

## CENTRAL BEDFORDSHIRE COUNCIL

At a meeting of the **DEVELOPMENT MANAGEMENT COMMITTEE** held in Council Chamber, Priory House, Monks Walk, Shefford on Wednesday, 22 May 2013

### PRESENT

Cllr K C Matthews (Chairman)  
Cllr A Shadbolt (Vice-Chairman)

Cllrs	P N Aldis	Cllrs	A D Brown
	A R Bastable		I Dalgarno
	R D Berry		K Janes
	M C Blair		T Nicols
	D Bowater		I Shingler

Apologies for Absence: Cllrs Mrs C F Chapman MBE  
Mrs S Clark  
D Jones  
Ms C Maudlin  
B J Spurr  
J N Young

Substitutes: Cllrs L Birt (In place of J N Young)  
Mrs R B Gammons (In place of Ms C Maudlin)  
N Warren (In place of Mrs S Clark)  
P Williams (In place of D Jones)

Members in Attendance: Cllrs P A Duckett  
Mrs M Mustoe  
B Saunders  
M A Smith  
Mrs P E Turner MBE,

Officers in Attendance:	Mr A Bunu	Senior Planning Officer
	Mrs M Clampitt	Committee Services Officer
	Mr M Cornell	Principal Highway Engineer
	Mr A Davie	Head of Development Management
	Mr A Davies	Senior Planning Officer
	Mrs V Davies	Principal Planning Officer
	Mr J Ellis	Planning Manager West
	Mr A Emerton	Managing Solicitor Planning, Property, Highways & Transportation
	Miss A Gammell	Senior Planning Officer
	Mr D Lamb	Planning Manager East
	Mr A Maciejewski	Definitive Map Officer
	Mr N Smith	Senior Planning Officer

DM/13/14 **Chairman's Announcements**

The Chairman of the Committee advised that the Order of Business would be varied as follows:

Items 6, 7, 8, 9, 12, 15, 14 would be considered in the morning session.

Items 16, 13, 11, 10 and 17 would be considered in the afternoon session.

The Chairman advised the Committee that Item 7 – Toddbury Farm, Slapton Road, Little Billington had been withdrawn due to outstanding consultation responses and information both of which had not been received and therefore prevented the report being finalised.

The Chairman reminded Councillors and members of the public to silence their mobile phones for the duration of the meeting.

Subject to the declarable interests all Members of the Committee have the right to vote on all matters of business considered by the Committee.

Rule No 13.5.5 of the Constitution states that Members do not vote or take part in the meeting's discussions on a proposal unless they have been present to hear the entire debate, including the Officer's introduction to the matter.

The Chairman, under Part E3 paragraph 9.2 has a second casting vote should there be equal numbers of votes for and against an item. This provision makes it quite clear that the Chairman is entitled to vote on any item of business. There is no restriction or limitation on how the second or casting vote should be exercised nor is there a requirement that the right be exercised at all.

DM/13/15 **Minutes**

**RESOLVED**

**that the Minutes of the meeting of the Development Management Committee held on the 24 April 2013 be confirmed and signed by the Chairman as a correct record subject to the following amendments:**

**1) CB/13/01069/FULL St Christopher Lower School, Dunstable : Condition 4 should read as follows:**

**Development shall not begin until details of the Traffic Regulation Orders to be made in respect of Gorham Way have been submitted to the Local Highway Authority and the said Traffic Regulation Orders shall, if made, be implemented within 3 months of the proposed building being occupied in accordance with the approved details.**

**Reason: In order to minimise danger, obstruction and inconvenience to users of the highway and the premises.**

**2. Under Members' Interests it should show Cllr Mrs P E Turner MBE and not Cllr A Turner. The nature of the interest should show met with residents.**

DM/13/16 **Members' Interests**

(a) **Personal Interests:-**

<b>Member</b>	<b>Item</b>	<b>Nature of Interest</b>	<b>Present or Absent during discussion</b>
Cllr D Bowater	17	Reason for coming to Committee not correct on report – he had called it in last time.	Present
Cllr P N Aldis	14	Speaker known to him politically	Present
Cllr K C Matthews	13	Knows applicant as member of ward	Present
Cllr A R Bastable	13	Knows applicant as member of ward	Present

(b) **Personal and Prejudicial Interests:-**

<b>Member</b>	<b>Item</b>	<b>Nature of Interest</b>	<b>Present or Absent during discussion</b>
Cllr P N Aldis	11	Member of Aragon Housing Board	Absent

(c) **Prior Local Council Consideration of Applications**

<b>Member</b>	<b>Item</b>	<b>Parish/Town Council</b>	<b>Vote Cast</b>
Cllr A R Bastable	10	Ward member Brogborough	Did not take part in discussions
Cllr P Williams	8	Houghon Regis Town Council	Did not vote
Cllr A R Bastable	13	Cranfield Parish Council	Did not vote
Cllr P N Aldis	12	Sandy Town Council	Did not vote

**DM/13/17 Planning Enforcement Cases Where Formal Action Has Been Taken**

**RESOLVED**

**That the update on Planning Enforcement cases where formal action has been taken be noted.**

**DM/13/18 Late Sheet**

In advance of the consideration of the Planning Applications, the Committee received a Late Sheet advising of additional consultation / publicity responses, comments and proposed additional conditions.

**DM/13/19 Planning Application No. CB/13/00985/FULL**

**RESOLVED**

**That the Planning Application No. CB/13/00985/FULL relating to Paradise Farm, The Causeway, Clophill, Bedford be deferred for one cycle to allow for a site visit by the whole Committee.**

**Councillor T Nicols moved approval of the recommendation. The recommendation was seconded by Councillor A D Brown.**

**The recommendation was lost: 6 for, 8 against and 1 abstention.**

**A request for a recorded vote upon the decision of this planning application was made and voted upon. Upon being put to the vote to refuse the application, the following vote was recorded:**

**Councillors: L Birt and M Blair.**

**Voted in accordance with the proposal to refuse the application.**

**Councillors: R Berry, D Bowater, A D Brown, I Dalgarno, K Janes, T Nicols and A Shadbolt.**

**Voted against the recommendation to refuse the application.**

**Councillors: I Shingler, Mrs R Gammons, N Warren, P Williams and K C Matthews abstained.**

**Councillor A R Bastable did not vote as he was not present for all of the debate.**

**The recommendation was lost: 2 for, 7 against, and 5 abstained.**

**Councillor T Nicols moved deferral of the application for one cycle to allow a site visit by the whole Committee to be undertaken. The recommendation was seconded by Councillor A Shadbolt.**

**The recommendation was approved 13 for, 0 against and 2 abstentions.**

**DM/13/20 Planning Application No. CB/13/01044/FULL**

**The Committee noted that Planning Application No. CB/13/01044/FULL relating to Toddbury Farm, Slapton Road, Little Billington had been withdrawn due to outstanding consultation responses and information both of which had not been received and therefore prevented the report being finalised.**

**DM/13/21 Planning Application No. CB/13/01022/FULL**

**RESOLVED**

**That Planning Application No. CB/13/01022/FULL relating to Houghton Hall Park, Houghton Hall Business Park, Houghton Regis be approved as set out in the Schedule appended to these minutes.**

