

Item No. 11

APPLICATION NUMBER	CB/16/04703/FULL
LOCATION	Russell House, 14 Dunstable Street, Ampthill
PROPOSAL	24 apartments with parking, landscaping and associated works.
PARISH	Ampthill
WARD	Ampthill
WARD COUNCILLORS	Cllrs Duckett, Blair & Downing
CASE OFFICER	Mark Spragg
DATE REGISTERED	28 November 2016
EXPIRY DATE	27 February 2017
APPLICANT	Lochailort Ampthill Ltd & Lochailort Ampthill Retirement Living Ltd
AGENT	
REASON FOR COMMITTEE TO DETERMINE	Objection by Ampthill Town Council to a Major application.
	Call in by Cllr Duckett for the following reasons:
	- Highway safety issues from increased traffic movements
	- Insufficient visitor parking
RECOMMENDED DECISION	Full Application - Approval Recommended subject to the completion of a 106 agreement.

Summary of Recommendation

The planning application is recommended for approval, as it would be in accordance with the National Planning Policy Framework and the Central Bedfordshire Core Strategy and Development Management Policies CS1, CS2, CS5, CS14, CS15, DM3, DM4 and DM13, and the design is in accordance with the Central Bedfordshire Design Guide.

The development would appear well designed, in keeping with the character of the locality and would preserve and enhance the Ampthill Conservation Area and setting of the adjacent listed building. The proposal would also not cause any undue harm to neighbouring privacy and amenity or result in any highway safety issues.

Site Location:

The site is located at 14 Dunstable Street, Ampthill and forms the front part of a wider site for which planning permission was granted in 2014 for a redevelopment comprising the erection of 16 no. residential dwellings and a 63 bedroom carehome (3275sqm floorspace) following the demolition of Russell House (CB/13/03499).

The demolished Russell House was a 3-storey late Victorian/Edwardian building with a single-storey steel clad rear extension, and a total floorspace of approximately 1800 sqm. The building was originally a large dwelling house which underwent significant alterations and extensions after being acquired by the Mid Beds Council in 1949. It was subsequently used by Redbourne School as a nursery

and teacher's centre until its use ceased in 2007, after which it remained vacant up to its purchase by the applicants in 2012.

The site occupies an area of 0.45 hectares and is located within the Ampthill Conservation Area.

To the south of the site is The Limes, a Grade II Listed building and former Council offices that has recently been converted into flats. To the north lies the side boundaries of Alameda House and 16 Dunstable Street, whilst to the west and via the same access road are the newly built houses in St George's Place which formed one part of the 2014 approval.

The front boundary of the site onto Dunstable Street and the northern boundary are characterised by significant mature trees.

The Application:

This application seeks planning permission for the erection of 24 No. 2 bed apartments contained within a development comprising 5 blocks, varying from one and a half storey to three storey, providing a total floorspace of approximately 2140sqm (representing a net increase of approximately 350sqm over the demolished building) and a reduction of approximately 1130sqm floorspace to the approved care home building.

The proposed larger blocks (A-C) are shown located centrally within the plot whilst the two smaller one and a half storey blocks D and E) comprising flats over undercroft parking are shown sited towards the northern boundary.

Parking is to be provided for 54 cars, at a ratio of two spaces for each flat and 6 additional visitor spaces (1 per 4 for flats). An existing building adjacent to the northern boundary is shown to be retained for the secure storage of up to 34 cycles. The application is accompanied by the following documents:

- Design & Access Statement;
- Flood Risk Assessment;
- Tree Survey & Arboricultural Impact Assessment;
- Phase III Ground Investigation Report;
- Archaeological Evaluation Report;
- Preliminary Protected Species Risk Assessment;
- Highways Technical Note;
- Ecology Report.

The application has been the subject of various minor revisions in response to consultation responses. The main changes made are:

- Parking bays revised to remove parking from the trees on the Dunstable Street frontage
- Site plan reduced with the trees along the Alameda boundary being transferred to that property.
- Updated tree protection details.
- A 2.2m high Gabion wall is shown along the site boundary to Alameda House.
- The addition of an internal lift to Block A.
- Comparison elevations and plans showing outline of approved care home

compared to current proposal.

