

Item No. 8

APPLICATION NUMBER	CB/17/04022/OUT
LOCATION	12 North Lane, Haynes, Bedford, MK45 3PW
PROPOSAL	Outline Application: erection of up to two dwellings
PARISH	Haynes
WARD	Houghton Conquest & Haynes
WARD COUNCILLORS	Cllr Mrs Barker
CASE OFFICER	Dee Walker
DATE REGISTERED	29 September 2017
EXPIRY DATE	24 November 2017
APPLICANT	Mrs Roberts
AGENT	Mr R Murdock
REASON FOR COMMITTEE TO DETERMINE	Ward Cllr call in on grounds of site being outside the settlement envelope, change of use of an orchard, highway safety and visual impact
RECOMMENDED DECISION	Outline Application - Approval

Recommendation:

That Planning Permission be APPROVED subject to the following:

RECOMMENDED CONDITIONS / REASONS

- 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 access, appearance, landscaping, layout 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 Any subsequent reserved matters application shall include the following:
 - vehicle parking and garaging in accordance with the Councils standards at the time of submission;
 - cycle parking and storage in accordance with the Councils standards at

the time of submission;

- a refuse collection point located at the site frontage outside of the public highway and any visibility splays;
- a vehicular turning area within the curtilage of all premises taking access directly from the public highway;
- a plan showing the area for construction worker parking provision, deliveries, materials storage clear of the public highway.

Reason: To ensure the development of the site is completed to provide adequate and appropriate highway arrangements at all times. (Section 4 & 7, NPPF)

- 4 **No development shall take place until details of the junction of the access/junction arrangements, shown for indicative purposes on drawing no. 2, shall be submitted to and approved in writing by the Local Planning Authority. No dwelling approved under any subsequent reserved matters application shall be occupied until such time as the agreed works, including the provision of 2.4m x 43.0m visibility splays, clear of all obstruction, have been implemented.**

Reason: This is a pre-commencement condition to ensure the access/junction is acceptable in order to minimise danger, obstruction and inconvenience to users of the highway and the premises. (Section 4, NPPF)

- 5 **No development shall take place until an Ecological Enhancement Strategy (EES) has been submitted to and approved in writing by the local planning authority. The EES shall include the following:**

- Purpose and conservation objectives for the proposed works;
- Review of site potential and constraints informed by an up to date tree survey;
- Detailed design showing retained trees and compensatory planting;
- Extent and location/area of proposed works on appropriate scale plans;
- Type and source of fruit tree species of local provenance;
- Timetable for implementation demonstrating that works are aligned with the proposed phasing of development;
- Persons responsible for implementing the works;
- Details of initial aftercare and long-term maintenance.

The EES shall be implemented in accordance with the approved details and all features shall be retained in that manner thereafter.

Reason: This is a pre-commencement condition to ensure the development is designed at the detailed stage to deliver a net gain for biodiversity within this area of the Greensand Ridge Nature Improvement Area. (Section 11, NPPF)

- 6 **No development shall take place until details of the surface water drainage system have been submitted to and agreed in writing by the Local Planning Authority, including any land drainage system.**

Thereafter no part of the development shall be occupied or brought into use until the approved drainage scheme has been implemented.

Reason: This is a pre-commencement condition so that the drainage details can be finalised so that adequate surface water drainage is provided and that existing and future land drainage needs are protected. (Section 10, NPPF)

- 7 The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers 02, CBC/001, Supporting Letter.

Reason: To identify the approved plan/s and to avoid doubt.

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. Please note that the unnumbered drawings submitted in connection with this application have been given unique numbers by the Local Planning Authority. The numbers can be sourced by examining the plans on the View a Planning Application pages of the Council's website www.centralbedfordshire.gov.uk.
3. 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.
4. The permission shall not extend to the indicative layout submitted in support of the application.
5. 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 Highways Department. Upon receipt of this Notice of Planning Approval, the applicant is advised to seek approval from the Local Planning Authority for details of the proposed vehicular access junction in accordance with condition 4 Upon formal approval of details, the applicant is advised to follow this link on the Council website <http://www.centralbedfordshire.gov.uk/transport/request/dropped-kerb.aspx> or 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.

To fully discharge condition 4 the applicant should provide evidence to the Local Planning Authority that the Highway Authority have undertaken the construction in accordance with the approved plan, before the development is brought into use.

6. 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
7. The applicant is advised that parking for contractor's vehicles and the storage of materials associated with this development should take place within the site and not extend into within the public highway without authorisation from the highway authority. If necessary the applicant is advised to contact Central Bedfordshire Council's Highway Help Desk on 0300 300 8049. Under the provisions of the Highways Act 1980 the developer may be liable for any damage caused to the public highway as a result of construction of the development hereby approved.
8. Best practical means shall be taken at all times to ensure that all vehicles leaving the development site during construction of the development are in a condition such as not emit dust or deposit mud, slurry or other debris on the highway, in particular efficient means shall be installed prior to commencement of the development and thereafter maintained and employed at all times during construction of the development of cleaning the wheels of all vehicles leaving the site.
9. 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".

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.