

Item No. 11

APPLICATION NUMBER	CB/17/05250/FULL
LOCATION	Land to South West of Higham Cottages, Higham Road, Higham Gobion
PROPOSAL	Proposed grain store including new access and means of enclosure
PARISH	Shillington
WARD	Silsoe & Shillington
WARD COUNCILLORS	Cllr Ms Graham
CASE OFFICER	Thomas Mead
DATE REGISTERED	31 October 2017
EXPIRY DATE	26 December 2017
APPLICANT	Chamberlain Holdings PLC
AGENT	Tempietton Architects
REASON FOR COMMITTEE TO DETERMINE	Enormous Grain Store with 2 metre steel fence is out of proportion to the open rural site and victorian cottages opposite. 60mph road already has accident liability. 15.400m vehicles need 6 seconds to turn and 6.610m kerb to kerb turning circle. Run off water is to go into existing water course - this brook below the site has native cray fish in it which would be at risk.
RECOMMENDED DECISION	Full Application - Recommended for Approval

Reason for Recommendation:

The development would provide an agricultural grain storage building which would not result in an unacceptable impact on the character of the area, an adverse impact on the residential amenity of neighbouring properties or highway safety. Therefore subject to conditions, the proposed development is in conformity with Policy DM3 of the Core Strategy and Development Management Policies (2009); and The National Planning Policy Framework.

Site Location:

The application site consists of a parcel of land to the south of Higham Road, Higham Gobion. The site lies to the southwest of the row of terraced dwellings known as Higham Cottages. The site is a section of agricultural land, with an existing small vehicular access with a gate. The site lies outside of any identified settlement envelope.

The Application:

The application seeks planning permission for the construction of a new grain store, on this parcel of land to the south of Higham Road. The development would include the laying of hardstanding north and east of the structure, and would include the planting of trees along the northern boundary of the site to screen the structure from

Higham Road. the unit would have a maximum height of 8.9 metres, and an eaves height of 6 metres, occupying a total floorspace of 720 square metres.

RELEVANT POLICIES:

National Planning Policy Framework (NPPF) (March 2012)

Central Bedfordshire Local Plan - Emerging

High Quality Development

Core Strategy and Development Management Policies - North 2009

DM3 High Quality Development
CS14 High Quality Development

Local Plan

The Council has recently consulted on its Draft Local Plan (Regulation 19). The Plan outlines the overarching strategy for growth and also sets out more detailed policies which will be used to determine planning applications. A substantial volume of evidence gathered over a number of years supports this document. These technical papers are consistent with the aspirations of the National Planning Policy Framework and therefore will remain on the Council's website as material considerations, which will, along with the direction of travel of the Local Plan, inform development management decisions.

Supplementary Planning Guidance/Other Documents

Central Bedfordshire Design Guide (March 2014)

Relevant Planning History:

Case Reference	CB/17/03638/FULL
Location	Land to South west of Higham Cottages, Higham Road, Higham Gobion
Proposal	Proposed Grain Store
Decision	Application Withdrawn
Decision Date	30/10/2017

Consultees:

Shillington Parish
Council

The Parish Council OBJECT to this application on grounds that the site is unsuitable for the siting of such a facility:

- The access to the site is on the outside curve of a blind bend where drivers approaching have limited visibility. Several years ago CBC agreed a reduction in the speed limit on Higham Road from the national speed limit to 40mph, but due to lack of funding this was not implemented. Access to and from the site by large, slow moving farm vehicles will only increase the

accident risk on a fast moving road. The application does not address the

- The applicant states that " the scale of the proposed building, including its footprint, height, volume and shape is in keeping with that of its surroundings " and that "the proposal will not affect the social context of the area or the living conditions of any neighbouring properties". The only other buildings in this area are Higham Cottages, a terrace of three small cottages and the parish council believe that the proposed grain store would have an overbearing impact on the occupants of those cottages. Despite the proposed screening, the grain store would be visible from the cottages and neighbours will be affected by an increase in traffic and noise generated by the grain store.