RELEVANT POLICIES:

National Planning Policy Framework (NPPF) (March 2012)

Core Strategy and Development Management Policies - North 2009

CS1 - Development strategy

CS2 - Developer contributions

CS5 - Providing homes

CS14 - High Quality Development

CS15 - Heritage

DM3 - High quality design

DM4 - Development within and beyond settlement envelopes

DM13 - Heritage in Development

Development Strategy

At the meeting of Full Council on 19 November 2015 it was resolved to withdraw the Development Strategy. Preparation of the Central Bedfordshire Local Plan has begun. A substantial volume of evidence gathered over a number of years will help support this document. These technical papers are consistent with the spirit of the NPPF and therefore will remain on our website as material considerations which may inform further development management decisions.

Supplementary Planning Guidance/Other Documents

Central Bedfordshire Design Guide (March 2014)

Relevant Planning History:

Case Reference	CB/16/01979/VOC
Location	14 St Georges House, Dunstable Street, Ampthill, MK45 2JT
Proposal	Variation of Condition: App CB/13/03499/Full dated 7/07/2014 - Erection of 16no dwellings, a 63 bedroom care home with ancillary buildings, associated landscaping and car parking to include demolition of existing buildings and removal of trees. Amendment to Condition 27: All areas on the submitted plan no. 2012/29 Revision -251 indicated as "existing hard surfacing to be replaced" shall not be carried out in any manner or form than involves the removal of the existing hard surface. All new surfacing is to be constructed on top of existing surface. The boundary walls on the site that front with Dunstable Street are to be completed in accordance with drawing Front Wall to Site DWG No. CBC0134-2200 Rev.G
Decision	Variation of Condition - Granted
Decision Date	04/08/2016

Case Reference	CB/15/04871/VOC
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Location	14 Dunstable Street, Ampthill, Bedford, MK45 2JT
Proposal	Variation of Condition 30: App CB/13/03499/Full Dated 07/07/2014 Erection of 16 no. residential dwellings, a 63 bedroom Care Home with ancillary buildings, associated landscaping and car parking to include demolition of existing buildings and removal of trees. Amendments to Approved Plans.
Decision	Variation of Condition - Granted
Decision Date	01/04/2016

Case Reference	CB/14/04763/NMA
Location	Russell House, 14 Dunstable Street, Ampthill, Bedford, MK45 2JT
Proposal	Non Material Amendment: App CB/13/03499/Full dated 07/07/2014. Erection of 16 no. residential dwellings, a 63 bedroom Care Home with ancillary buildings, associated landscaping and car parking to include demolition of existing buildings and removal of trees. Amendments to detail on Plots, 1, 2 and 5, Plot 4, Plot 6, Plot 7, Plot 8, Plots 10-15 and Plot 16.
Decision	Non-Material Amendment - Granted
Decision Date	30/12/2014

Case Reference	CB/13/03499/FULL
Location	Russell House, 14 Dunstable Street, Ampthill, Bedford, MK45 2JT
Proposal	Erection of 16 no. residential dwellings, a 63 bedroom Care Home with ancillary buildings, associated landscaping and car parking to include demolition of existing buildings and removal of trees.
Decision	Full Application - Granted
Decision Date	07/07/2014

Consultees:

Ampthill Town Council

Object to the application for the following reasons:

- "There is discomfort felt over the change of use from a Dementia care Home to residential which goes against the Council's policy CS2 which states extra care provision is considered as an equivalent obligation to that of affordable housing and enhanced sheltered housing.
- The information contained on page 17 of the Design and Access with regards to consultation with Ampthill Town Council is incorrect as this relates to the previous care home provision only.
- There are major problems in relation to the entrance and vehicle movements onto this already congested area will be compounded. This will also cause safety issues surrounding the adjacent Safer Route to School.
- The taller three storey building will have an overbearing impact on neighbouring properties.

- There is no mention of the locally historic stained glass window removed from Russell House by Campbell Buchanan which is of concern".