**DM/13/22 Planning Application No. CB/13/00810/FULL**

**RESOLVED**

**That Planning Application No. CB/13/00810/FULL relating to 4A Moor End Lane, Eaton Bray, Dunstable be approved as set out in Schedules appended to these Minutes.**

**Prior to consideration of item 12 - Councillor A D Brown had withdrawn from the Chamber**

**DM/13/23 Planning Application No. CB/13/00723/FULL**

**RESOLVED**

**That Planning Application No. CB/13/00723/FULL relating to 31-35 Cambridge Road, Sandy be approved as set out in the Schedule appended to these Minutes.**

**Prior to consideration of item 15 - Councillor A D Brown returned to the Chamber**

DM/13/24 **Planning Application No. CB/12/03287/FULL**

**RESOLVED**

**That Planning Application No. CB/12/03287/FULL relating to 6 Shaftesbury Drive, Stotfold, Hitchin be deferred for one cycle to allow the newly elected Fairfield Parish Council time to be consulted on the application.**

DM/13/25 **Planning Application No. CB/13/00892/FULL**

**RESOLVED**

**That Planning Application No. CB/13/00892/FULL relating to 2 High Street, Stotfold, Hitchin be approved as set out in the Schedule appended to these Minutes.**

**The Committee adjourned at 1.10pm and reconvened at 1.50pm**

**Prior to consideration of item 16 - Councillors I Dalgarno and N Warren had left the Chamber**

DM/13/26 **Planning Application No. CB/13/00371/FULL**

**RESOLVED**

**That Planning Application No. CB/13/00371/FULL relating to Land at Boot Lane, Dunton be approved as set out in the Schedule appended to these Minutes.**

DM/13/27 **Planning Application No. CB/12/04398/FULL**

**RESOLVED**

**That Planning Application No. CB/12/04398/FULL relating to 34 Mill Road, Cranfield, Bedford be approved as set out in the Schedule appended to these Minutes.**

**DM/13/28 Planning Application No. CB/13/00554/FULL**

**RESOLVED**

**That Planning Application No. CB/13/00554/FULL relating to Land off Biggleswade Road, Upper Caldecote, Biggleswade be approved as set out in the Schedule appended to these Minutes.**

**Prior to consideration of item 16 - Councillors T Nicols and P N Aldis left the Chamber**

**DM/13/29 Planning Application No. CB/13/00967/RM**

**RESOLVED**

**That Planning Application No. CB/13/00967/RM relating to Brogborough Club House, Bedford Road, Brogborough be approved as set out in the Schedule appended to these Minutes with the addition of one planning condition 6.**

**Prior to consideration of item 17 - Councillor P N Aldis returned to the Chamber**

**DM/13/30 Proposed change of Development Management Committee Resolution - CB/12/02740/FULL**

The Committee considered a report which recommended a change to the Development Management Committee recommendation made at the meeting held on 17 October 2012 (Minute No. DMC/12/247 refers).

The previous approval had been subject to a Section 106 agreement to provide appropriate travel management matters. Due to a lack of highway considerations, the agreement would have covered physical alterations to the layout of the road and signage detailing, all on the unadopted Kestrel Way to allow the opening of the school in September 2013.

The scheme of required highway works has been produced by AMEY in consultation with Central Bedfordshire Council Highways. The scheme has been agreed in writing by the landowner Arnold White Estates. In light of the written agreement from the landowner, the Committee are asked to alter the previous recommendation to withdraw any need for a legal agreement.

It was noted that an additional condition 17 would be added, an amendment to condition 18 and an amended Reason for Granting were agreed.

## **RESOLVED**

**That the Head of Development Management be authorised to GRANT Planning Permission subject to the following additional/amended conditions and amended Reason for Granting:**

**Additional condition:**

**17. The school shall not be occupied until all highway markings and signage detailed on the approved plan, drawing number 700341-000-001, have been carried out in accordance with the approved plan.**

**Reason: In the interests of driver and pedestrian safety, to reduce congestion and to promote the use of sustainable modes of transport.**

**Amended condition:**

**18. The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers M5288/A/001.P0; M5288/A/010.B; M5288/A/101.B; M5288/A/107.B; M5288/A/120.C; M5288/A/130.A and 700341-000-001.**

**Reason: For the avoidance of doubt.**

**Amended Reason for Granting:**

**The principle of the development has previously been established as acceptable with the grant of the outline planning permission in 2007 for the development on Sites 15B, 15C and 15D. Subject to the appropriate planning conditions, the development is considered acceptable in terms of the proposed parking and access arrangements. The proposal would not be detrimental to the character or appearance of the locality or the amenities of neighbouring residents and is in conformity with the development plan policies comprising the South Bedfordshire Local Plan Review, the emerging Development Strategy for Central Bedfordshire and national advice contained in the National Planning Policy Framework.**



DM/13/31 **Site Inspection Appointment(s)**

**RESOLVED**

**That the following Members be appointed to conduct Site inspections to be undertaken in advance of the next meeting of this Committee to be held on Wednesday 19 June 2013:**

**Chairman (or his nominee)**

**Vice-Chairman (or his nominee)**

**Cllrs: Aldis**

**Berry**

**Blair**

(Note: The meeting commenced at 10.00 a.m. and concluded at 4.45 p.m.)

Chairman .....

Dated .....

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<b>Item No. 6</b>
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<b>APPLICATION NUMBER</b>	<b>CB/13/00985/FULL</b>
<b>LOCATION</b>	<b>Paradise Farm, The Causeway, Clophill, Bedford, MK45 4BA</b>
<b>PROPOSAL</b>	<b>Change of use for the stationing of one residential static caravan and two touring caravans, and parking for two associated vehicles.</b>
<b>PARISH</b>	<b>Clophill</b>
<b>WARD</b>	<b>Amphill</b>
<b>WARD COUNCILLORS</b>	<b>Cllrs Duckett, Blair &amp; Smith</b>
<b>CASE OFFICER</b>	<b>Vicki Davies</b>
<b>DATE REGISTERED</b>	<b>19 March 2013</b>
<b>EXPIRY DATE</b>	<b>14 May 2013</b>
<b>APPLICANT</b>	<b>Mr Gumble</b>
<b>AGENT</b>	<b>Bucks Floating Support</b>
<b>REASON FOR COMMITTEE TO DETERMINE</b>	<b>Call-in by Cllr Duckett due to public interest</b>

<b>RECOMMENDED DECISION</b>	<b>Full Application - Approval</b>
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**Deferred Application – See Minute No. DCM/13/19**

[Notes:

1. In advance of consideration of the Application the Committee received representations made under the Public Participation Scheme.
2. In advance of consideration of the Application the Committee were informed of the following:
  - a. Additional consultation responses have been received from Private Sector Housing
  - b. The removal of the portaloos by the applicant has meant the officer's comments were no longer relevant
  - c. There was an amended Condition 5 which dealt with the visual appearance of the site and the site licensing requirements. A site layout plan would have to be submitted and approved.
  - d. An additional informative 6 which dealt with the site licence and how to obtain one.]