Highways Officer

The proposal is for a new grain store and new access located west of the existing field access, which the applicant requires to remain 'open' for access to the field. Tracking diagrams have been submitted that show a 15.4m articulated vehicle entering the site from the west, turning and exiting the site to the east. There are no plans showing entry from the east and exit to the west?

Because the tracking plans are 'precise and best fit' with regard to the alignment of a vehicle, a condition has been included for kerbing opposite the access to protect the verge and edge of carriageway on the opposite side of the road from over run and damage.

As previously requested the applicant has shown the full extent of the visibility splay, which will require realignment of boundary hedges, and the location of the gates at the access.

NOTE: the IDB should be consulted to ascertain that the culverting of the ditch is acceptable, especially as the site is within a flood zone.

Recommends Conditions

Trees and Landscape
Officer

Previous application was acceptable but I did ask for some additional planting along the west side of the development to simply add some additional screening to what will be a large building.

Details of planting will be required including sizes, species and densities of planting.

IDB

No Objection.

Rights of Way Officer

No Comment.

Environment Agency

We welcome the submitted plan (ref 1136_Block Plan with Flood Zone_500_A4). This clearly shows the location of the proposed development is outside of Flood Zones 2 and 3. This was previously not very clear. Therefore, we have no objection to this application.

Please consult the IDB with regards surface water drainage.

Contamination

The site is located above a Principal Aquifer. However, we do not consider this proposal to be High Risk. Therefore, we will not be providing detailed site-specific advice or comments with regards to land contamination issues for this site. The developer should address risks to controlled waters from contamination at the site, following the requirements of the National Planning Policy Framework and the Environment Agency Guiding Principles for Land Contamination, which can be found here:

<https://www.gov.uk/government/publications/managing-and-reducing-land-contamination>

Infiltration Sustainable Drainage Systems (SuDS)

The water environment is potentially vulnerable and there is an increased potential for pollution from inappropriately located and/or designed infiltration (SuDS). We consider any infiltration (SuDS) greater than 2.0 m below ground level to be a deep system and are generally not acceptable. If the use of deep bore soakaways is proposed, we would wish to be re-consulted. All infiltration SuDS require a minimum of 1.2 m clearance between the base of infiltration SuDS and peak seasonal groundwater levels. All need to meet the criteria in our Groundwater Protection: Principles and Practice (GP3) position statements G1 to G13 which can be found here: <https://www.gov.uk/government/collections/groundwater-protection>. In addition, they must not be constructed in ground affected by contamination.

Pollution Prevention

- Any facilities, above ground, for the storage of oils, fuels or chemicals shall be sited on impervious bases and surrounded by impervious bund walls. The volume of the bunded compound should be at least equivalent to the capacity of the tank plus 10%. All filling points, vents, gauges and sight glasses must be located within the bund. The drainage system of the bund shall be sealed with no discharge to any watercourse, land or underground strata. Associated pipework should be located above ground and protected from accidental damage. All filling points

and tank overflow pipe outlets should be detailed to discharge into the bund.

- Prior to being discharged into any watercourse, surface water sewer or soakaway system, all surface water drainage from lorry parks and/or parking areas for fifty car park spaces or more and hardstandings should be passed through an oil interceptor designed compatible with the site being drained. Roof water shall not pass through the interceptor.
- Prior to being discharged into any watercourse, surface water sewer or soakaway system, all surface water drainage from parking areas and hard standings susceptible to oil contamination shall be passed through an oil separator designed and constructed to have a capacity and details compatible with the site being drained. Roof water shall not pass through the interceptor.
- Foul and surface water manhole covers should be marked to enable easy recognition, convention is red for foul and blue for surface water. This is to enable water pollution incidents to be more readily traced.
- The Environmental Permitting Regulations make it an offence to cause or knowingly permit any discharge that will result in the input of pollutants to surface waters or groundwater.