Conservation & Design	No objection. The proposal is acceptable subject to conditions requiring approval of materials and fenestration details
Highways Officer	No objection to the plans as revised, subject to conditions.
Trees & Landscape	No objection to the plans as revised (with car parking removed from the front boundary and root protection areas), subject to conditions.
Bedfordshire Fire and Safety	No objection.
Manop (Meeting the Accommodation Needs of Older People)	Welcome the revised plan showing the addition of a lift to block A which will allow full access for those with mobility impairments to plots 2,3,5,and 8 and partial access to plots 6 and 9.
Waste Services	Comments. No objection.
Housing Officer	No objection to the proposal as revised by the increased sum towards off site affordable housing provision.
Anglian Water	No objection subject to conditions.
Archaeologist	No objection.
SuDS Officer	No objection subject to conditions.
Ecologist	No objection.
Pollution Officer	No objection.
Drainage Board	No objection.

Other Representations:

22 Dunstable Street	<p>Object. Comments are summarised as follows:</p> <ul style="list-style-type: none"> - Block A will be closer to No.22 than the approved care home. Concerns regarding loss of light. - Overlooking from flats 2 and 3 of Block A. - Concerned that development will add to the problem of illegal parking on Dunstable Street.
21 and 25 Dunstable Street	Raise concerns regarding limited number of parking spaces

Alameda House	Comments. Summarised as follows: <ul style="list-style-type: none"> - The building mass is less overbearing than the approved care home. - The boundary wall should be increased to 2.2m. - Tree T92 should be retained.
8 St Georges Place	Object on grounds of increased traffic onto Dunstable Street.
6 St Georges Place	Raised legal land ownership issue relating to land outside the application site.
Ampthill and District Preservation Society	Avoids provision for affordable and social housing. Will generate increased traffic.
Community Safety Group for Ampthill, Clophill and Maulden	Concerns regarding highway safety. The site should serve the local community as previously.

Considerations

1. Principle of development

- 1.1 The site lies within the settlement envelope of Ampthill, which is designated in Policy CS1 of the Core Strategy as a Major Service Centre, wherein residential development is encouraged in principle, subject to all other material considerations.

2. Design, and impact on the character and appearance of the Ampthill Conservation Area and setting of the adjacent Listed Building

- 2.1 The proposal comprises a scheme which instead of providing a large single building as was the case with the original building and the extant care home permission, breaks the development down into five blocks of varying styles, with a scale ranging from 1.5 storeys to 3 storeys.
- 2.2 The buildings would follow the slope of the site and step down from east to west towards the new houses in St George's Place.
- 2.3 The buildings have been designed, as described in the Design and access Statement, as a "collection of Edwardian and Georgian villas/townhouses". They are considered to be an attractive mix of buildings, varying in styles to provide interest particularly when viewed from the main public viewpoints within Dunstable Street.
- 2.4 The application is accompanied by comparison drawings which indicates that the scale of development would appear significantly reduced from the approved care home scheme. The stepping of development toward St George's Place and the reduction in ridge height is clearly demonstrated by drawing no. 17727/1012. The overall bulk of development would be reduced

by the creation of detached blocks.

- 2.5 The Conservation Officer considers that subject to careful consideration of materials and fenestration details, which would be secured by condition, that the development would not result in any harm to the character and appearance of the Ampthill Conservation Area and that the proposal would be in accordance with policies CS14 and DM3 of the Core Strategy, the Central Bedfordshire Design Guide and the provisions of Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as supported by the aims of Section 12 of the NPPF.

3. Privacy and amenity of neighbouring properties and future occupiers

Alameda House

- 3.1 Alameda House is orientated side-on to the application site with its front elevation facing east and the rear elevation and its extensive garden to the west.
- 3.2 The proposal would result in a significant reduction to the bulk of development in respect of Alameda House, with the rear part (Blocks C and E) being much lower and with a narrower footprint than the extant care home building.
- 3.3 The closest windows to Alameda House would be those serving Block E (Plot 11). The north facing windows on the flank gable would be obscure glazed whilst the rear elevation would be high level rooflights and a narrow window to prevent any overlooking. There would be a single bedroom window serving plot 19 in the north facing gable of Block C, however this would not face directly towards any windows in Alameda House and being at a distance of 13m from the boundary it is considered an acceptable relationship. Furthermore, it is not considered that the west facing windows of Block D would result in any undue overlooking whilst the closest north facing windows on that block would be obscure glazed.
- 3.4 No objections from the occupier of Alameda House were received.

