

Item No. 7

APPLICATION NUMBER	CB/17/05230/RM
LOCATION	Land north east of Walnut Close, Blunham, MK44 3NB
PROPOSAL	Reserved Matter: of Outline Application CB/16/4657/OUT, for the residential development of 0.49 Hectares of land to form 9 bungalow/chalet dwellings with associated garaging, parking and other associated works, to include the discharge of conditions no's 2 8 9 12 & 14.
PARISH	Blunham
WARD	Sandy
WARD COUNCILLORS	Cllrs Maudlin, Smith & Stock
CASE OFFICER	Donna Lavender
DATE REGISTERED	09 November 2017
EXPIRY DATE	04 January 2018
APPLICANT	Signature Homes MK LLP
AGENT	CMI Architecture Limited
REASON FOR COMMITTEE TO DETERMINE	Ward Member Call in (Cllr P Smith) on the following grounds: <ul style="list-style-type: none">• Scheme design likely to cause parking problems and restrict access to Walnut Close• Impact of new garage block at entrance to the development and design of chalet style houses• Runs against the principal of low level bungalows as seen in outline application
RECOMMENDED DECISION	Reserved Matters - Recommended for Approval

Reason for Recommendation

The proposal is for reserved matters and the scheme accords to the parameters agreed at the Outline stage and is of a design and scale that would compliment and harmonise with the prevailing character of the area. The proposal is also considered to be acceptable in terms of highway safety and neighbouring amenity and therefore accords with Policy DM3 of the Core Strategy and the Council's adopted Design Guidance (2014).

Site Location:

The site is located on the north side of Walnut Close, a residential cul-de-sac, and adjacent to a development of 4 houses known as "The Barns", built as an extension to the original Close. The land comprises a field with open countryside beyond which is currently used for grazing. It has a frontage onto The Barns and adjoins the side of no. 15 Walnut Close to the west, the frontages of no's. 1-4 The Barns to the east and the side boundary of 4 The Barns to the south.

The area is residential in character although the area comprising the application site and land beyond is rural in character and is predominantly located outside of the Village Settlement Envelope.

The Application:

Approval of reserved matters is sought for the erection of 9 dwellings and associated landscaping and parking pursuant to the outline planning permission under CB/16/04657/OUT.

The overall density for the site would be approximately 23 dwellings per hectare over the 0.49 hectare net developable area of the site.

In terms of the provision of dwellings, the scheme would provide the following accommodation mix:

- 6 x 2 beds (single storey)
- 3 x 3 beds (1.5 storey)

The units proposed would consist of a mix of single storey and 1.5 storey with rooms in the roofspace. The materials schedule details that the external materials would comprise of a red/brown brick, off white render and red plain roof tiles. There would also be a variety of window treatments with a combination of varied window designs & detailing. Porches where proposed are limited to a gable roof design.

The vehicle parking would be on plot. Where garages are proposed, these would meet the dimensions within the Councils Central Bedfordshire Design Guide. Visitor spaces are provided in accordance with the same Design Guide.

For recycling and refuse collection, the houses would have rear storage areas and access from rear gardens in order to bring bins to the front of the properties on collection day.

The boundary treatment proposed between most plots would be 1.8m fencing with 1.2 metre post and rail proposed between plots and the strategic landscape buffer.

A landscape buffer is proposed along the northern boundary shared with the open countryside and to the southern boundary shared with existing resident properties of The Barns. The buffer remains 3 metres between existing resident development in the interest of amenity protection and the additional buffer provides for a suitable demarcation from the open countryside and therefore in accordance with the parameters secured at the outline stage.

The following documents were supplied in support of the application:

- Design and Access Statement
- Ecological Enhancement Scheme
- Vehicle Tracking
- Street Sections

N.B Changes were made to the layout plans and elevations of dwellings during the life of the application to take into account matters raised in terms of landscaping , amenity impact and to ensure that the proposal accords to the parameters of the outline permission. Appropriate reconsultation was carried out pursuant to the changes.

