

## LATE SHEET

### DEVELOPMENT MANAGEMENT COMMITTEE – 5<sup>th</sup> December 2018

#### ***Item 05 – CB/18/00181/Full – Land rear of 133 & 135 Station Road, Lower Stondon, SG16 6JJ***

##### **Additional Consultation/Publicity Responses**

1. CBC Conservation Officer – No Objection
2. CBC Pollution following receipt of revised investigation report, no objection subject to amended condition reflected below.
3. Photos shared from local resident, which are available to view on the public website using the planning application reference number. These are located in the photos folder and labelled as “redacted photos.”

##### **Update to the report:**

S106 Sustainability Mitigation Obligations:

Leisure/Open space: A contribution of £50,000 towards the upgrade or provision of new sports provision.

The applicant is committed to delivery within a 5 year period and this will be included in the legal agreement.

##### **Deletion of Conditions**

Remove **Cond 20** in relation to slab levels having received drawing no. SM555-EN-015A (Finished Floor Levels). This plan has been added to cond 26 in relation to approved drawing numbers.

##### **Amended Conditions**

##### **Cond 11: Amended to reflect updated report:**

No development approved by this permission shall take place until the following has been submitted to and approved in writing by the Local Planning Authority:

A Phase 2 investigation report as recommended by the previously submitted December 2017 Travis Baker Geo Environmental Ltd Desk Study and Site Investigation Report, along with a Remediation Method Statement should the Phase 2 discover the need for remediation.

Reason: This condition is pre-commencement as it relates to ground works and remediation to ensure that the site is suitable for its end use and to protect human health and the water environment.

(Section 8, NPPF)

**Cond 21:** updated to reflect information provided:

The scheme for the provision of electric car charging points as shown on drawing no. SL-001Y (Site Layout) and accompanied memo dated 20.11.18 shall be fully implemented in accordance with the approved scheme, prior to occupation of the dwellings to which they relate and thereafter retained for this purpose.

Reason: To ensure the development protects and exploits opportunities for the use of sustainable transport modes for the movement of people. (Section 4, NPPF)

**Cond 22:** Updated in accordance with plans received:

Plot Numbers 1, 15, 36, 43, 67, 69, 85, 90, 92, 145 shall meet the definition of Category 2 homes, in accordance with the National Described Space Standards as shown on drawing no. SL-001Y (Site Layout).

Reason: To ensure that an appropriate level of housing to meet the needs of future generations by being adaptable and accessible, have been provided in accordance with Nationally Described Space Standards and having regard to the benefits proposed of the scheme. (Section 5 of the NPPF)

