

LATE SHEET

DEVELOPMENT MANAGEMENT COMMITTEE – Date 03/01/2018

Item 6 (Pages 15-28) – CB/17/00981/OUT – Land North of Clophill Road, Maulden, MK45 2AE

Additional Consultations

Education Spending Officers – No contributions requested.

The Greensand Trust – No objection given the buffer between development and SSSI.

Additional Comments

Affordable Housing

It is envisaged that a UU will be signed prior to Committee securing the requisite amount of affordable units. However, if this has not been secured, this application is recommended for approval subject to the satisfactory completion of this agreement.

Education

It should be noted that this development has not been 'pooled' for S106 contributions for education (given its size). Education requirements for an increasing settlement are likely to be met through securing contributions from larger developments. There is also a statutory duty to provide for education and this should not weigh against the proposal.

Landscape Comments

For completeness, though landscape matters are addressed within the associated Officer report, it should be noted that there has been some concern from Landscape Officers. Concerns are summarised as:

- 1) Loss of views of the woodland to the rear of the site.
- 2) A harsh urban edge would harm the identity of the village.
- 3) Harm to a 'valued' landscape and the character of the area.

For clarity, I will address these points in turn:

1) The topography of the site is such that it slopes in a gentle gradient towards the access road. As such, trees are elevated compared to the highway and would be visible beyond the development. In any event, it should be clearly noted that the loss of 'views' is not a material planning consideration.

2) It should be noted that the outline application proposes an indicative layout only. Concerns in this regard could be satisfactorily addressed through consideration of matters reserved for future determination and through conditioned Landscape Plans.

3) Paragraph 109 of the Framework indicates that valued landscapes should be protected and enhanced. There is no definition of as to what is a 'valued landscape'. Given the objections from local residents and the Parish Council it is clear that local people value it. This is insufficient in itself to make it 'valued'.

Though the site does form part of a larger Character Area, it does not comprise any discernible landscape features. The site is not a designated gap and the proposal would not result in the coalescence of settlements.

It is considered that this development, which is relatively small scale compared to the village, would mirror built form adjacent to the site and would represent a logical expansion of the village.

Additional Informative

10. 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.

Additional Condition

Given the outline form of this application, it is also recommended that the following condition is imposed to secure the appropriate number of dwellings at the site:

17. The number of dwellinghouses approved shall not exceed 21.

Reason: To appropriately manage the scale of the development at the site, in accordance with Policies CS14, DM3 and DM4 of the Core Strategy and Development Management Policies 2009.

Item 7 (Pages 31-45) – CB/17/1156/OUT– Land East of No. 13 Clophill Road, Maulden, MK45 2AQ

Additional Consultations

Education Spending Officers – No contributions requested.

Additional Comments

Page 33 of Officer Report

It should be noted that, within the Parish Council comments (copied verbatim), it would appear that the 4th bullet point under 'Initial Comment' should read as follows:

- *"Draft CBC Local Plan will be published at the end of June and this application is premature."*

Education

It should be noted that this development has not been 'pooled' for S106 contributions for education (given its size). Education requirements for an increasing settlement are likely to be met through securing contributions from larger developments. There is also a statutory duty to provide for education and this should not weigh against the proposal.

Emerging Local Plan

It is acknowledged that this application site has been advanced for allocation through the emerging local plan but has not progressed beyond an initial stage of consultation.

Firstly, it should be noted that each site is assessed on its own individual merits (whether it is likely to be allocated, forms an allocated site or is not allocated).

Additionally, given the early stage of this emerging Local Plan, limited weight is afforded to it in any event.

This site did not progress beyond this very high level Local Plan assessment as it was considered that wholesale development of this site could result in the merging of two settlement 'envelopes'.

The applicant has worked over a substantial period of time with Officers which has resulted in a reduction in the number of units and a revised indicative layout. This layout shows a considerable piece of open space towards the front of the site. As such, it is considered that this smaller scheme could preserve the historic character of the village and would not result in harm through the visual 'merging' of the two envelopes.

Agricultural Land Value

For completeness, it is noted that there are concerns with regards to the loss of agricultural land. The land at the site is identified as being Grade 2 in quality. This is good quality but is not best and most versatile agricultural land – for which the Framework seeks to preserve.

As such, in the overall balance, it is not considered that the loss of this agricultural land forms a basis to warrant refusal on these grounds alone.

Additional Informative

10. 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.

Additional Condition

Given the outline form of this application, it is also recommended that the following condition is imposed to secure the appropriate number of dwellings at the site:

17. The number of dwellinghouses approved shall not exceed 14.

Reason: To appropriately manage the scale of the development at the site, in accordance with Policies CS14, DM3 and DM4 of the Core Strategy and Development Management Policies 2009.