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<b>Item No. 8</b>
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<b>APPLICATION NUMBER</b>	<b>CB/13/01022/FULL</b>
<b>LOCATION</b>	<b>Houghton Hall Park, Houghton Hall Business Park, Houghton Regis</b>
<b>PROPOSAL</b>	<b>New Heritage Hub (visitors centre) with expansion of the existing car park.</b>
<b>PARISH</b>	<b>Houghton Regis</b>
<b>WARD</b>	<b>Houghton Hall</b>
<b>WARD COUNCILLORS</b>	<b>Cllrs Mrs Goodchild &amp; Jones</b>
<b>CASE OFFICER</b>	<b>Abel Bunu</b>
<b>DATE REGISTERED</b>	<b>15 April 2013</b>
<b>EXPIRY DATE</b>	<b>10 June 2013</b>
<b>APPLICANT</b>	<b>Central Bedfordshire Council</b>
<b>AGENT</b>	<b>Nicolas Tye Architects</b>
<b>REASON FOR COMMITTEE TO DETERMINE</b>	<b>The application site is owned by Central Bedfordshire Council</b>
<b>RECOMMENDED DECISION</b>	<b>Full Application - Approval</b>

### Recommended Reasons for Granting

The proposed development would, preserve the character and appearance of the historic environment, advance awareness of the heritage assets and would not be prejudicial to highway safety thereby conforming to the development plan comprising Policies, BE7, BE8, SD1 and T10 of the South Bedfordshire Local Plan Review and Policies 1,2, 22, 27,43 & 45 of the emerging Development Strategy for Central Bedfordshire and national advice contained in the National Planning Policy Framework and the supplementary planning guidance, 'Design in Central Bedfordshire, A Guide for Development', 2010.

### Recommendation

That Planning Permission be **GRANTED** subject to the following:

### RECOMMENDED CONDITIONS

- 1 The development 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 **Before development begins and notwithstanding the details submitted with the application, details of the materials and colours to be used for the external walls and roofs of the proposed building including rainwater goods shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved details.**

**Reason: To ensure that the development does not detract from the character and appearance of the historic environment.  
(Policies BE8, S.B.L.P.R and 43 & 45 D.S.C.B).**

- 3 **Prior to development, a Tree Protection Plan shall be submitted to the Local Planning Authority indicating the position and build specification of protective fencing that shall create a Construction Exclusion Zone around the north-eastern boundary of the site at sufficient distance from the trees to comply with the requirements of BS 5837 : 2012.**

**Reason: To ensure the satisfactory retention and protection of mature trees located along the frontage with Park Road North along the north-eastern boundary of the site, to secure their good health, stability screening and amenity value.  
(Policies BE8, S.B.L.P.R and 43 D.S.C.B).**

- 4 Before the premises are occupied all on site vehicular areas shall be surfaced in a manner to the Local Planning Authority's approval so as to ensure satisfactory parking of vehicles outside highway limits. Arrangements shall be made for surface water from the site to be intercepted and disposed of separately so that it does not discharge into the highway.

**Reason: In order to minimise danger, obstruction, and inconvenience to users of the highway and of the premises.  
(Policy 43 D.S.C.B).**

- 5 **Development shall not begin until details of secure cycle storage for staff and cycle parking for visitors have been approved by the Local Planning Authority and the building shall not be occupied until the said storage and parking have been constructed in accordance with the approved details.**

**Reason: In order to promote sustainable modes of transport.  
(Policies 27 & 43 D.S.C.B).**

- 6 **Development shall not begin until details of welfare facilities for staff who cycle to the site have been approved by the Local Planning Authority and the building shall not be occupied until the said facilities have been provided in accordance with the approved details.**

**Reason: In order to promote sustainable modes of transport.  
(Policy 43 D.S.C.B).**

- 7 **No development shall commence until a wheel cleaning facility has been provided at all site exits in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority. The wheel cleaner(s) shall be removed from the site once the roadworks necessary to provide adequate access from the public highway have been completed (apart from final surfacing) to the satisfaction of the Local Planning Authority.**

**Reason: In the interests of the amenity and to prevent the deposit of**

**mud or other extraneous material on the highway during the construction period.  
(Policy 43 D.S.C.B).**

- 8 **Development shall not commence until a scheme detailing provision for on site parking for construction workers for the duration of the construction period has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented throughout the construction period.**

**Reason: To ensure adequate off street parking during construction in the interests of road safety.  
(Policy 43 D.S.C.B).**

- 9 **No development shall take place until a written scheme of heritage asset resource management; that includes post excavation analysis and publication has been submitted to and approved in writing by the Local Planning Authority. The said development shall only be implemented in full accordance with the approved scheme.”**

**Reason: To record and advance understanding of the heritage assets which will be unavoidably affected as a consequence of the development.  
(Policy 45 D.S.C.B and paragraph 141 of the National Planning Policy Framework).**

- 10 No development approved by this planning permission (or such other date or stage in development as may be agreed in writing with the Local Planning Authority), shall take place until a scheme that includes the following components to deal with the risks associated with contamination of the site shall each be submitted to and approved, in writing, by the Local Planning Authority:

- 1) a preliminary risk assessment which has identified:
  - all previous uses;
  - potential contaminants associated with those uses;
  - a conceptual model of the site indicating sources, pathways and receptors;
  - potentially unacceptable risks arising from contamination at the site.
- 2) A site investigation scheme, based on (1) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site.
- 3) The results of the site investigation and detailed risk assessment referred to in (2) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.
- 4) A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in the remediation strategy in (3) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for

contingency action.

Any changes to these components require the express written consent of the Local Planning Authority. The scheme shall be implemented as approved.

Reason: To protect and prevent the pollution of controlled waters (particularly the underlying Principal aquifer) from potential pollutants associated with current and previous land uses in line with National Planning Policy Framework (NPPF; paragraphs 109, 120, 121), EU Water Framework Directive, Anglian River Basin Management Plan and Environment Agency Groundwater Protection (GP3:2012) position statements A4 to A6, D1 to D4 and N7.

- 11 If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until the developer has submitted a remediation strategy to the local planning authority detailing how this unsuspected contamination shall be dealt with and obtained written approval from the Local Planning Authority. The remediation strategy shall be implemented as approved.

Reason: To protect and prevent the pollution of controlled waters (particularly the underlying Principal aquifer) from potential pollutants associated with current and previous land uses in line with National Planning Policy Framework (NPPF; paragraphs 109, 120, 121), EU Water Framework Directive, Anglian River Basin Management Plan and Environment Agency Groundwater Protection (GP3:2012) position statements A4 to A6, D1 to D4 and N7.

- 12 No infiltration of surface water drainage into the ground is permitted other than with the express written consent of the Local Planning Authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to controlled waters. The development shall be carried out in accordance with the approval details.

Reason: To protect and prevent the pollution of controlled waters (particularly the underlying Principal aquifer) from potential pollutants associated with current and previous land uses in line with National Planning Policy Framework (NPPF; paragraphs 109, 120, 121), EU Water Framework Directive, Anglian River Basin Management Plan and Environment Agency Groundwater Protection (GP3:2012) position statements A4 to A6, D1 to D4 and N7.

- 13 The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers 1428.01.00, 1428.01.01, 1428.02.01, 1428.02.02, 1428.02.03, 1428.02.04, 1428.02.05 & 1428.02.06.

Reason: For the avoidance of doubt.



