a suitably scaled plan of both hard and soft landscape works must be submitted to and approved in writing by the Local Planning Authority. Subsequently, these works shall be in addition to those shown on the approved plans and shall be carried out and retained as approved. The landscaping details to be submitted shall include:-

- a) means of enclosure;
- b) existing and proposed finished levels and finished floor levels.
- c) planting plans, including specifications of species, sizes, planting centres, planting method and number and percentage mix;
- d) details for all external hard surface within the site, including roads, drainage detail and car parking areas.

Reason: The landscaping of this site is required in order to protect and enhance the existing visual character of the area and to reduce the visual and environmental impacts of the development hereby permitted in accordance with Policy DM14 of the Core Strategy and Development Management Policies 2009.

- 12 All planting, seeding or turfing and soil preparation comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following first occupation of the building; and any trees or plants which within a period of five years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species. All landscape works shall be carried out in accordance with the guidance contained in British Standards.

Reason: The landscaping of this site is required in order to protect and enhance the existing visual character of the area and to reduce the visual and environmental impacts of the development hereby permitted in accordance with Policy DM14 of the Core Strategy and Development Management Policies 2009.

#### **INFORMATIVE NOTE TO APPLICANT**

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.