Item 8 (Pages 49-57) – CB/17/4939/VOC – 9 Silsoe Road, Maulden, Bedford, MK45 2AX

Additional Comments

Unfortunately, a previous version of the Officer report has been pulled through to the agenda reports pack. There is no real difference in terms of the content of this report compared to the final version. However, the conditions have been altered marginally. For clarity, a full list of the final version of recommended conditions is as follows:

- 1 The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans associated with application ref. CB/16/05823/OUT; Jmsn. 1 300, Jmsn. 1 301, Jmsn. 1 302 and Jmsn. 1 303 rev. A.

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

- 2 No development shall commence at the site before details of the layout, scale, appearance, access and landscaping, including boundary treatments (hereinafter called "the reserved matters") relating to the development approved under application ref. CB/16/05823/OUT have been submitted to and approved in writing by the local planning authority. The development shall be carried out as approved.

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

- 3 An application for approval of the reserved matters associated with application ref. CB/16/05823/OUT shall be made to the local planning authority not later than three years from the date of this identified previous outline 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.

- 4 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 under application ref. CB/16/05823/OUT.

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.

- 5 Any application for reserved matters under application ref. CB/16/05823/OUT shall include details of the existing and final ground, ridge and slab levels of the buildings. The details shall include sections through both the site and the adjoining properties and the proposal shall be developed in accordance with the approved details. Further, any development which proposes first floor accommodation shall be designed so that this is incorporated within the roof design.

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).

- 6 No development shall take place at the site before a Method Statement detailing how retained trees and hedgerows will be protected at the site has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out as approved.

Reason: To ensure that trees and hedgerows are properly protected at the site in accordance with Policy DM3 of the Central Bedfordshire Core Strategy and Development Management Policies (2009).

- 7 No development shall take place at the site before details of the method of disposal of surface water drainage have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out as approved.

Reason: To ensure that drainage arrangements at the site are acceptable in accordance with Policy DM3 of the Central Bedfordshire Core Strategy and Development Management Policies (2009).

- 8 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order amending, revoking or re-enacting the Order with or without modification) no development shall be carried out within Class A, B, E and F of Part 1 of Schedule 2 to that order.

Reason: To protect the character and appearance of the area and living conditions at neighbouring properties in accordance with Policy DM3 of the Central Bedfordshire Core Strategy and Development Management Policies (2009).

- 9 No development shall commence at the site before a Construction Management Plan has been submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that the impacts of construction on the highways network and living conditions at neighbouring properties are controlled in accordance with Policy DM3 of the Central Bedfordshire Core Strategy and Development Management Policies (2009).

10 Any application for the approval of reserved matters shall include:

- An access no less than 3.2m wide
- Vehicle parking and garaging in accordance with the council standards applicable at the time of submission inclusive of a visitor parking space
- Cycle parking and storage in accordance with standards applicable at the time of submission
- A vehicular turning area within the curtilage of the site suitable for a service/delivery vehicle (6.25m length) inclusive of tracking diagrams
- A refuse collection point at the site frontage, clear of the public highway and any visibility splays

Reason: To ensure that access arrangements into, out of and within the site are acceptable and in accordance with Policy DM3 of the Central Bedfordshire Core Strategy and Development Management Policies (2009).

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.
2. The applicant is advised to liaise with the Council's Building Control Team and the Fire Service to discuss measures to minimise the risk of fire in the event that fire vehicles are not able to access the site.
3. The applicant is advised that no works associated with the construction of the vehicular access should be carried out within the confines of the public highway without prior consent, in writing, of the Central Bedfordshire Council. Upon receipt of this Notice of Planning Approval, the applicant is advised to contact Central Bedfordshire Council's Highway Help Desk, Tel: 0300 300 8049 quoting the Planning Application number. This will enable the necessary consent and procedures under Section 184 of the Highways Act to be implemented. The applicant is also advised that if any of the works associated with the construction of the vehicular access affects or requires the removal and/or the relocation of any equipment, apparatus or structures (e.g. street name plates, bus stop signs or shelters, statutory authority equipment etc.) then the applicant will be required to bear the cost of such removal or alteration.
4. 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

5. The applicant is advised that photographs of the existing highway that is to be used for access and delivery of materials will be required by the Local Highway Authority. Any subsequent damage to the public highway resulting from the works as shown by the photographs, including damage caused by delivery vehicles to the works, will be made good to the satisfaction of the Local Highway Authority and at the expense of the applicant. Attention is drawn to Section 59 of the Highways Act 1980 in this respect.

6. 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".

7. The applicant is advised that no private surface water drainage system designed as part of a new development will be allowed to enter any existing highway surface water drainage system.