**Cond 26** updated to reflect revised drawings:

The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers EL-001 (Location Plan), SL-001Y (Site Layout), SL -002Y (Colour Layout), SL-003J (Boundary Plan), SL-004E (Garden Plans), SL-005F (Parking), SL-006G (Materials) SL-007 (Bus Stop Plan), LS-001C, 002C, 003C, 004C, 005C, 006C, 007C, 008C, (Landscape Scheme), LS-009A (Planting Details), EN-006E (Refuse Tracking), EN-013A (Emergency Vehicle Tracking), SM555-EN-015 Rev A (Finished Floor Levels), Noise Report 17/0270/R2 & Supplementary Noise Assessment, Flood Risk Assessment Rev C, Design & Access Statement July 2018, Lighting Impact Assessment, Desk Study & Site Investigation Report 16134-RPT-GE02, Arboricultural Method Statement July 2018, Landscape Strategy Rev C, Transport Assessment Rev C, Historic Environment Desk Based Assessment June 2018, Landscape & Visual Impact Assessment Jan 2018, Ecological Appraisal Dec 2017, Statement of Community Involvement Jan 2018, Air Quality Assessment Aug 2017, Planning Statement Jan 2018, Residential Travel Plan Rev D, 1BF04(4)PL 52-55, 72-75 Elevations, 1BF04(4)PL 52-55, 72-75 Floor Plan, 2B.CB PL- 112-113 Floor Plans & Elevations, 2B.CB PL 58-61, 78-81 Elevations, 2B.CB PL 58-61, 78-81 Floor Plan, 2B.CB PL 99-101 Elevations, 2B.CB PL 99-101 Floor Plans, 2B.CB+4B.CB PL 9-10 Elevations, 2B.CB+4B.CB PL 9-10 Floor Plans, 2B.CB PL 48-51 Elevations, 2B.CB PL 48-51 Floor Plan, 2B.CB PL 114-116 Elevations, 2B.CB PL 114-116 Floor Plan, 2B.CB PL 102-105 Elevations, 2B.CB PL 102-105 Floor Plan, 2B.CB PL 56-57 Floor plans & Elevations, 3B.CB (OPP) PL 11-12 Floor Plans & Elevations, 3B.CB PL 82-83 (Chimney) Floor Plans & Elevations, 3B.CB PL 7-8, 108-109, 110-111 Floor Plans & Elevations, 3B.CB PL 97-98 Floor Plans & Elevations, 3B.CB PL 76-77 Floor Plans & Elevations, 3B.CB PL 106-107 Floor Plans & Elevations, 2BB.C PL REV A 45-47 Elevations, 2BB.C PL REV A 45-47 Floor plan, 2BB.C PL REV A 62-64 Elevations, 2BB.C PL REV A 62-64 Floor Plan, 378.PL 3-4, 146-147 Floor Plans & Elevations (Chimney), 378.PL 13-14, 27-28, 29-30, 33-34, 95-96 Floor Plans & Elevations, 378.PL 117-118, 141-142 Floor Plans & Elevation (Render & Chimney), 382(OPP).PL 2, 40, 89, 119, 139 Floor Plans & Elevations, 382.PL 71, 121, 148 Floor

Plans & Elevations, 383.PL 16-17,38-39,41-42,128-129,131-132 Floor Plans, 383.PL 38-39,41-42,131-132 Elevations, 383.PL 16-17 Elevations (chimney), 383.PL 128-129 Elevations (Render &chimney), 472(OPP).PL 6,21,26,88,91,122 Floor Plans, 472(OPP).PL 6,21 Elevations (render & chimney), 472(OPP).PL 26,88,91,122 Elevations (chimney), 472.PL 31,37,66,70,86,93,130,138,144 Floor Plans, 472.PL 31,66,70,86,130 (render) Elevations, 472.PL 37,93,138,144 Elevations (chimney), 475(OPP).PL 92 Floor Plans & Elevations, 475.Wotton PL 90 Floor plans & Elevations (Chimney&render), 477(OPP).PL 22,23,35,68,140 Floor plans & elevations, 477.PL 32,120,143,149 Floor plans & Elevations, 477.PL 44 Floor Plans & Elevations (render), 479(OPP).PL 1,67,69 Floor plans, 479(OPP).PL 67,69 Elevations, 479(OPP).PL1 (Chimney) Elevations, 479.PL 15,36,43,85,145 Floor plans, 479.PL 36,43 (Chimney) Elevations, 479.PL 15,85,145 Elevations, 481(OPP).PL 18,19,20,24,25,84,123 Floor Plans, 481(OPP).PL 18,19,20,123 Elevations, 481(OPP).PL 24,25,84 (Chimney) Elevations, 481.PL 137 Elevations, 481.PL 137 Floor Plan, 483(OPP).PL 65 Elevations, 483(OPP).PL 65, 87 Floor plans 483(OPP).PL 87 Elevations, 483.PL 5, 94 (CHIMNEY) Elevations, 483.PL 5, 94 (CHIMNEY) Floor Plans, and GOWER plots 124-125, 126-127, 133-134, 135-136 Floor Plans & Elevations.

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

**Additional Conditions:**

27. No building shall be occupied until the junction of the proposed vehicular access points with the highway has been constructed in accordance with the approved details.