**Notes to Applicant**

1. In accordance with Article 31 of the Town and Country Planning (Development Management Procedure) (England) Order 2010, the reason for any condition above relates to the Policies as referred to in the South Bedfordshire Local Plan Review (SBLPR) and the emerging Development Strategy for Central Bedfordshire (DSCB).
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. Hydrocarbon contamination has been shown to be associated with car park facilities and driveways. This site is located on a Principal aquifer that is vulnerable to contamination and an investigation is required to determine the presence and the potential extent of any contamination. Also required is an investigation into any other activities or facilities such as heating oil storage tanks, either current or historical, that may have resulted in contamination of soils and/or groundwater.
4. The applicant's attention is drawn to their responsibility under The Equality Act 2010 and with particular regard to access arrangements for the disabled.

The Equality Act 2010 requires that service providers must think ahead and make reasonable adjustments to address barriers that impede disabled people.

These requirements are as follows:

- Where a provision, criterion or practice puts disabled people at a substantial disadvantage to take reasonable steps to avoid that disadvantage;
- Where a physical feature puts disabled people at a substantial disadvantage to avoid that disadvantage or adopt a reasonable alternative method of providing the service or exercising the function;
- Where not providing an auxiliary aid puts disabled people at a substantial disadvantage to provide that auxiliary aid.

In doing this, it is a good idea to consider the range of disabilities that your actual or potential service users might have. You should not wait until a disabled person experiences difficulties using a service, as this may make it too late to make the necessary adjustment.

For further information on disability access contact:

The Centre for Accessible Environments ([www.cae.org.uk](http://www.cae.org.uk))  
Central Bedfordshire Access Group ([www.centralbedsaccessgroup.co.uk](http://www.centralbedsaccessgroup.co.uk))

**Statement required by the Town and Country Planning (Development Management Procedure) (England) (Amendment No. 2) Order 2012 - Article 31**

Planning permission has been recommended for this proposal. The Council acted pro-actively through early engagement with the applicant at the pre-application stage 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) (Amendment No. 2) Order 2012.

[Note:

1. In advance of consideration of the application the Committee were advised of additional conditions required by the Environment Agency. The conditions are stated above at 10, 11 and 12. There was also an additional informative 3 above.]

<b>Item No. 9</b>
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<b>APPLICATION NUMBER</b>	<b>CB/13/00810/FULL</b>
<b>LOCATION</b>	<b>4A Moor End Lane, Eaton Bray, Dunstable, LU6 2HW</b>
<b>PROPOSAL</b>	<b>Two storey side extension (Resubmission 12/04505)</b>
<b>PARISH</b>	<b>Eaton Bray</b>
<b>WARD</b>	<b>Eaton Bray</b>
<b>WARD COUNCILLORS</b>	<b>Cllr Mrs Mustoe</b>
<b>CASE OFFICER</b>	<b>Vicki Davies</b>
<b>DATE REGISTERED</b>	<b>22 March 2013</b>
<b>EXPIRY DATE</b>	<b>17 May 2013</b>
<b>APPLICANT</b>	<b>Mr A Barber</b>
<b>REASON FOR COMMITTEE TO DETERMINE</b>	<b>Called-in by Cllr Mrs Mustoe for the following reasons:</b>
	<b>1. Overdevelopment.</b>
	<b>2. Not in keeping with the character of surrounding buildings.</b>
	<b>3. Increase of traffic problems in very narrow lane.</b>
	<b>4. Lack of parking areas so turning point would be used for parking.</b>
	<b>5. Lack of light to adjoining properties.</b>
<b>RECOMMENDED DECISION</b>	<b>Full Application - Approval</b>

### Recommended Reasons for Granting

The proposed development would not detrimentally impact upon the character and appearance of the Area of Special Character or wider streetscene nor would there be any adverse impact on the amenities of neighbouring residents. The proposal would not result in any highway, parking or other issues. The scheme by reason of its siting and design is in conformity with Policies GB3, BE6, BE8, H8 and T10 of the South Bedfordshire Local Plan Review 2004, Policies 3, 4, 27 and 43 of the emerging Development Strategy for Central Bedfordshire and the National Planning Policy Framework. It is further in conformity with the technical guidance Design in Central Bedfordshire, A Guide for Development (2010).

### Recommendation

That the planning application be APPROVED subject to the following:

### RECOMMENDED CONDITIONS

- 1 The development hereby approved shall be commenced within three years of the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990 which is designed to ensure that a planning permission does not continue in existence indefinitely if the development to which it relates is not carried out.

- 2 All external works hereby permitted shall be carried out in materials to match as closely as possible in colour, type and texture, those of the existing building.

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 and the visual amenities of the locality.

(Policies BE8 & H8 SBLPR and policy 43 DSCB).

- 3 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order) the opening in the front elevation of the car port shall be retained and shall not be enclosed or infilled without the express permission of the Local Planning Authority and the car port accommodation on the site shall not be used for any purpose, other than as car port accommodation, unless permission has been granted by the Local Planning Authority on an application made for that purpose.

Reason: To ensure that parked vehicles do not adversely affect the safety and convenience of road users by causing obstruction and by overhanging the adjoining public highway and 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 T10 SBLPR and policy 27 DSCB).

- 4 The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers AJB/12/60B.

Reason: For the avoidance of doubt.

### **Notes to Applicant**

1. In accordance with Article 31 of the Town and Country Planning (Development Management Procedure) (England) Order 2010, the reason for any condition above relates to the Policies as referred to in the South Bedfordshire Local Plan Review (SBLPR) and the emerging Development Strategy for Central Bedfordshire (DSCB).
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 Buckingham & River Ouzel Internal Drainage Board advise that it is essential that ground conditions be investigated and if found satisfactory, the soakaways constructed in accordance with the latest Building Research Establishment Digest.

In the event that ground conditions are found not to be suitable for soakaway drainage, any direct discharge to the nearby watercourse will require the Board's prior consent. Please contact the Internal Drainage Board at Cambridge House, Cambridge Road, Bedford MK42 OLH – Telephone (01234 354396) – E-mail [contact@idbs.org.uk](mailto:contact@idbs.org.uk)

**Statement required by the Town and Country Planning (Development Management Procedure) (England) (Amendment No. 2) Order 2012 - Article 31**

It is recommended that planning permission be granted for this proposal. Discussion with the applicant to seek an acceptable solution was not necessary in this instance. 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) (Amendment No. 2) Order 2012.

[Note: In advance of consideration of the Application the Committee were advised of additional consultation from the Buckingham and River Ouzel Internal Drainage Board, which dealt with soakaways. Officers determined that an informative would sufficiently cover the IDB's concerns.]

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- 3 **Before development begins, a landscaping scheme shall be 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 for a period of five years from the date of planting and any which die or are destroyed during this period shall be replaced during the next planting season and maintained until satisfactorily established.**

**Reason: To ensure a satisfactory standard of landscaping.**

- 4 **Before development begins details of the final ground and slab levels of the dwellings hereby approved shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the site shall be developed in full accordance with the approved details.**

**Reason: To ensure that a satisfactory relationship results between the new development and adjacent buildings and public areas.**

- 5 **Development shall not begin until details of the junction of the proposed vehicular access with the highway have been approved by the Local Planning Authority and the dwelling shall not be occupied until the access 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**

- 6 **Before the premises are occupied all on site vehicular areas shall be surfaced in a manner to the Local Planning Authority's approval so as to ensure satisfactory parking of vehicles outside highway limits. Arrangements shall be made for surface water from the site to be intercepted and disposed of separately so that it does not discharge into the highway.**

**Reason: In order to minimise danger, obstruction, and inconvenience to users of the highway and of the premises.**

- 7 **Notwithstanding any provision of the Town and Country Planning (General Permitted Development Order) 1995 (or any Order revoking or re-enacting that Order with or without modification) no works shall be commenced for the extension of the buildings hereby approved nor any material alteration of their external appearance until detailed plans and elevations have been submitted to and approved in writing by the Local Planning Authority.**

**Reason: To protect the amenities of occupiers of neighbouring properties.**



- 8 The garage hereby approved shall not be used as habitable accommodation.