RELEVANT POLICIES:

National Planning Policy Framework (NPPF) (March 2012)

Section 4: Promoting sustainable transport

Section 6: Delivering a wide choice of high quality homes

Section 7: Requiring good design

Section 8: Promoting healthy communities

Section 10: Meeting the challenge of climate change, flooding and coastal change

Section 11: Conserving and enhancing the natural environment

Section 13: Facilitating the sustainable use of minerals

Core Strategy and Development Management Policies - North 2009

CS1: Development Strategy

CS2: Developer Contributions

CS3: Healthy and Sustainable Communities

CS4: Linking Communities – Accessibility and Transport

CS5: Providing Homes

CS13: Climate Change

CS14: High Quality Design

CS16: Landscape & Woodland

CS18: Biodiversity

DM1: Renewable Energy

DM2: Sustainable Construction of New Buildings

DM3 - High Quality Design

DM4 - Development Within and Beyond Settlement Envelopes

DM14 - Landscape and Woodland

DM15: Biodiversity

Local Plan

The Central Bedfordshire Local Plan has reached pre-submission stage and is out for consultation in accordance with regulation 19 of the Town and Country Planning (Local Planning) (England) Regulations 2012 until 22nd February 2018.

The National Planning Policy Framework (paragraph 216) stipulates that from the day of publication, decision-takers may also give weight to relevant policies in emerging plans unless material considerations indicate otherwise.

The apportionment of this weight is subject to:

- the stage of preparation of the emerging plan;
- the extent to which there are unresolved objections to relevant policies;
- the degree of consistency of the relevant policies in the emerging plan to the policies in the Framework.

In summary it is therefore considered that reference should be made to the emerging plan but limited weight should be applied to the Central Bedfordshire Pre-Submission Local Plan taking into account its stage of preparation, the level of consistency with the Framework and acknowledging that the draft site allocations have not yet been subject to statutory public consultation. The following policies are relevant to the consideration of this application:

SP2: Sustainable Development
H1: Housing Mix
H2: Housing Standards
T2: Highway Safety & Design
T3: Parking
EE2: Biodiversity
EE14: Minerals and Waste
CC5: Sustainable Drainage
HQ1: High Quality Development

Minerals and Waste Constraints

Minerals Safeguarding Zone

Minerals and Waste Local Plan: Strategic Sites and Policies (Jan 2014)

MSP 11

MSP 12

Supplementary Planning Guidance/Other Documents

1. Central Bedfordshire Design Guide (March 2014)
2. Central Bedfordshire SuDs Guidance (April 2014)

Relevant Planning History:

Application Number **CB/16/04657/OUT**

Description Outline planning application for the residential development of 0.49 hectares of land to form 9 bungalow/chalet dwellings with associated garaging, parking and other associated works.

Decision Outline Application - Granted

Decision Date 08/03/2017

Parish Council:

Blunham Parish Council Objects to this planning application.
(29.11.17) -

When the outline application was granted at the DMC meeting, Cllr Young made a very clear statement to the effect that the Reserved Matters application must not deviate from the outline granted. We are of the opinion that this reserved matters application has deviated to an unacceptable level.

The reliance on triple car length parking is impractical. It will inevitably lead to vehicles being parked on the road for ease of access.

The visitor parking previously available for the use of visitors to The Barns has been physically removed already. The outline application showed some visitor parking but there appears to be no provision in the new scheme. This needs to be addressed.

Cond 8 states that the properties must be single storey on the rear northern boundary and yet the development

includes chalet bungalows that are 1.5 storeys. This is not acceptable.

The roofing material is stated as being slate. This is not found in Blunham to any great extent and would not be keeping and intrusive.

The large double garage at the approach to the development is very prominent and overbearing. It is not aesthetically pleasing.

The screening between The Barns and the new development needs to be improved to protect the amenity of existing residents.

Why was archaeological survey not required?

Why is there no affordable housing required?

Statements in relation to public transportation available is misleading.

Internal Consultees:

CBC SuDs Engineer
(22/11/17), (10/01/18) &
(06.02.18) -

No Comments, information required by condition under outline prior to commencement.

CBC Sustainable
Growth (27/11/17) &
(08/01/18)-

No Comments.

CBC Trees & Landscape
(29/11/17) & (09/01/18)-

Landscape and Boundary treatment plans required.

On receipt of landscape plans, no concerns raised.

CBC Landscape
(30/11/17) & (17/01/18)-

Landscape plans required and details of maintenance and management of planting and buffers.

Following the receipt of the landscape plans, recommendations for changes to some species were made. Revised plans received in accordance with advice.

CBC Waste (01/02/17)-

Bin storage and collection information acceptable. Swept Path analysis required.

Revised plans received to address concerns raised.

CBC Ecology (01/12/17)
& (11/01/18)-

Ecological enhancements plan required prior to commencement however should be supplied to support RM application.

On receipt of information, no further comments made.

CBC Highways
(01/12/17) & (19/01/18) -

Additional information required in terms of forward visibility, tracking and footpath connections to the site.