Archaeology Officer

The proposed development site is located south of an area of cropmarks representing remains of Higham Gobion medieval village (HER 773). The settlement remains identified by aerial photography on the opposite side of the road are a Scheduled Monument (NHLE 1005398). Another Scheduled Monument, medieval fishery (HER 404; NHLE 104500), is located further to the north. Under the terms of the National Planning Policy Framework (NPPF) these are designated heritage assets of the highest significance.

Higham Gobion is recorded in the Domesday Survey of 1086 AD and is, therefore, likely to have origins in at least the Late Saxon period. The original core of the settlement (HER 773) was probably located to the west around Manor Farm (HER 1073) and the parish church of Saint Margaret (HER 1072). The existing farmhouse has 16th century origins and is grade II listed building (NHLE 1113759) while the present church building dates back to 14th century and is grade II* listed (NHLE 1113758). The cropmark evidence suggests that the medieval settlement

extended both eastwards (HER 773) and westwards (HER 1804) on the north side of the road. To the east cropmarks extend up to the watercourse by the Higham Cottages. A large square enclosure with traces of smaller rectangular structure inside was identified. Short section of a wall together with 12th century pottery was recorded during small scale trial excavation. This part of the cropmarks, located opposite the road from proposed development site, is a Scheduled Monument (HER 773; NHLE 10005398). Second Scheduled Monument, Fishery (formerly Camp), is located further 200m to the north (HER 404; NHLE 104500). It consists of triangular enclosure with small mound in the middle and associated fishponds. It is thought that these remains date back to medieval period.

The proposed development would have an impact on:

- The setting of designated heritage assets of the highest significance
- Potential undesignated heritage assets with archaeological interest

Impact of the proposed development on the setting of designated heritage assets

Two scheduled monuments are located in close proximity to the proposed development site. When considering the impact of the proposals on their significance, the issue of settings should be taken into account as required by paragraph 132 of the NPPF.

The setting of both scheduled monuments is generally open, arable land. The views, towards and from them are mainly obstructed only by low hedges. Although the landscape clearly changed over time with redefinition of boundaries etc. it still remains mainly rural in character and dominated by open fields.

Introduction of a relatively large scale, modern, semi-industrial building with associated hardstanding area and fencing would mainly have an impact on the setting of settlement site Scheduled Monument (NHLE 10005398). It would visibly enclose part of the site from the South and broke the link with the open countryside beyond. The impact therefore would be negative and it would cause harm to the significance of the designated heritage asset. However in this instance the negative impact of the proposals does not amount to substantial harm as defined by NPPF. Consequently there would be no objection to the proposals on the grounds of impact on the setting of designated heritage assets.

Impact of the proposed development on undesignated heritage assets with archaeological interest

Although no remains of the settlement have been recorded so far on the south side of the road, where proposed development site is located, it is possibly the result of lack of archaeological investigations in the area. The instances where medieval village was located only on one side of the road are highly unusual. The evidence from elsewhere in Bedfordshire rather suggest that the settlement pattern might have changed over time and the focus of the occupation shifted. This situation was observed in Stotfold (HER 19534; HER 16829; HER 759), Langford (HER 19481) and Marston Moretaine (HER 20239), where earlier Saxon and Saxo-Norman activity was recorded outside of the known medieval core.

Due to its location and proximity to the scheduled monument the proposed development site has the potential to contain archaeological remains relating to the Saxon and medieval settlement of Higham Gobion. The investigation of rural Saxon and medieval settlements to examine diversity, characterise settlement forms and understand how they appear, grow, shift and disappear is a local and regional archaeological research objective (Wade 2000, 24-25, Oake 2007, 14 and Medlycott 2011, 70).