Reason: In order to ensure the provision of adequate on-site car parking in accordance with the Council's adopted parking standards.

- 9 The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers [9061-P01 P2, P02 P2, P03 P2, P04 P1, P05 P1, P06 P1].

Reason: For the avoidance of doubt.

### Notes to Applicant

1. If during the course of development a bat roost is found within any trees to be removed then a European Protected Species licence will be required from Natural England.
2. **Any conditions in bold must be discharged before the development commences. Failure to comply with this requirement could invalidate this permission and/or result in enforcement action.**

### **Statement required by the Town and Country Planning (Development Management Procedure) (England) (Amendment No. 2) Order 2012 - Article 31**

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) (Amendment No. 2) Order 2012.

[Note:

1. In advance of consideration of the Application the Committee were advised that two further emails had been received objecting:
  - Privacy for No. 4
  - Driveway access and parking become more difficult
  - Access strip of land maintained by owners of No. 9 for 14 years.
  - Right of light
  - Right to open land
  - Built as a small development with no pavements for pedestrians.
  - Environmental impact on the wildlife, including bats.
  - Block paving to be reinstated.]

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**Item No. 15**

<b>APPLICATION NUMBER</b>	<b>CB/12/03287/FULL</b>
<b>LOCATION</b>	<b>6 Shaftesbury Drive, Stotfold, Hitchin, SG5 4FS</b>
<b>PROPOSAL</b>	<b>Change of use of store and lobby adjoining detached garage and annexe over detached garage from ancillary residential accommodation to separate self contained residential accommodation. (Retrospective).</b>
<b>PARISH</b>	<b>Stotfold</b>
<b>WARD</b>	<b>Stotfold &amp; Langford</b>
<b>WARD COUNCILLORS</b>	<b>Cllrs Clarke, Saunders &amp; Saunders</b>
<b>CASE OFFICER</b>	<b>Mark Spragg</b>
<b>DATE REGISTERED</b>	<b>26 February 2013</b>
<b>EXPIRY DATE</b>	<b>23 April 2013</b>
<b>APPLICANT</b>	<b>Mr Watts</b>
<b>AGENT</b>	
<b>REASON FOR COMMITTEE TO DETERMINE</b>	<b>Request by Cllr Brian Saunders on the basis of the concerns raised by the Town Council</b>
<b>RECOMMENDED DECISION</b>	<b>Full Application - Approval</b>

**Deferred Application – See Minute No. DCM/13/24**

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<b>Item No. 14</b>
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<b>APPLICATION NUMBER</b>	<b>CB/13/00892/FULL</b>
<b>LOCATION</b>	<b>2 High Street, Stotfold, Hitchin, SG5 4LL</b>
<b>PROPOSAL</b>	<b>New detached dwelling, revised plans</b>
<b>PARISH</b>	Stotfold
<b>WARD</b>	<b>Stotfold &amp; Langford</b>
<b>WARD COUNCILLORS</b>	<b>Cllrs Clarke, Saunders &amp; Saunders</b>
<b>CASE OFFICER</b>	<b>Samantha Boyd</b>
<b>DATE REGISTERED</b>	<b>15 March 2013</b>
<b>EXPIRY DATE</b>	<b>10 May 2013</b>
<b>APPLICANT</b>	<b>Mr McNeil</b>
<b>AGENT</b>	<b>Aragon land and Planning Ltd</b>
<b>REASON FOR COMMITTEE TO DETERMINE</b>	<b>Cllr Call in Cllr B Saunders</b>
	I have been asked by the Town Council that if you are minded to Approve this application that it is forwarded to the Development Management Committee for discussion.
	My understanding is that the previous amendment was to move the building by 6ft and that the 2nd revision is another 8ft.
	The Town Council are currently awaiting a response from the footpaths officer regarding the movement of the boundary on no. 2 onto what is the current Public Footpath

**Recommended Decision Full Application - Approval**

### **RECOMMENDED REASONS FOR GRANTING**

The proposal would not have a negative impact on the character of the area or an adverse impact on the residential amenity of neighbouring properties and is acceptable in terms of highway safety therefore by reason of its size, design and location, the proposal is in conformity with Policies DM3, DM4, CS1, CS2 and CS14 of the Core Strategy and Management Policies, November 2009; and The National Planning Policy Framework. It is further in conformity with the Supplementary Design Guide: Design in Central Bedfordshire: A Guide for Development, 2010.

### **Recommendation**

That planning permission be granted subject to the completion of the Deed of Variation and subject to conditions.

**RECOMMENDED CONDITIONS / REASONS**

- 1 The development hereby approved shall be commenced within three years of the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990 which is designed to ensure that a planning permission does not continue in existence indefinitely if the development to which it relates is not carried out.

- 2 **No development shall commence until a scheme has been submitted for written approval by the Local Planning Authority setting out the details of the materials to be used for the external walls and roof. The development shall be carried out in accordance with the approved scheme.**

Reason: To protect the visual amenities of the building and of the area generally in accordance with Policy DM3 of the Core Strategy and Development Management Policies Document 2009.

- 3 **No development shall take place until details of both hard and soft landscape works have been submitted to and approved in writing by the local planning authority and these works shall be carried out as approved. The scheme as approved shall be carried out in the first planting season following the occupation of the dwelling or the completion of the development whichever is the sooner; and any trees or plants which within a period of 5 years of completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.**

Reason: In the interests of visual amenity and in accordance with Policy DM3 of the Core Strategy and Development Management Policies Document.

- 4 **No development shall take place until details of the position, design, materials and type of boundary treatment to be erected have been submitted to and approved in writing by the local planning authority. This shall include a boundary fence to a minimum height of 1.8 metres along the boundary with No 4 High Street. Development shall be carried out in accordance with the approved details.**

Reason: In the interest of neighbouring amenity in accordance with Policy DM3 of the Core Strategy and Development Management Policies Document 2009.

- 5 **No development shall take place until details of the junction of the modified vehicular access with the highway have been submitted to and approved in writing by the local planning authority and the dwelling hereby approved shall not be occupied until the junction has been constructed in accordance with the approved details.**

**Reason: In the interests of highway safety in accordance with Policy DM3 of the Core Strategy and Development Management Policies Document 2009.**

- 6 **No development shall take place until details of the final ground and slab levels of the dwelling hereby approved have been submitted to and approved in writing by the local planning authority. Such details shall include sections through both the site and the adjoining properties, the location of which shall first be agreed in writing with the local planning authority. Development shall take place in accordance with the approved details.**

**Reason: To protect the amenities of neighbouring properties and the visual appearance of the area in accordance with Policy DM3 of the Core Strategy and Development Management Policies Document 2009.**

- 7 **No development shall take place until a scheme detailing access provision to and from the site for construction traffic and provision for one-site parking for construction workers, which details shall show what arrangements will be made for restricting such vehicles to approved points of access and egress, has been submitted to and approved in writing by the local planning authority. The scheme shall be operated throughout the period of construction work.**

**Reason: In the interests of highway safety in accordance with Policy DM3 of the Core Strategy and Development Management Policies Document 2009.**

- 8 Any gates provided shall open away from the highway and be set back a distance of at least 5 metres from the nearest edge of the carriageway of the adjoining highway.