Revised plans received to address concerns raised.

External Consultees:

1. Internal Drainage
Board (13.11.17,
(21/12/17) & (06.02.18) -

No Comments.

Other Representations:

4 The Barns (30.11.17)
(x2) & (09.01.18)-

Objects on the following grounds (in summary):

- Plots 2 & 3 close proximity to the boundary and impact in terms of privacy
- Maintenance of the landscape strip
- Boundary treatment adj to landscape strip due to land height difference would result in loss of light
- Double garage in close proximity to existing garage and concerns over maintenance .

Following first reconsultation:

- Privacy remains a concern but garden space of new plot 3 should be retained at 12 metres to retain amenity of existing occupiers
- Landscape management still a concern
- Existing landscape shall be retained and incorporated into landscape scheme
- Buffer should be installed prior to commencement
- Heights of plots 7, 8 & 9 remain contrary to cond 8 of the outline
- Parking provision for the Barns remains an issue
- Sewage capacity concerns
- Concerns over access for larger vehicles
- Footpath to southern side of access still abuts garage of number 8 Walnut Close

8 Walnut Close
(07.12.17) & (09.01.18)
-

Objects on the following grounds (in summary):

- Garage door now opening directly onto pedestrian footway
- Access concerns
- 6 Plots are proposed to be more than 1 storey, contrary to cond on outline permission
- Slate tiles out of character to the area
- Number of garages proposed will reduce vantages to countryside beyond
- Unsustainable site
- Sewage capacity concerns
- Lack of ecology, SuDs and landscape maintenance

plans.

Following first reconsultation, objections retained.

Stationmasters Cottage,
Old Station Court
(12/12/17)-

Objects on the following grounds (in summary):

- Number of garages proposed will reduce vantages to countryside beyond
- Visitor parking for the Barns has been lost
- Reliance on public transport of new residents is unrealistic
- Not in accordance with outline parameters

15 Walnut Close
(15.12.17)-

Objects on the following grounds (in summary):

- Garage at number 8 Walnut Close will now open onto public footpath
- Access into site and visibility poor

3 The Barns (18.12.17)
& (09/01/17) -

Objects on the following grounds (in summary):

- Not in accordance with the outline parameters in terms of height
- Number of garages proposed will reduce vantages to countryside beyond
- Reduction in visitor parking for the Barns
- Landscaping buffers not sufficient and within garden spaces of properties making maintenance questionable
- Footpath provision beyond the site unclear
- Existing covenants retain right of access to the Barns which would be contravened by development
- Lack of CEMP supplied in support of the application

Following first reconsultation, objections retained.

2 The Barns (x2)
(30.11.17) & (10.01.18)-

Objects on the following grounds (in summary):

- Not in accordance with the outline parameters in terms of height
- Landscape buffer insufficient and within gardens of properties
- Maintenance issues and close proximity of garage to plot 4
- Access concerns - garage to number 8 and lack of footpath continued beyond the site
- Issues raised about information disclosed in respect of public transport
- Loss of existing parking of the Barns
- Lack of sewage/drainage details
- Lack of ecological information

Following first reconsultation, objections retained.

Determining Issues:

The main considerations of the application are;

- 1. Principle**
- 2. Affect on the Character and Appearance of the Area**
- 3. Neighbouring Amenity**
- 4. Highway Considerations**
- 5. Other Considerations**

Considerations

1. Principle

- 1.1 The principle of residential development has been accepted on this site by the granting of the outline planning permission CB/16/04657/OUT. In order that the development can be considered acceptable, it should adhere to the principles of good design explored within the Central Bedfordshire Design Guide, as explored later in this report.

2. Site Layout, Density & External Appearance

- 2.1 The proposed development would result in a density per hectare of approximately 23 which does not constitute high density, is representative of the density levels within Blunham and accords with the densities considered acceptable at the outline stage.
- 2.2 The northern side of the site overlooks an area of agricultural land. As part of the parameters of the outline approval it was secured that the northern boundary would be improved through the planting of a landscape buffer of additional tree and landscaping. This will continue the full length of the boundary and would provide a suitable buffer and this has been supplied in accordance with those set parameters. In addition a further buffer of 3 metres in depth is proposed along the southern boundary of the site shared with the existing properties of The Barns in the interest of amenity protection which has been provided in accordance with the parameters at agreed at outline.
- 2.3 Species of planting and trees have been revised in accordance with the Councils Landscape Officers advice. In addition, the buffer has been removed from the private garden spaces of properties and separated by fencing. This buffer is to be maintained by a landscape management company in perpetuity, and these details can be secured in condition 6 of the outline. As such it is considered that the proposal takes into account the need to protect existing trees and landscaping and appropriate landscape opportunities have been proposed to enhance the character of the area.
- 2.4 The layout of the development broadly achieves the overall requirements of the parameter plan of the outline permission. The proposed layout conforms to established good principles of design by respecting street design, set backs, boundary treatments, parking typologies and materials whilst respecting the surrounding landscape buffers.