Reason: In order to minimise danger, obstruction and inconvenience to users of the highway and the premises. (Section 4, NPPF)

28. Visibility splays shall be provided at all road junctions within the site. The minimum dimensions to provide the required splay lines shall be 2.4m measured along the centre line of the side road from its junction with the channel to the through road and 33m measured from the centre line of the side road along the channel of the through road. The vision splays required shall be provided and defined on the site by or on behalf of the developers and be entirely free of any obstruction.

Reason: To provide adequate visibility at road junction in the interest of road safety. (Section 4, NPPF)

29. Visibility splays shall be provided at all road junctions within the site. The minimum dimensions to provide the required splay lines shall be 2.4m measured along the centre line of the side road from its junction with the channel to the through road and 33m measured from the centre line of the side road along the channel of the through road. The vision splays required shall be provided and defined on the site by or on behalf of the developers and be entirely free of any obstruction.

Reason: To provide adequate visibility at road junction in the interest of road safety. (Section 4, NPPF)

30. No dwelling shall be occupied until (a) revised refuse collection points, (b) increase of initial 8m of private drives to 4.8m and (c) traffic calming on the section of road serving plots 112 to 137 has been provided in accordance with details of a scheme to be submitted to and approved by the Local Planning Authority.

Reason: In the interests of road safety and pedestrian movement. (Section 4, NPPF)

31. Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 2015, or any amendments thereto, the garage accommodation 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. (Section 4, NPPF)

**Informative:**

1/The applicant is advised that in order to comply with Condition 1 of this permission it will be necessary for the developer of the site to enter into an agreement with Central Bedfordshire Council as Highway Authority under Section 278 of the Highways Act 1980 to ensure the satisfactory completion of the access and associated road improvements. You are advised to contact the Highways Agreements Officer, Community Services, Central Bedfordshire Council, Priory House, Monks Walk, Chicksands, Shefford SG17 5TQ. E-mail [highwaysagreements@centralbedfordshire.gov.uk](mailto:highwaysagreements@centralbedfordshire.gov.uk)

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.

2/ 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 HelpDesk tel: 0300 300 8049

3/ The applicant is advised that if it is the intention to request Central Bedfordshire Council as Local Highway Authority, to adopt the proposed highways within the site as maintainable at the public expense then details of the specification, layout and alignment, width and levels of the said highways together with all the necessary highway and drainage arrangements, including run off calculations shall be submitted to the Highways Agreements Officer, Highways Contract Team, Community Services, Central Bedfordshire Council, Priory House, Monks Walk, Chicksands, Shefford SG17 5TQ .

4/ 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".

5/ The British Standard for Topsoil, BS 3882:2007, specifies requirements for topsoils that are moved or traded and should be adhered to. The British Standard for Subsoil, BS 8601 Specification for subsoil and requirements for use, should also be adhered to.

There is a duty to assess for Asbestos Containing Materials (ACM) during development and measures undertaken during removal and disposal should protect site workers and future users, while meeting the requirements of the HSE.

Applicants are reminded that, should groundwater or surface water courses be at risk of contamination before, during or after development, the Environment Agency should be approached for approval of measures to protect water resources separately, unless an Agency condition already forms part of this permission

### ***Item 06 – CB/18/02373/OUT – Loft Farm and West of Church Street, Langford, SG18 9QA***

#### **Additional/Amended Conditions/Reasons**

Condition 1 shall be amended to read:

*“Applications for the approval of the reserved matters shall be made to the Local Planning Authority within two years from the date of this permission. The development shall begin not later than one year 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.”*

Two additional conditions shall be included, as set out below. Condition 16 will be re-numbered as condition 18.