**Reason: In the interests of highway safety in accordance with Policy DM3 of the Core Strategy and Development Management Policies Document 2009.**

- 9 The dwelling hereby permitted shall not be occupied until the vehicular access shown on plan no. 1563/12/3 has been constructed and surfaced for a distance of 8 metres into the site, measured from the highway boundary; and all on-site vehicular areas have been surfaced, all in accordance with details to be submitted to and approved in writing by the local planning authority. 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: In the interests of highway safety in accordance with Policy DM3 of the Core Strategy and Development Management Policies Document 2009.**

- 10 The turning space for vehicles illustrated on the approved plan no. 1563/12/3 shall be constructed before the dwelling hereby permitted is occupied and thereafter retained for that use.

**Reason: In the interests of highway safety in accordance with Policy DM3 of the Core Strategy and Development Management Policies Document 2009.**

- 11 The dwelling hereby permitted shall not be occupied until details of the bin storage and collection point have been submitted to and approved in writing by the local planning authority and provided in accordance with the approved details.

Reason: In the interests of highway safety in accordance with Policy DM3 of the Core Strategy and Development Management Policies Document 2009.

- 12 The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers 1563/12/1, 1563/12/2, 1563/12/3B, 1563/12/4.

Reason: For the avoidance of doubt.

### **Notes to Applicant**

#### **Statement required by the Town and Country Planning (Development Management Procedure) (England) (Amendment No. 2) Order 2012 - Article 31**

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) (Amendment No. 2) Order 2012.

[Note:

1. In advance of consideration of the Application, the Committee received representations made under the Public Participation Scheme.
2. In advance of consideration of the Application the Committee were advised that further correspondence had been received from Stotfold Town Council regarding the land ownership and a copy of the Inspector's appeal decision was also attached.]



<b>Item No. 16</b>
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<b>APPLICATION NUMBER</b>	<b>CB/13/00371/FULL</b>
<b>LOCATION</b>	<b>Land at Boot Lane, Dunton, Biggleswade, SG18 8RP</b>
<b>PROPOSAL</b>	<b>Construction of 24 houses and associated garaging, roads and sewers</b>
<b>PARISH</b>	<b>Dunton</b>
<b>WARD</b>	<b>Potton</b>
<b>WARD COUNCILLORS</b>	<b>Cllrs Mrs Gurney &amp; Zerny</b>
<b>CASE OFFICER</b>	<b>Nikolas Smith</b>
<b>DATE REGISTERED</b>	<b>05 February 2013</b>
<b>EXPIRY DATE</b>	<b>07 May 2013</b>
<b>APPLICANT</b>	<b>Linden Homes Midlands</b>
<b>AGENT</b>	<b>NKW Design</b>
<b>REASON FOR COMMITTEE TO DETERMINE</b>	<b>Objection on material planning grounds from the Parish Council that cannot be overcome by planning conditions</b>
<b>RECOMMENDED DECISION</b>	<b>Full Application - approval subject to conditions and s106</b>

**Reason the application is recommended for approval:**

The development would cause no harm to the appearance of the site or the area, would cause no harm to living conditions at neighbouring properties and would cause no harm to the safe and free flow of vehicular and pedestrian traffic. Standards of accommodation would be acceptable and existing rights of way through the site would be protected. The impacts of the development on existing local infrastructure would be adequately mitigated and affordable housing would be provided in line with the Council's policy standards. The development would be in accordance with the objectives of the National Planning Policy Framework (2012), the Central Bedfordshire Core Strategy and Development Management Policies (2009), the Central Bedfordshire Planning Obligations Supplementary Planning Guidance (2009), Design in Central Bedfordshire (a guide for development) and Appendix F Parking Strategy of the Central Bedfordshire Local Transport Plan.

**Recommendation:**

That Planning Permission be granted subject to the completion of a s106 agreement securing the above planning obligations and to the following conditions:

- 1 The development 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 commence at the site before samples of bricks and roof tiles to be used in the construction of the houses have been submitted to and approved in writing by the Local Planning Authority.**

**The development shall be carried out as approved.**

**Reason: To ensure that the appearance of the site would be acceptable.**

- 3 No dwelling shall be occupied at the site before boundary treatment has been completed in accordance with drawing number 1135-005 rev A.

Reason: To ensure that the appearance of the site and the standard of accommodation provided would be acceptable.

- 4 No dwelling shall be occupied at the site before the landscaping at the site and within the 'buffer zone' has been carried out in accordance with the submitted Landscape Proposals rev A and Landscape Schedules (revised April 2013).

Reason: To ensure that the appearance of the site would be acceptable.

- 5 **No development shall commence at the site before a Landscape Maintenance Scheme for landscaping at the site and within the 'buffer zone' for a period of five years has been submitted to and approved in writing at the site. The development shall be carried out as approved.**

**Reason: To ensure that the appearance of the site would be acceptable.**

- 6 Existing trees and hedges at the site shall be protected in accordance with the details shown on drawing numbers 2307.TPP and 2287.AIA for the duration of the development at the site.

Reason: To ensure that existing trees and hedges are protected during construction.

- 7 The public footpath running between the South East and North West of the site shown on drawing number 1135-004 rev E and that running along the South of the site (including access points to the Recreation Ground) shall be made available for public use prior to the occupation of any unit at the site and shall be permanently retained unobstructed thereafter unless otherwise agreed beforehand in writing by the Local Planning Authority.

Reason: To ensure that the right of way is available for public use.

- 8 **No development shall commence at the site before details of areas for the storage and collection of waste and recycling have been submitted to and approved in writing by the Local Planning Authority. The details shall be carried out as approved.**

**Reason: To ensure that adequate facilities for waste and recycling are provided for future occupiers.**

- 9 The development shall be carried out in accordance with the recommendations contained within the Extended Phase 1 Habitat Survey and Protected Species Assessment updated in January 2013 and prepared by ADAS UK Ltd.

Reason: To ensure that local ecology is properly protected.

- 10 **No development shall commence at the site before an energy strategy which demonstrates how the development will achieve a reduction in energy usage of 10% against the standards set out in Part L of the Building Regulations has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out as approved.**

**Reason: To ensure that the development would be sustainable.**

- 11 **No development shall commence at the site before details of the design and construction of methods to accommodate storm water have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out as approved.**

**Reason: To ensure that drainage is properly dealt with at the site.**

- 12 **No development shall commence at the site before detailed plans and sections of the proposed roads, including gradients and method of surface water disposal have been submitted to and approved by the Local Planning Authority and no building shall be occupied until the section of road which provides access to it has been constructed (apart from final surfacing) in accordance with the approved details.**

**Reason: To ensure that the proposed road works are constructed to an adequate standard.**

- 13 If the proposed road is not constructed to the full length and layout illustrated on the approved plan, a temporary turning space for vehicles shall be constructed within the site in a position to be approved in writing by the Local Planning Authority before any building taking access from the road is occupied.

Reason: To avoid the need for vehicles to reverse into or from the highway in the interest of road safety.