No's.16 -22 Dunstable Street

- 3.5 The closest property to the northern boundary of the site is 16 Dunstable Street, which abuts that boundary, but has no flank windows.
- 3.6 Due to the juxtaposition of Block A to No.16 no direct overlooking of the rear windows of that property would result. The closest north facing windows above ground floor (serving Plots 2 and 3) are to be obscure glazed. Block D would have habitable first floor windows facing back towards the rear of No.16 at a distance in excess of 26m whilst there is also an intervening outbuilding at the rear of No.16 which would restrict any direct overlooking.
- 3.7 As a result of the lower height and bulk of Block A compared to the original and extant approved building, together with the separation distance, it is not considered that any undue loss of light would result to any of the properties in Dunstable Street.

- 3.8 Whilst an objection has been received from the occupants of 22 Dunstable Street given that the window to window distances would be in excess of 36m it is not considered that any loss of privacy would result. Furthermore, as already highlighted, the overall bulk of development towards the northern boundary of the site is considered to be less than in the extant consent and it is not considered, as was previously concluded, that any undue loss of light would result.

St Georges Place

- 3.9 The closest new dwelling within the St George's Place development is No. 6. Whilst the occupant of that property commented on an ongoing legal dispute with the applicants, this is not material to the planning considerations of this application.
- 3.10 The closest window to No.6 would be an en suite window serving plot 24 of block C, which would be obscure glazed. All other west facing windows would be at a distance in excess of 26m. As such it is considered that no undue loss of privacy or amenity to the occupants of No. 6 would result.

The Limes

- 3.11 The separation distance between The Limes and the proposed south facing elevations of the closest blocks (B and C) would, at 22m, be the same as for the extant care home scheme, which is considered an acceptable distance to prevent any undue loss of privacy or amenity.
- 3.12 It is considered that the proposed development has been well designed to ensure privacy for all future occupiers. Whilst there would be no private external spaces or balconies for occupants there would be attractive areas of landscaping around the development which could be utilised for residents to sit outside and relax. Furthermore, the site benefits from being located close to the centre of Ampthill with its facilities and open spaces.
- 3.13 In summary, the proposal would not adversely impact on the privacy and amenity of neighbouring properties and would provide an acceptable living environment for future occupants of the development, in accordance with the principles of policies CS14 and DM3 of the Core Strategy and the Central Bedfordshire Design Guide.

4. Parking and highway safety issues

- 4.1 The site has two accesses from Dunstable Street, one being intended as an entrance and the other for exiting, to be shared with the existing new residential development at St George's Place.

The extant consent for the 63 bed care home provided for a total of 26 parking spaces. The current proposal for 24 No. 2 bed apartment allocates 54 parking spaces, which accords with the Council's parking requirements (2 spaces per unit and 1 visitor space per 6 units). Furthermore the proposal includes a secure cycle storage facility which provides parking for 34 cycles. The Council's Highway Officer is satisfied that the revised plans are satisfactory in

terms of parking and layout.

Whilst concerns have been raised regarding the impact on Dunstable Street from an increase in traffic, the Highways Officer is satisfied that the visibility at the access is satisfactory and that no highway safety issues would arise from the proposal.

5. Trees and landscaping

- 5.1 The application proposes the retention of all mature trees within the site, which will ensure an attractive verdant setting for the new development, maintaining the landscaped character of the site, which would be further enhanced by additional low level planting.
- 5.2 The application has been amended by removing parking under the trees on the Dunstable Street frontage and relocating them within the site, in order to prevent any potential harm to those important trees.
- 5.3 On the basis of the revised plans the Tree Officer has raised no objection.

6. Other Considerations

Planning obligations

- 6.1 Planning contributions have been sought, following on from the guidance that states that any contribution must be:-
 - necessary to make the development acceptable in planning terms
 - directly related to the development
 - fairly and reasonably related in scale and kind to the development
- 6.2 As part of the extant part implemented consent (CB/13/03499) the applicants paid a sum of £270,000 on Section 106 contributions, which included a contribution of £40,00 towards capital expenditure by Ampthill Town Council for new parking spaces. Due to unexpected contamination found at the site the applicants advise that a further £130,00 has been expended in dealing with those issues.
- 6.3 The Government in its Planning Practice Guidance provides incentives for brownfield development in the form of Vacant Building Credit. It states that where a building is brought back into use or demolished and replaced by a new building the developer should be offered a financial credit equivalent to the relevant vacant floorspace, with affordable housing requirements based on any increase in floorspace.
- 6.4 Having regard to the Vacant Building Credit, based on the vacant floorspace of 1792sqm and the proposed new floorspace of 2139sqm the net floorspace would be 347sqm. As a result it is accepted by the Housing Officer that, having