Paragraph 141 of the NPPF states that Local Planning Authorities should require developers to record and advance understanding of the significance of heritage assets before they are lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible (CLG 2012). The proposals comprise erection of a new grain store with hardstanding and access. The groundworks associated with this construction will have a negative and irreversible impact upon any surviving archaeological deposits that may be present within the site area. This does not present an over-riding constraint on the development providing that the applicant takes appropriate measures to record and advance understanding of any surviving heritage assets with archaeological interest. This will be achieved by the investigation and recording of any archaeological deposits that may be affected by the development and the scheme will adopt a staged approach beginning with a trial trench field evaluation, which may be followed by further fieldwork if appropriate. The archaeological scheme will include the post-excavation analysis of any archive material generated and the publication of a report

on the investigations. In order to secure this, please attach the following condition to any permission granted in respect of this application.

"No development shall take place until a written scheme of archaeological investigation, that adopts a staged approach and includes the provision for post excavation analysis and publication, has been submitted to and approved in writing by the Local Planning Authority. The development hereby approved shall only be implemented in full accordance with the approved archaeological scheme."

Reason: This condition is pre-commencement as a failure to secure appropriate archaeological investigation in advance of development would be contrary to paragraph 141 of the National Planning Policy Framework (NPPF) that requires developers to record and advance of understanding of the significance of any heritage assets to be lost (wholly or in part) as a consequence of the development.

Ecology

No Objection.

Landscape Officer

OBJECTION: Having revisited site and surrounds landscape concerns stand regarding submitted proposals and are not acceptable: detrimental visual impact on landscape character and local visual amenity.

- The proposed development is of a large scale, especially compared to Higham Cottages, and will dominate the local scene, potentially impact the wider setting visually and in terms of landscape character.
- Modern building materials, finishes and colours could result in an agri-industrial image in what is a 'timeless' rural setting which exhibits no modern development.
- The inclusion of exposed 2m high metal palisade fencing is not in keeping with setting and is not acceptable in terms of landscape amenity and is not quality in design.
- The proposed landscape mitigation is not adequate and will not provide effective screening or assist in integrating development effectively.
- Given the area of hard surfacing proposed on a greenfield site there is no information of how SuDS will incorporated with surface water run off attenuated, filtered without piped solutions and integrated within the landscape as according to the CBC SuDS SPD

Site setting: The application site is located to east of Higham Gobian, a village settlement on a locally elevated knoll within the Barton-Le-Clay Clay Vale (LCA 5B). The eastern extent of the clay vale including Higham Gobian and application site is particularly open, rural and tranquil in terms of sound and visual tranquillity. There is a strong visual relationship with the Clappers chalk escarpment (LCA 9C), part of the Chilterns AONB, forming the elevated horizon to the south which offers extensive views across the vale including Higham Gobian.

These characteristics and features are described in the LCA as of higher sensitivity and especially to this area of the Barton-Le-Clay clay vale.

The site, surrounds and wider setting are remarkably undeveloped, and are highly typical of the clay vale transition with the more rolling chalk landscape and exposed, long ranging views to the chalk escarpment - and very limited planting cover:

- View along Higham Road below looking west to site in centre of image demonstrates openness of landscape character, Clappers chalk escarpment (Chilterns AONB) forming horizon to undeveloped scene:
- View below to site from Higham Road looking south; open undeveloped setting to Clappers escarpment. PROW is to left of view following water course.

View below to site looking east along Higham Road, Higham Cottages to the left, describes openness of site setting and visual sensitivity.

- There are also concerns regarding impact on amenity of PROW / FP18 and setting to Scheduled Monument (shown in orange below).
- Landscape mitigation: Proposed landscape mitigation is not adequate to mitigate the visual impact of proposed large scale development; planting mitigation would need to be deciduous in keeping with landscapes character but development would be exposed in winter months following leaf fall. Given the scale of the proposed building it would likely take 12 - 15yrs for more substantial shelter belt planting to assist in integrating the store.
- Surface water run-off: Given the introduction of hard surfaces in a greenfield site surface water run-off should be controlled and filtered via SuDS on site and integrated within site landscaping and in accordance with CBC SuDS SPD.