- 14 The proposed development shall be carried out and completed in all respects in accordance with the highway configuration illustrated on the approved plan and defined by this permission and, notwithstanding the provision of the Town and Country Planning General Permitted Development Order 1995, (or any Order revoking or re-enacting that Order) there shall be no variation without the prior approval in writing of the Local Planning Authority.

Reason: To ensure that the development of the site is completed insofar as its various parts are interrelated and dependent one upon another and to provide adequate and appropriate access arrangements at all times.

- 15 No dwelling shall be occupied at the site before details of modifications to the road markings at the junction of Boot Lane with Cambridge Road have been submitted to and approved in writing by the Local Planning Authority.

The junction works shall be carried out as approved before any dwellings at the site are occupied unless otherwise agreed beforehand in writing by the Local Planning Authority.

Reason: In order to provide an improved visibility splay in the interests of highway safety.

- 16 Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 1995, 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.

- 17 **No development shall commence at the site before details of a wheel cleaning facility at all site exits have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out as approved. The wheel cleaner(s) shall be removed from the site once the road works necessary to provide adequate access from the public highway have been completed (apart from final surfacing) to the satisfaction of the Local Planning Authority.**

Reason: In the interests of the amenity and to prevent the deposit of mud or other extraneous material on the highway during the construction period.

- 18 **No development shall commence at the site before details of a scheme detailing access provision to and from the site for construction traffic and provision for on site parking for construction workers and deliveries for the duration of the construction period has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented throughout the construction period as approved.**

Reason: To ensure adequate off street parking during construction in the interests of road safety.

- 19 **No development shall commence at the site before a Written Scheme of Archaeological Investigation has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved scheme.**

Reason: To ensure that no harm is caused to archaeological heritage assets at the site.

- 20 **No development shall commence at the site before details of existing and proposed site levels including cross sections through the development and houses on Boot Lane that adjoin the site boundary have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out as approved.**

**Reason: To ensure that the appearance of the site and the impact on living conditions at neighbouring properties would be acceptable.**

- 21 **Notwithstanding any details shown on the plans hereby approved, no development shall commence at the site before revised details of external sills and headers to windows on the houses have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out as approved.**

**Reason: To ensure that the appearance of the site would be acceptable.**

- 22 The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers [Extended Phase 1 Habitat Survey and Protected Species Assessment updated January 2013 and prepared by ADAS UK Ltd, Drainage Statement dated 31st January 2013 and prepared by iD Ltd, Site Investigation dated December 2012 and prepared by BRD, Planning01 rev C, 1135/GAR/01 rev A, 1135-006 rev A, 1135-005 rev A, 1135-004 rev E, Dntn - Topo 01, 2287.AIA, 2307.TPP, Planning01 rev B, AF3B-P01, AF2B-P01, Planning02 rev B, AF3B-P02, AF2B-P02, Planning01 rev C, Planning02 rev C, Planning01 rev B, Planning02 rev B, Planning01, Planning02, Planning, Design and Access Statement dated January 2013 and prepared by 3D Planning Ltd, Highway Impact Assessment dated February 2013 and prepared by Infrastructure Design Ltd, Highway Statement dated January 2013 and prepared by iD Ltd and Tree Survey received 4th February 2013].

Reason: For the avoidance of doubt.

#### **Notes to Applicant:**

1. The applicant is advised that if it is the intention to request Central Bedfordshire Council as Local Highway Authority, to adopt the proposed highways 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 Development Control Group, Development Management Division, Central Bedfordshire Council, Priory House, Monks Walk, Chicksands, Shefford SG17 5TQ . No development shall commence until the details have been approved in writing and an Agreement made under Section 38 of the Highways Act 1980 is in place.
2. The applicant is advised that no highway surface water drainage system designed as part of a new development, will be allowed to enter any existing highway surface water drainage system without the applicant providing evidence that the existing system has sufficient capacity to account for any highway run off generated by that development. Existing highway surface water drainage systems may be improved at the developers expense to account for extra surface water generated. Any improvements must be

approved by the Development Control Group, Development Management Division, Central Bedfordshire Council, Priory House, Monks Walk, Chicksands, Shefford SG17 5TQ.

3. The applicant is advised that in order to comply with conditions 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. Further details can be obtained from the Development Control Group, Development Management Division, 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"

**Statement required by the Town and Country Planning (Development Management Procedure) (England) (Amendment No. 2) Order 2012 - Article 31**

The Council acted pro-actively through positive engagement with the applicant at the pre-application stage 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) (Amendment No. 2) Order 2012.

[Notes:

1. In advance of consideration of the Application, the Committee received representations made under the Public Participation Scheme.
2. In advance of consideration of the Application, the Committee were advised that Parish Council had withdrawn its objection to the Planning Application.]

<b>Item No. 13</b>
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<b>APPLICATION NUMBER</b>	<b>CB/12/04398/FULL</b>
<b>LOCATION</b>	<b>34 Mill Road, Cranfield, Bedford, MK43 0JL</b>
<b>PROPOSAL</b>	<b>Erection of 2 No. 3 bedroom dwellings with associated garages.</b>
<b>PARISH</b>	<b>Cranfield</b>
<b>WARD</b>	<b>Cranfield &amp; Marston Moretaine</b>
<b>WARD COUNCILLORS</b>	<b>Cllrs Bastable, Matthews &amp; Mrs Clark</b>
<b>CASE OFFICER</b>	<b>Annabel Gammell</b>
<b>DATE REGISTERED</b>	<b>30 January 2013</b>
<b>EXPIRY DATE</b>	<b>27 March 2013</b>
<b>APPLICANT</b>	<b>Mr Jones</b>
<b>AGENT</b>	<b>3d Architects Ltd</b>
<b>REASON FOR COMMITTEE TO DETERMINE</b>	<b>Cllr Bastable called in on the request of the Parish Council reasons:</b>
	<b>1] Overbearing to neighbouring properties, and properties in Lordsmead.</b>
	<b>2] Access - the development site is opposite to the junction at Longbornes, the visibility along Mill Road is poor.</b>
	<b>3] Insufficient parking causing cars to be parked on Mill Road which is already congested, causing traffic to weave.</b>
	<b>4] Over development of the site.</b>
<b>RECOMMENDED DECISION</b>	<b>Full Application - Approve</b>

**Recommended Reasons for Granting:**

The proposal for the erection of two dwelling houses in this location is considered to be acceptable because the development would not have a negative impact on the character of the area or an adverse impact on the residential amenity of neighbouring properties, it is acceptable in terms of highway safety and therefore by reason of its site, design and location, is in conformity with Policies CS2, CS5, DM3, and DM4 of the Core Strategy and Management Policies, November 2009; The National Planning Policy Framework (2012), the Draft Central Bedfordshire Development Strategy (2013). It is further in conformity with the technical guidance Design in Central Bedfordshire, a Guide for Development.

**Recommendation**

That Planning Permission be approved subject to the following:

**RECOMMENDED CONDITIONS / REASONS**

- 1 The development hereby approved shall be commenced within three years of the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990 which is designed to ensure that a planning permission does not continue in existence indefinitely if the development to which it relates is not carried out.

- 2 A scheme shall be submitted for written approval by the Local Planning Authority setting out the details of the materials to be used for the external walls and roof. The development shall be carried out in accordance with the approved scheme.