2.5 A number of revisions have been negotiated during the life of the application to improve variety, spaciousness and to address concerns raised during the consultation process. These revisions include but are not limited to:

- Revision to the housetypes to accord to the parameters of cond 8 of the outline in terms of heights along various boundaries
- Reduction of garages to improve a sense of openness and allow vantages across the site to the open countryside beyond
- Reduction of the scale of the double garage and its position to improve its visual presence and reduce amenity impact
- Reduction of size of openings and relocation of openings on rear elevation of plot 2 to reduce impact on existing occupiers
- Slate roof tiles materials replacement with red/brown roof tiles.

2.6 Consideration has been given to the building lines established by adjacent dwellinghouses and the footprints and curtilages proposed are fairly representative of other properties within the area.

2.7 The proposed dwellings have been designed to give the development an individual character and local distinctiveness. The buildings make good use of a variety of housetypes, storey heights (having regard to adjacent developments), materials and fenestration details.

2.8 Boundary treatment details have been provided which demarcate the public and private realm appropriately. The proposed layout is also responds well to the natural and other positive features already present on the site which reinforces the urban edge character of the development. The scheme would therefore provide for an appropriate standard of urban design in accordance with the Councils adopted design guide. As such it is considered that the proposal would conform with policies CS14 & DM3 of the Core Strategy for the North of Central Bedfordshire, the Central Bedfordshire Design Guide and Section 7 of the NPPF.

3. Neighbouring Amenity

3.1 Existing Residents

Concerns have been raised by the occupiers of 4 The Barns (closest residential property) in relation to potential overlooking from plot 3 to their rear conservatory. Openings to the rear of plot 3 have been obscured or reduced to improve this relationship and a 1.8 metre fence is proposed between the garden of plot 3 and the existing dwellinghouse of 4 The Barns. Given that the new dwellinghouse is single storey in nature and due to the adequate separation between existing and proposed, it is considered that plot 3 would not give rise to overlooking to an unacceptable degree. It is recognised that any roof extension to this plot or any other addition to the property that might move closer to 4 The Barns could result in amenity harm if not appropriately planned for and therefore conditions are recommended to be imposed to restrict the permitted development rights for extensions or roof extensions to the dwellings, in the interest of both protection of existing residents amenity and the visual amenity.

3.2 Concerns were also raised about the timeframe for the implementation of the landscaping buffers. These details are required to be secured prior to commencement by condition 7 of the outline planning permission. As such, it is

considered that an appropriate timetable can be agreed upon in the interest of both visual and amenity protection.

- 3.3 Due to the siting and scale of the additional plots relative to existing dwellinghouses, it is considered that there would be no amenity impact in terms of loss of light, overshadowing or overlooking.
- 3.4 It is considered that there would be some amenity impact in terms of noise and disturbance for existing residents on the basis of the close proximity of access road and the resultant vehicle activity in proximity to their property. However on this was a matter that was considered and accepted at the outline stage.
- 3.5 Future Occupiers
In terms of amenity space for future occupiers, each bedroom space meets either the minimum standards which are conveyed within the Central Bedfordshire Design Guide or statutory limitations under the Housing Act. Furthermore, the garden space for each dwellinghouse would meet external standards conveyed within the same technical planning guidance. Adequate bin storage and collection facilities have been realised.
- 3.6 Adequate separations of 1 metre or more are proposed between each proposed plot and along adjoining boundaries in accordance with the Councils Technical Design Guide.
- 3.7 No windows are proposed to be installed on side elevations of the proposed dwellings, so there is no potential for mutual overlooking between future occupiers.
- 3.8 Therefore the proposal in this regard, would conform with policy DM3 of the Core Strategy for the North of Central Bedfordshire, the Central Bedfordshire Design Guide and section 7 of the NPPF.