If an application were to be progressed more information is required describing proposed development in setting and key views via photo montages to assess potential impact of change and including:

- A significant increase in scale of planting mitigation with shelter belt planting around the whole site and species in keeping with local landscape planting character.
- Materials revised with the aim to make the building recessive into the landscape and more in keeping with local traditional design of agricultural buildings /stores.
- Security fencing within the site boundary, behind planting mitigation, and not to the external edge.
- SuDs integrated within site landscaping.
- No lighting.

Other Representations:

Neighbours

2 objections received:

Kettledean Farm

With the B655 Barton-Hitchin road on the southern boundary, The Hitchin-Pirton-Shillington-Higham-Barton road on the northern boundary. A corridor of open countryside runs from the outskirts of Hitchin through to Barton. The proposed grain store is to be built within this area.

This will have a negative visual impact on the local and surrounding area, especially when viewed from the Barton Hills, Pegsdon Hills and Knocking Hoe. The proposed location and landscaping will have a serious detrimental impact on the open views of the Barton hills currently enjoyed from the row of terraced cottages at the foot of Higham Hill. The economic context must be viewed alongside a respect for the rural area.

The applicant Chamberlain Holdings own manor farm business park. Unit 1 on this site , a large agricultural building previously used for grain storage and serviced by excellent road access would seem an obvious solution to their grain storage requirements.

It would seem to be a contradiction to road safety to create an entrance to service the grain store on Higham Hill. Articulated grain lorries exiting the site will create a slow moving obstruction to other road users when making their way up the hill from a standing start fully loaded. Also of concern would be articulated grain lorries stationary on Higham Hill waiting to turn into the grain store entrance.

The noise intrusion and air pollution of large lorries servicing the grain store will have a considerable negative impact on local residents

Lack of awareness by the local community has no doubt resulted in the low level of involvement (a piece of paper wrapped around a footpath sign can be easily missed). Should this development go ahead it will be to the detriment of a far wider area than is portrayed in the application.

Therefore I strongly object to this proposal.

The Old Rectory:

In regards to the above planning application we are concerned that this will bring significant increased traffic, especially in times of harvest onto the Higham Road. This is already a surprisingly business thoroughfare with a publicised history of accidents in Higham Gobion.

There is no speed restriction on the road so any vehicles exiting or entering the proposed grain barn will be coming onto a fast road. This will be an increased hazard to traffic. We would ask you take these facts into consideration when regarding this proposal.

We have not seen any drawings of these proposals. We feel the application is short on detail considering we have not been consulted as a resident of Higham Gobion.

Considerations

1. Principle of Development

- 1.1 The proposed development would include the erection of a new Grain Store on land to the south of Higham Road, Higham Gobion. The site lies outside of any settlement envelope. The presumption in favour of sustainable development as outlined by paragraph 14 of the NPPF for decision taking, means approving development proposals that accord with the development plan without delay.
- 1.2 Paragraph 28 of the NPPF also states that planning policies should support economic growth in rural areas in order to create jobs and prosperity and support sustainable growth.
- 1.3 The Design and Access Statement submitted states that the unit would be used in conjunction to the workings of the farm, and outlines the sheer volume of crop produced by the farm, which is a justification in relation to the location, scale and need for the storage unit in this location. Manor and Bury farm is active, and manages 600 acres of land. There is no evidence to suggest that the Farm is not a working and functioning agricultural unit, and that the proposed development would be for the benefit of the use and business of the farm and would promote economic growth with this rural location.

- 1.4 Therefore, it is considered that the erection of a structure for agricultural purposes in this location would be acceptable in principle, subject to the proposed development not causing harm to the character and appearance of the area, not causing harm to the amenity and living conditions of any neighbouring dwellings and provided that the traffic movement would not have any negative implications on the highway, in accordance with Policies DM3 and CS11 of the Core Strategy and Development Management Policies (2009).
- 1.5 It should be noted that the application site benefits from permitted development rights for the erection of an agricultural unit on the farm holding up to a maximum floor area of 465m² under Part 6, Class A of the General Permitted Development Order 1995 (as amended).