- 16 *No development shall take place, including any works of demolition, until a Construction Management Plan, associated with the development of the site, has been submitted and approved in writing by the Local Planning Authority which will include information on:*
- (A) The parking of vehicles*
  - (B) Loading and unloading of plant and materials used in the development*
  - (C) Storage of plant and materials used in the development*
  - (D) The erection and maintenance of security hoarding / scaffolding affecting the highway if required.*
  - (E) Footpath/footway/cycleway or road closures needed during the development period*
  - (F) Traffic management needed during the development period.*

*(G) Times, routes and means of access and egress for construction traffic and delivery vehicles (including the import of materials and the removal of waste from the site) during the development of the site.*

*(H) details of the responsible person who can be contacted in the event of a complaint;*

- mitigation measures in respect of noise and disturbance during construction including piling techniques, vibration and noise limits, prior notification to the occupiers of potentially affected properties, monitoring technology, screening, a detailed specification of plant and equipment to be used, and construction traffic routes; and*
- a scheme to minimise and monitor the emission of dust and dirt during construction and to prevent the burning of materials on site.*
- Measures for controlling the use of site lighting whether required for safe working or for security purposes.*

*The approved Construction Management Plan associated with the development of the site shall be adhered to throughout the development process.*

*Reason: This condition is pre-commencement, in the interests of safety, protecting the amenity of local land uses, neighbouring residents and highway safety. (Policy DM3 of the Core Strategy for the North and Section 9 of the NPPF)."*

- 17 *No ground works shall take place unless and until a Minerals Recovery Plan (MRP) has been submitted to and approved in writing by the local Planning Authority. The MRP shall be followed at all times during construction.*

*Reason: To secure the best use of materials, in accordance with Policy MSP11 within the Minerals and Waste Local Plan 2014 and the NPPF. This condition is required prior to the commencement of the development, as any development may adversely affect any mineral recovery.*

## **Item 07 – CB/18/02484/Full – Land off Greenfield Road, Flitton, MK45 5DR**

### **Additional/Amended Conditions/Reasons**

Condition 2 (drainage) shall be amended to read:

The surface water drainage should be carried out in accordance with the Flood Risk Assessment and Drainage Strategy Rev A (September 2018)

Reason: To ensure the approved system will function to a satisfactory minimum standard of operation and maintenance and prevent the increased risk of flooding both on and off site, in accordance with para 103 of the NPPF.

Condition 8 (Ecology) shall be amended to read:

The ecological enhancement measures shall be implemented in accordance with the Ecological Mitigation & Enhancement plan by Arbtech updated 19/10/18

Reason: To ensure development is ecologically sensitive and secures biodiversity enhancements in accordance with the National Planning Policy Framework.

Additional condition to read:

Prior to occupation of the dwellings hereby approved, a scheme for the provision of electric car charging points shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be fully implemented in accordance with the approved scheme and thereafter retained for this purpose.

Reason: To enable charging of plug-in vehicles in safe, accessible and convenient locations (Section 9, NPPF)

Additional informative to read:

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.

**Update to the report**

Affordable housing

The table in the affordable housing section (6.6) shows the wrong mix, but total number of affordable is correct (the mix is correct on the second page of the report).

For clarification

The additional access that serves the three properties is an existing field access for agricultural access to the site.

***Item 08 – CB/18/02832/Full – 55 Woburn Street, Ampthill, MK45 2HX***

None.

***Item 9 – CB/18/02831/LB – 55 Woburn Street, Ampthill, MK45 2HX***

None.

***Item 10 – CB/17/05518/MW – Secondary Aggregate Recycling Plant, Herons Farm, Mancroft Road, Aley Green, LU1 4DR***

**Update to the report**

Attention is drawn to some text which has not pulled through to the Committee Report. The following text should be inserted on Page 118 of the Public Reports Pack, after paragraph 5.5:

**'Recommendation:**

That Planning Permission be APPROVED subject to the following conditions:'

**Additional/Amended Conditions/Reasons**

The concerns raised in representations regarding existing operational impacts, whilst lying outside the scope of this application, have been raised with CBC's Public Protection Officer and the Environment Agency. The Public Protection Officer advises that the following additional condition be imposed:

'Any crushing or screening plant shall be placed at ground level and not be sited on top of any stockpile of material'

*Reason: In order to minimise the noise emissions associated with plant operations in accordance with MWLP Saved Policy GE18 and to minimise the visual impact of the development hereby permitted in accordance with MWLP Saved Policy GE9.*

It is recommended that the above condition be added to those set out in the report.