4. Highways Considerations

- 4.1 Access
The proposed layout plan accords with the previously approved access arrangements at the outline stage, therefore the Councils Highways Officer has raised no objection in this regard.
- 4.2 Revisions were made to layout to ensure appropriate forward visibility could be realised. In addition, the footway provision at the entrance to the access of The Barns (left hand side as entering the site) has been incorporated into the scheme and would be provided on highway land.
- 4.3 Highway Safety
Concerns were expressed by the Councils Highways Officer in respect of the turning head of the cul-de-sac and whether they could accommodate the turning of refuse or light good vehicles. A revised tracking diagram was supplied during the life of the application to address this concern. The turning head has now been catered for and it can accommodate the swept path of the Councils 11.5m long RCV.

- 4.4 Concerns have been raised by residents in terms of the proximity of the garage opening of 8 Walnut Close onto the footway provision directly in front of the access to the The Barns. However the land directly in front of this garage is public highway whereby in accordance with highways legislation, the garage door should not be directly opening onto it and formal action could be taken at that regard at any time, with or without this development proposal. Notwithstanding this potential conflict, it would not result in a degree of highway safety impact that would warrant a refusal.
- 4.5 Whilst concerns were raised that the scheme was not supported by a construction management plan, this is a condition requirement of the outline permission, to be discharged prior to commencement and therefore this matter can be satisfactorily secured.
- 4.6 Parking
Adequate parking provision has been secured for each new unit. The majority of vehicle parking would be on plot, although there would be some displacement confined to within the development. Where garages are proposed, these would measure 3.3 metres in width internally by 7 metres in depth for single garages and 6.6 metres in width by 7 metres in depth for double garages. Visitor spaces are provided in locations where there is a perceived demand and additional on plot parking or close by displaced parking is provided. In addition, it should be noted that only 2 visitor spaces are required to serve this development however 5 spaces in total are proposed which takes into account visitor spaces for the existing The Barns development and is in accordance with the Councils parking standards.
- 4.7 Whilst concerns have been raised about the potential inaccuracies within the design and access statement related to the frequency of public transport, the sustainability of this development was a consideration of the outline planning permission. Furthermore on the basis of the scale of the development and the level of traffic generation as a result of potential car dependency of this development, would not be to a degree that would warrant a reason for refusal.
- 4.8 As such it is considered that the proposal would not be prejudicial to highway safety. No objections have been raised by the Councils Highways Officer subject to the imposition of conditions to secure the junction, visibility footpaths and including the retention of garages for parking. Therefore the proposal would conform with policy DM3 of the Core Strategy for the North of Central Bedfordshire, the Central Bedfordshire Design Guide and section 4 of the NPPF in this respect.

5. Other Considerations

5.1 Affordable Housing

Current advice contained within the National Planning Practice Guidance sets out the Government's position that tariff-style planning obligations and affordable housing provision should not be sought for certain small developments (10 dwellings or less or 1,000 square metres of gross floorspace). As such, in this instance, affordable housing provision is not required to be sought.

5.2 **Archaeology**

Comments were raised by the Parish Council that no Archaeological information was supplied in with the application. However the Councils Archaeology team have advised that the site is not located in a notable area and as such a heritage statement was not required to be supplied in support of this application.

5.3 **Biodiversity**

The NPPF calls for development to deliver a net gain for biodiversity. The Councils Ecologist has not raised no objection the granting of this permission subject to securing the provision of the ecological enhancements as supplied in support of this proposal. Therefore the proposal is considered to accord with policies CS18 & DM15 of the Core Strategy for the North and Section 11 of the NPPF.

5.4 **Flood Risk/SuDs**

A condition was imposed on the outline planning permission which requires that a formal drainage scheme be agreed and implemented prior to construction. The full details to discharge that condition were not supplied in support of this RM application however despite concerns raised, the Councils SuDs Officer is satisfied based on the information supplied that an appropriate Sustainable Drainage System could be implemented on site so as limit any surface water potential and as such has not wish to raise any objection to this proposal subject to the detail coming forward as per the condition requirements under the outline, to control its provision. In addition, whilst concerns have been raised about the affect on the water supply, no objections have been raised by the Internal Drainage Board in this regard. As such it is considered that the proposal accords with the Councils adopted SuDs guidance and the section 10 of the NPPF.

5.5 **Sewage**

Whilst concerns have been expressed by local residents and the Parish alike about the impact of the dwellinghouses on the existing sewage connections, neither the Internal Drainage Board nor Anglian Water have raised any objections or concerns in this regard.