2. Character and Appearance of the Area

- 2.1 Due to the location of the proposed Grain Store in relation to Higham Road, it is considered that the unit would be highly visible and prominent from the public realm. However, the unit would be set back from the highway by 30 metres, and the applicant has proposed tree planting on the northern boundary of the site which would aid in the screening of the development. The topography of the land means that the site lies at a low point in the valley, with hills either side of the unit, which would reduce the prominence of the unit. The Grain Store would lie on an agricultural site, which is active.
- 2.2 The Landscape Officer has objected to the proposed development, stating clearly within the consultee section of this report the reasons for the objection. The unit would be large in scale although this is addressed and justified within the Design and Access Statement as necessary due to the vast area of agricultural land in which the unit would serve.
- 2.3 It is considered that the proposed development would have a eaves height of 6 metres and maximum height of 8.9m which is common for agricultural storage buildings. The building would be sited within the lower topography within the context of the valley, and would also propose materials in the upper section which would be coloured green to blend with the surrounding environment and rural locality. The grain store whilst positioned in an isolated location, would be considered to be of typical character.
- 2.4 The proposed security fencing surrounding the site is now proposed as green mesh. The fencing would help screen the hard standing from the public domain, and the proposed tree planting along the front boundary of the site, would again partly screen the development.
- 2.5 The site is not within an Area of Outstanding Natural Beauty, and Area of Great Landscape Value or the Green Belt and has no specific landscape protection.
- 2.6 It is considered therefore that the harm to the landscape and rural locality would be outweighed by the benefits which accompany the promotion of a prosperous rural economy, and that the proposed development would not cause substantial harm to the character and appearance of the area, in accordance with Policy DM3 of the Core Strategy and Development Management Policies (2009).

3. Amenity and Living Conditions of Occupiers of Neighbouring Dwellings

- 3.1 To the north of the site lies a number of residential units, known as Higham Cottages, which lie directly adjacent to the access to the site. Whilst there is no mention within the design and access statement regarding the frequency of vehicular movements to and from the site, considering the seasonal nature of grain storage and that there is an existing field access, the increased vehicular movements to and from the application site would not give rise to any unacceptable impact upon the dwellings to the north of the site.
- 3.2 Therefore, for reasons outlined above, it is considered that the proposed development would not cause harm to the amenity and living conditions of occupiers of any neighbouring dwelling, in accordance with Policy DM3 of the Core Strategy and Development Management Policies (2009).

4. Car Parking and Highway Safety

- 4.1 The proposed new grain store would propose a new access onto Higham Road, and would also propose a hardstanding area to allow for agricultural vehicles to turn and manoeuvre successfully. It is considered that the space to the north and east of the unit would provide more than sufficient space for large vehicles to turn without issue, and can achieve appropriate visibility. The Highways Officer has no objection to the proposed development subject to conditions, and therefore it is considered that the proposed development would be acceptable in relation to Highway Safety and Car Parking, in accordance with Policy DM3 of the Core Strategy and Development Management Policies (2009).

5. Flood Risk

- 5.1 The proposed development lies adjacent to Floodzones 2 and 3, with a small section of the red outline being proposed within the floodzone. The proposed grain store itself would not lie within the floodzone, with a small section of vegetation lying within it. The applicant has provided a plan (ref 1136_Block Plan with Flood Zone_500_A4) which shows the Block Plan in relation to the flood zone, which clearly indicates that the proposed development does not lie within Floodzones 2 or 3. There is no objection from the Environment Agency, and therefore it is considered that the proposed development would be acceptable in relation to the flood risk, in accordance with paragraph 100 of the NPPF.

6. Equality and Human Rights

- 6.1 Based on information submitted there are no known issues raised in the context of Human Rights/ The Equalities Act 2010 and as such there would be no relevant implications.

Recommendation:

That Planning Permission be **APPROVED**

RECOMMENDED CONDITIONS

- 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 **No development shall take place until 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 have been 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 separate 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)**

- 3 All external works hereby permitted shall be carried out in materials indicated on plan No. 1136/201A.