regard to the above, the affordable housing requirement would be for 1 dwelling. It is also accepted that given the nature of the development in an otherwise wholly market housing development it would not be feasible for a registered provider to be involved with on site provision. As such, it has been agreed that the applicants allocate a sum towards the off site provision of affordable housing.

- 6.5 The previous approval which included the 16 new houses and the care home was not required to make any allocation for affordable housing or contribution in lieu of, after a viability assessment had been submitted.
- 6.6 A Section 106 agreement is being drafted to secure the agreed financial contributions of £37,000 towards recreational open space in lieu of onsite playspace provision, and a sum of £128,165 towards off site affordable housing.
- 6.7 **Human Rights issues:** There are no known Human Rights issues.
- 6.8 **Equality Act 2010:** There are no known issues under the Equality Act.

Recommendation:

That Planning Permission be APPROVED subject to completion of a Section 106 Agreement and the following:

RECOMMENDED CONDITIONS / REASONS

- 1 The development hereby permitted shall begin not later than three years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 **Notwithstanding the details submitted with the application related to the proposed dwellings hereby granted approval, no development shall commence until details of the materials to be used for the external windows, doors, walls, roofs, rainwater goods, railings and hard surfacing have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out only in accordance with the approved details.**

Reason: A pre commencement condition is required in order to ensure that the development preserves and enhances the character of the Conservation Area.(Section 12, NPPF)
- 3 **Notwithstanding the details submitted with the application, no development shall commence until detailed drawings of the proposed new external windows and doors showing fenestration, sections, mouldings, and cill / head details have been submitted to and approved in writing by the Local Planning Authority. The development shall be**

carried out only in accordance with the approved details.

Reason: A pre commencement condition is required to ensure that the development preserves and enhances the character of the Conservation Area. (Section 12, NPPF)

- 4 **No development shall take place until details of the method of disposal of foul water drainage has been submitted to and agreed in writing by the Local Planning Authority. Thereafter no part of the development shall be occupied or brought into use until the approved drainage scheme has been implemented.**

Reason: A pre commencement condition is required in order to prevent environmental and amenity problems arising from any flooding. (Section 10, NPPF)

- 5 **No development shall take place until details of the existing and final ground 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, the location of which shall first be agreed in writing with the Local Planning Authority. Thereafter the site shall be developed in full accordance with the approved details.**

Reason: A pre commencement condition is required to ensure that an acceptable relationship results between the new development and adjacent buildings and public areas. (Section 7, NPPF).

- 6 **Before development commences details of a construction management plan shall be submitted to and approved in writing by the local planning authority, the plan shall include;**
- **Details of entry/egress from the site**
 - **Turning within the site**
 - **Construction worker parking and delivery points**
 - **Wheel cleaning**
 - **Storage of materials**
 - **Traffic management within the site and the public highway**

The approved construction management plan shall be brought into use at the start of development and continue for the length of the period of development

Reason: A pre commencement condition is required to ensure the safe operation of the surrounding road network in the interests of road safety. (Section 4, NPPF)

- 7 **Notwithstanding the submitted details, the north facing first floor windows in Blocks D and E, the north facing living room windows of Plots 2 and 3 in Block A, and the west facing ensuite window of Plot 24 in Block C of the development hereby permitted shall be permanently fitted with obscured glass of a type to substantially restrict vision at all times and shall be non-opening, unless the parts of the window(s) which can be opened are more**

than 1.7m above the floor of the room(s) in which the window(s) is installed. No further windows or other openings shall be formed in those elevations.

Reason: To safeguard the privacy of occupiers of adjoining properties including between future occupiers. (Section 7, NPPF)

- 8 Prior to occupation of any dwelling a validation report (to incorporate photographs, material transport tickets and validation sampling), to demonstrate the effectiveness of the Richard Jackson Remediation Method Statement report dated July 2015 shall be submitted to and approved in writing by the Authority.