5.6 **Conditions of Outline**

A number of details were submitted with the RM application which were the subject matter of conditions for the outline planning permission. These conditions include:

- 4. Site Levels
- 7: Landscape Details (Partial discharge only)
- 8: Height Parameters
- 9: Bin storage/Collection
- 12: Highways by RM
- 13: Ecology

The following conditions are pre commencement and still require discharge:

- 5: SuDs Strategy
- 6. Landscape Management Plan (which should include the SuDs management or any shared provisions)

7. Landscape Details (Timetable for implementation required for full compliance)
11: CEMP

A note will be added to the decision notice highlighting the remainder of the conditions requiring formal discharge prior to commencement.

5.7 Human Rights issues:

The proposal raises no Human Rights issues.

5.8 Equality Act 2010:

The proposal therefore raises no issues under the Equality Act but an informative to advise of the responsibilities of the applicant is attached.

Recommendation:

That Reserved Matters be APPROVED subject to the following:

RECOMMENDED CONDITIONS

- 1 The ground floor window located in the rear elevation of Plot 3 as annotated on drawing no. 008 Rev B of the development hereby permitted shall be permanently fitted with obscured glass of a type to substantially restrict vision through it at all times and shall be non-opening, unless the parts of the window which can be opened is more than 1.7m above the floor of the room in which the window is installed.

Reason: To safeguard the privacy of occupiers of adjoining properties (Policy DM3 of the Core Strategy for the North and Section 7, NPPF)

- 2 Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 2015, or any amendments thereto, any garage accommodation hereby approved on the site shall not be used for any purpose, other than as garage 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. (Policy DM3 of the Core Strategy for the North and Section 4 of the NPPF)

- 3 Notwithstanding the provisions of Part 1, Class A & Class B of Schedule 2 to the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order with or without modification), no extensions to the buildings hereby permitted shall be carried out without the grant of further specific planning permission from the Local Planning Authority.

Reason: To control the external appearance of the building/s in the interests of the amenities of the area and in the interest of ensuring appropriate on plot parking provision. (Policy DM3 of the Core Strategy for the North and Sections 4 & 7, NPPF)

- 4 Notwithstanding the provisions of Part 1 Class E of Schedule 2 to the Town and Country (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order with or without modification), no buildings or other structures shall be erected or constructed within the curtilage of the property without the grant of further specific planning permission from the Local Planning Authority.

Reason: To control the development in the interests of the visual amenity of the area.

(Section 7, NPPF)

- 5 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order with or without modification), no fences, gates, walls or other means of enclosure shall be erected within the curtilage of the property without the grant of further specific planning permission from the Local Planning Authority.

Reason: To control the development in the interests of the rural amenity of the area.

(Section 7, NPPF)

- 6 The development shall not be occupied or brought into use until the parking, turning areas, road and footpaths shown on Drawing No. 001 Rev D has been completed. The scheme shall thereafter be retained for this purpose.

Reason: To ensure provision for car parking clear of the highway and appropriate accessibility.

(Policy DM3 of the Core Strategy for the North and Section 4, NPPF)

- 7 The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers A17-092-SL001 - Site Location Plan, A17-092-PL001 Rev E - Proposed Site Plan, A17-092-PL002 Rev A - Proposed Plot 1 - House Type A, A17-092-PL003 Rev B - Proposed Plot 2 - House Type B, A17-092-PL004 Rev D - Proposed Plots 4 & 5 - House Type C, A17-092-PL005 Rev C - Proposed Plot 7 - House Type D, A17-092-PL006 Rev C - Proposed Plots 8 & 9 - House Type E, A17-092-PL007 Rev B - Proposed Street Sections, A17-092-PL008 Rev B - Proposed Plot 3 - House Type B, A17-092-PL009 Rev C - Proposed Plot 6 - House Type C, A17-092-PL012 Rev B - Proposed Street Elevations, 28193/61 Rev P2 - Vehicle Swept Path & Forward Visibility, 28193/53 Rev P3- SuDs scheme, WCB-01 Rev C- Landscape Proposals, Design & Access Statement dated 05.02.18 & Biodiversity Enhancement Scheme Nov 2017.

Reason: To identify the approved plan/s 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 following conditions of the outline planning permission (16/04657) are pre commencement and still require discharge:
5: SuDs Strategy
6. Landscape Management Plan (which should include the SuDs management or any shared provisions)
7. Landscape Details (Timetable for implementation required for full compliance)
11: CEMP
4. This permission is subject to a Legal Obligation under Section 106 of the Town and Country Planning Act 1990.

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.

DECISION

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