Reason: To safeguard the appearance of the completed development by ensuring that the development hereby permitted is finished externally with materials to match the existing building in the interests of the visual amenities of the locality.
(Section 7, NPPF)

- 4 **No development shall take place until a written scheme of archaeological investigation, that adopts a staged approach and includes the provision for post excavation analysis and publication, has been submitted to and approved in writing by the Local Planning Authority. The development hereby approved shall only be implemented in full accordance with the approved archaeological scheme.**

Reason: This condition is pre-commencement as a failure to secure appropriate archaeological investigation in advance of development would be contrary to paragraph 141 of the National Planning Policy Framework (NPPF) that requires developers to record and advance of understanding of the significance of any heritage assets to be lost (wholly or in part) as a consequence of the development.

- 5 The development shall not be brought into use until the junction of the proposed vehicular access with the highway has been constructed in accordance with the approved details, and kerbs have been provided along the frontage of the far-side verge, opposite (north of the proposed access), for the full length of the junction and radii

Reason: In order to minimise danger, obstruction and inconvenience to users of the highway and the premises and to avoid overrun of the public highway to the detriment of the highway and users of it
(Section 7, NPPF).

- 6 Before the development is brought into use visibility splays of 2.4m measured along the centre line of the proposed access from its junction with the channel of the public highway and 215.0m measured from the centre line of the

proposed access along the line of the channel of the public highway shall be implemented in accordance with the approved drawing no. 1136/202. The required vision splays shall for the perpetuity of the development remain free of any obstruction to visibility.

Reason: To provide adequate visibility between the existing highway and the proposed access, and to make the access safe and convenient for the traffic which is likely to use it.

(Section 7, NPPF)

- 7 The proposed vehicular access shall be surfaced in bituminous or other similar durable material (not loose aggregate) as may be approved in writing by the Local Planning Authority for a distance of 18.0m into the site, measured from the highway boundary, before the premises are occupied. Arrangements shall be made for surface water drainage from the site to be intercepted and disposed of separately so that it does not discharge into the highway.

Reason: To avoid the carriage of mud or other extraneous material or surface water from the site into the highway so as to safeguard the interest of highway safety.

(Section 7, NPPF)

- 8 The sliding gate on the approved drawing no. 1136/200B shall be constructed prior to the development being brought into use and shall open away from the highway and be set back a distance of at least 18.0m from the nearside edge of the carriageway of the adjoining highway.

Reason: To enable vehicles to draw off the highway before the gates are opened and for the avoidance of doubt

(Section 7, NPPF)

- 9 The turning space for vehicles illustrated on the approved drawing no. 101 shall be constructed before the development is first brought into use and thereafter retained for this purpose

Reason: To enable vehicles to draw off, park and turn outside the highway limits thereby avoiding the reversing of vehicles on to the highway

(Section 7, NPPF)

- 10 The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers 1136_Block Plan with Flood Zone_500_A4, 1136/199B, 1136/200C, 1136/201A, 1136/202A, 101 and the Design and Access Statement.

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. **Will a new extension affect your Council Tax Charge?**

The rate of Council Tax you pay depends on which valuation band your home is placed in. This is determined by the market value of your home as at 1 April 1991.

Your property's Council Tax band may change if the property is extended. The Council Tax band will only change when a relevant transaction takes place. For example, if you sell your property after extending it, the new owner may have to pay a higher band of Council Tax.

If however you add an annexe to your property, the Valuation Office Agency may decide that the annexe should be banded separately for Council Tax. If this happens, you will have to start paying Council Tax for the annexe as soon as it is completed. If the annexe is occupied by a relative of the residents of the main dwelling, it may qualify for a Council Tax discount or exemption. Contact the Council for advice on **0300 300 8306**.

The website link is:

<http://www.centralbedfordshire.gov.uk/council-tax/bands/find.aspx>

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 before and 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

.....

.....