Reason: To protect and prevent the pollution of controlled waters from potential pollutants associated with current and previous land uses in line with National Planning Policy Framework (NPPF).

- 9 No 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 the implementation of a sustainable drainage system (SuDS) in accordance with para 103 of the NPPF.

- 10 The planting fronting Blocks, A, B and C along the access into the site shall be maintained at a height not exceeding 600mm

Reason: To provide adequate pedestrian/driver intervisibility at the footpaths entering the shared access. (Section 4, NPPF)

- 11 Prior to occupation of any dwelling details of keep clear cross hatching and signage at the 'passing bays' and undercroft access at blocks A, B and C, and how this area will be managed to avoid parked vehicles, shall be submitted to and approved in writing by the local planning authority, and no building shall be occupied until the management of this area and cross hatching and signage have been constructed in accordance with the approved details

Reason: To provide adequate pedestrian refuge, access to the parking forecourt at Block C and to allow vehicles to manoeuvre from the parking bays and pass and repass at the access. (Section 4, NPPF).

- 12 Before development commences details of the 'ENTRANCE ONLY' signage at the north access to the site and 'EXIT ONLY' signage at the south access to the site, and no entry white lining at the point where the 'in' access meets the site/out access shall be submitted to and approved in writing by the local planning authority and the development shall not be brought into use until the signage and white lining have been constructed in accordance with the approved details

Reason: To avoid conflict with vehicles entering/exiting the site and

manoeuvring within the site. (Section 4, NPPF)

- 13 Before any dwelling is occupied all on site vehicular areas shall be surfaced in stable and durable materials in accordance with details to be approved in writing by the Local Planning Authority. Arrangements shall be made for surface water drainage from the site to soak away within the site so that it does not discharge into the highway or into the main drainage system.

Reason: To avoid the carriage of mud or other extraneous material or surface water from the site so as to safeguard the interest of highway safety and reduce the risk of flooding and to minimise inconvenience to users of the premises and ensure satisfactory parking of vehicles outside highway limits. (Section 4, NPPF)

- 14 Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 2015, or any amendments thereto, the car port accommodation on the site shall not be used for any purpose, other than as car port 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. (Section 4, NPPF)

- 15 **No equipment, machinery or materials shall be brought on to the site for the purposes of development until protective fencing for the protection of any retained tree(s), has been erected in the positions shown on Haydens Drawing No.5731 D-C in accordance with the detail provided in the Tree Survey & Arboricultural Impact Assessment 5731 C. 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: A pre commencement condition is required 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)

- 16 Prior to occupation of any dwelling 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 shall be 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 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. (Sections 7 & 11, NPPF)

- 17 The 2.2m high Gabion wall and all other boundary treatment indicated on drawing 1005E shall be fully implemented before any part of the development is first occupied and shall be retained thereafter.

Reason: To safeguard the amenity and privacy of residents and in the interest of the visual amenity of the area. (Section 7, NPPF)

- 18 The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers **17727/1005/F** (Proposed site layout plan), **17727/1006/C** (Waste & recycling strategy), **17727/1007/C** (Fire strategy), **17727/1008/C** (Car parking strategy), **17727/1009/A** (Site location plan), **17727/1010** (Streetscenes), **17727/120/A**, **17727/121/B** (Block A floorplans), **17727/122/C** (Block A elevations), **17727/123/B** (Block C floorplans), **17727/124/C** (Block C elevations), **17727/125/A** (Block B floorplans), **17727/126** (Block B elevations), **17727/127/A** (Block E floorplans & elevations), **17727/128** (Cycle store floorplan & elevations), **5731-D-C**, Tree Survey & Arboricultural Impact Assessment **5731 C**.

Reason: To identify the approved plans 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 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 Highways Help Desk tel: 0300 300 8049
4. The applicant is advised that Central Bedfordshire Council as highway authority will not consider the proposed on-site vehicular areas for adoption as highway maintainable at public expense.
5. The applicant is advised that all cycle parking to be provided within the site shall be designed in accordance with the Central Bedfordshire Council's "Cycle Parking Annexes – July 2010".