

## **Item No. 10**

<b>APPLICATION NUMBER</b>	<b>CB/16/05887/OUT</b>
<b>LOCATION</b>	<b>Land opposite The Lane &amp; Lombard Street, East of Marston Road, Lidlington, Bedford, MK45 2JQ</b>
<b>PROPOSAL</b>	<b>Outline planning application with all matters reserved except access for up to 40 residential dwellings (C3) with associated car parking and infrastructure; removal of redundant former scout hut and replacement with informal open space and associated green infrastructure improvements, habitat creation and landscaping</b>
<b>PARISH</b>	<b>Lidlington</b>
<b>WARD</b>	<b>Cranfield &amp; Marston Moretaine</b>
<b>WARD COUNCILLORS</b>	<b>Cllrs Morris, Matthews &amp; Mrs Clark</b>
<b>CASE OFFICER</b>	<b>Nikolas Smith</b>
<b>DATE REGISTERED</b>	<b>21 December 2016</b>
<b>EXPIRY DATE</b>	<b>22 March 2017</b>
<b>APPLICANT</b>	<b>Millbrook Proving Ground Ltd</b>
<b>AGENT</b>	<b>DLP Consultants</b>
<b>REASON FOR COMMITTEE TO DETERMINE</b>	<b>This application is being reported back to Development Management Committee because of a material change in circumstances since it was resolved to grant planning permission</b>
<b>RECOMMENDED DECISION</b>	<b>Outline Application - Approval</b>

This Update Report should be read in conjunction with the previous Committee Report, Lane Sheet and relevant minutes, which are appended.

### **Update:**

Development Management Committee resolved to grant planning permission for this development subject to conditions and heads of terms at its meeting on 29<sup>th</sup> March 2017.

At the time that the Committee made that resolution, the Council's most up to date housing land supply position was that it could not demonstrate an ability to meet its housing need for the five year period.

In that context, reduced weight was given to the Council's policies in so far as they related to the supply of housing. Paragraph 14 of the National Planning Policy Framework was engaged so planning permission should have been granted unless any adverse impacts associated with the development significantly and demonstrably outweighed the benefits.

After DMC resolved to grant planning permission, but before a decision was issued, the Council's housing land supply position was updated to show that it could demonstrate an ability to meet its housing need for the five year period.

As such, full weight should now be given to the Council's policies and planning decisions should be made in accordance with the policies of the development plan

unless material considerations indicate otherwise.

The report presented to DMC in March determined that there would be harm caused by this development to the character of the site, the area and the landscape. There would be a conflict with development plan policies and so planning permission should only be granted if material considerations, individually or cumulatively indicate that it should be. In this case, that means that the benefits associated with the development would outweigh the harm that would be caused by it.

In response to this change in circumstances, officers and the applicant have agreed the following amendments to the application:

#### Design Coding

The following planning condition would be attached to any planning permission:

Prior to the submission of any application for the approval of reserved matters, a Design Code for the site shall be submitted to and approved in writing by the Local Planning Authority. The Design Code shall demonstrate how the layout of buildings, their scale at different parts of the site, their design and proposed landscaping would respond to the landscape setting of the site and the variations in levels across it.

Reason: To ensure that the development would be of a sufficiently high quality and to reduce the impact of the development on the character of the area and the landscape setting in accordance with policies CS14, CS16, DM3 and DM14 of the Central Bedfordshire Core Strategy and Development Management Policies (2009).

This would help to ensure that the quality of the development was high and that its impacts on the landscape were reduced as far as possible.

#### Affordable bungalows

The applicant is proposing that a minimum of four of the dwellings at the site would be single-storey bungalows. At least four of those bungalows would form part of the affordable housing provision at the site and would be for affordable rent.

This would make a meaningful contribution towards the identified need for affordable accommodation for older people.

#### Tree planting contribution

A contribution of £10,000 would be made towards off-site tree planting in the local area. The contribution would be secured and could be drawn down upon successful applications for it by relevant bodies, like the Parish Council or the Marston Vale Trust.

This would allow for landscape enhancements within the vicinity of the site.

#### Build Rate Timetable

The heads of terms presented to DMC in March included the Build Rate Timetable – an obligation to provide all of the dwellings within a period of five years from the grant of permission. Given the change in housing land supply position, the Council would no longer require this obligation but in this case, the applicant is proposing to

continue to include it in any legal agreement.

This would assist the Council in 'boosting' the supply of housing, in line with paragraph 47 of the National Planning Policy Framework.

#### Other submissions

Condition 17 required that any reserved matters submission did not include built development on the highest part of the site (above 80.0 AOD). The applicant has provided a replacement indicative layout plan to reflect the requirements of that condition. Condition 18 (drawing numbers would be updated accordingly).

The applicant has provided further background information relating to the employment aspirations at the Millbrook Providing Ground site.

#### **The Planning Balance**

The merits of the proposed development must be reconsidered in the current legal and policy framework.

It has been acknowledged that the proposed development would result in harm and a conflict with policies of the Development Plan.

The development, would, though, bring forward a range of other benefits. Added to those outlined in the previous report (notably, including the proposed 'pocket park' adjacent to the site), would be those set out in this Update Report.

Together, those benefits would outweigh the identified policy conflicts and would represent material considerations that would justify a decision other than in accordance with development plan policies.

#### **Recommendation**

That planning permission is granted, subject to the conditions and planning obligations as set out in the March 29<sup>th</sup> Development Management Committee Report, the Late Sheet and Minutes for that meeting and in this Update Report.