Reason: To protect the visual amenities of the building and of the area generally.

- 3 Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 1995, or any amendments thereto, the garage accommodation on the site for Plot 1 as shown on plan number 104A 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.

- 4 Prior to the occupation of the dwelling subject to this application the approved car parking boundary treatment plan shown on plan 104A shall be completed.

Reason: To protect the amenities of the adjacent properties, and in the interest of highway safety.

- 5 Before the premises are occupied the proposed development shall be carried out and completed in all respects in accordance with the access siting and layout, surfacing of the vehicular areas, parking provision and turning area illustrated on the approved drawing no. 104 Revision A and defined by this permission and, notwithstanding the provision of the Town and Country Planning General Permitted Development Order 1995, (or any Order revoking or re-enacting that Order) there shall be no variation without the prior approval in writing of the Local Planning Authority.

Reason: To ensure that the development of the site is completed insofar as its various parts are interrelated and dependent one upon another and to provide adequate and appropriate access arrangements at all times.



- 6 Details of a refuse collection point located outside of the public highway shall be submitted to and approved by the Local Planning Authority prior to the occupation of any dwelling. The scheme shall be fully implemented prior to occupation of any dwelling and shall be retained thereafter.

Reason: In the interest of amenity and in order to minimise danger, obstruction and inconvenience to users of the highway and the premises.

- 7 Development shall not commence until a scheme detailing provision for on site parking for construction workers and deliveries for the duration of the construction period has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented throughout the construction period.

Reason: To ensure adequate off street parking during construction in the interests of road safety.

- 8 The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers 100A, 102A, 104A.

Reason: For the avoidance of doubt.

- 9 No works shall begin on site until a landscaping scheme is submitted to and approved in writing by the Local Planning Authority, the landscaping scheme shall be completed prior to the occupation of either of the dwellings in accordance with the subsequently approved plan.**

**Reason: To supply a suitable level of landscaping.**

### Notes to Applicant

#### **Statement required by the Town and Country Planning (Development Management Procedure) (England) (Amendment No. 2) Order 2012 - Article 31**

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) (Amendment No. 2) Order 2012.

### Reasons for Granting

The proposal of the erection of two dwelling houses in this location is considered to be acceptable because the development would not have a negative impact on the character of the area or an adverse impact on the residential amenity of neighbouring properties, it is acceptable in terms of highway safety and therefore

by reason of its site, design and location, is in conformity with Policies CS2, CS5, DM3, and DM4 of the Core Strategy and Management Policies, November 2009; The National Planning Policy Framework (2012), the Draft Central Bedfordshire Development Strategy (2013). It is further in conformity with the technical guidance Design in Central Bedfordshire, a Guide for Development.

[Notes:

1. In advance of consideration of the Application, the Committee received representations made under the Public Participation Scheme.
2. In advance of consideration of the Application, the Committee were advised of Tree and Landscaping Comments suggested a change of trees for the proposed scheme.

<b>Item No. 11</b>
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<b>APPLICATION NUMBER</b>	<b>CB/13/00554/FULL</b>
<b>LOCATION</b>	<b>Land off Biggleswade Road, Upper Caldecote, Biggleswade, SG18 9BD</b>
<b>PROPOSAL</b>	<b>Proposed development of 10 new dwellings including parking, private amenity for each dwelling and associated landscape.</b>
<b>PARISH</b>	<b>Northhill</b>
<b>WARD</b>	<b>Northhill</b>
<b>WARD COUNCILLORS</b>	<b>Cllr Mrs Turner</b>
<b>CASE OFFICER</b>	<b>Samantha Boyd</b>
<b>DATE REGISTERED</b>	<b>28 February 2013</b>
<b>EXPIRY DATE</b>	<b>30 May 2013</b>
<b>APPLICANT</b>	<b>Grand Union Housing Group</b>
<b>AGENT</b>	<b>David Coles Architects Ltd</b>
<b>REASON FOR COMMITTEE TO DETERMINE</b>	<b>Cllr Call In - Cllr Turner</b>
	<b>I am requesting this application is considered by DMC.</b>
	<b>A very difficult Parish mtg was held last evening with considerable concern being expressed by a number of residents, and uncertainty from the PC itself, albeit that it resolved to recommend approval.</b>

**RECOMMENDED DECISION - FULL APPLICATION - APPROVAL****Recommended reasons for granting**

The proposed development of 10 affordable housing units on this rural exception site is acceptable in terms of Policy CS8. The proposal would not have an adverse negative impact on the character of the area or on the residential amenity of neighbouring properties and is acceptable in terms of highway safety. Therefore by reason of its size, design and location, the proposal is in conformity with Policies CS1, CS8, DM3, DM4, DM14 and DM15 of the Core Strategy and Management Policies, November 2009; and The National Planning Policy Framework, 2012. It is further in conformity with the Supplementary Planning Documents: Design in Central Bedfordshire: A Guide for Development, 2010 and the Local Transport Plan - Parking Strategy.

**Recommendation**

That Planning Permission be granted subject to the completion of a section 106 planning obligation and the following:

**RECOMMENDED CONDITIONS / REASONS**

- 1 The development hereby approved shall be commenced within three years of the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990 which is designed to ensure that a planning permission does not continue in existence indefinitely if the development to which it relates is not carried out.

- 2 **No development shall commence until a scheme has been submitted for written approval by the Local Planning Authority setting out the details of the materials to be used for the external walls and roof which shall include samples of all the materials. The development shall be carried out in accordance with the approved scheme.**

**Reason: To protect the visual amenities of the building and of the area generally in accordance with Policy DM3 of the Core Strategy and Development Management Policies Document.**

- 3 **No development shall commence on site until details of the final ground and slab levels of the dwellings hereby approved have been submitted to and approved in writing by the Local Planning Authority. Such details shall include sections through both the site and details of the surrounding ground levels. Thereafter the site shall be developed in full accordance with the approved details.**

**Reason: To ensure that a satisfactory relationship results between the new development and adjacent buildings and public areas in accordance with Policy DM3.**

- 4 **No development shall commence on site until full details of both hard and soft landscaping has been submitted to and approved in writing by the Local Planning Authority. These details shall include:-**

- **boundary treatments;**
- **materials to be used for any hard surfacing;**
- **minor structures (e.g. furniture, play equipment, signs, etc);**
- **proposed and existing functional services above and below ground level;**
- **planting plans, including schedule of size, species, positions, density and times of planting;**
- **cultivation details including operations required to establish new planting;**
- **details of existing trees and hedgerows on the site, indicating those to be retained and the method of their protection during development works.**

**The development shall be carried out in accordance with the approved details.**

**Reason: In order to ensure that the landscaping is carried out within a**

**reasonable period in the interest of the visual amenities of the area in accordance with Policy DM3.**

- 5 All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development whichever is the sooner; and any trees or plants which within a period of 5 years of completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species unless the Local Planning Authority give written consent to any variation.

Reason: In the interests of the visual amenities of the site and the area generally.

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

**a) A Phase 1 Desk Study incorporating a site walkover, site history, maps and all further features of industry best practice relating to potential contamination.**

**b) Where shown to be necessary by the Phase 1 Desk Study, a Phase 2 Site Investigation report further documenting the ground conditions of the site with regard to potential contamination, incorporating appropriate soils and gas sampling.**

**c) Where shown to be necessary by the Phase 2 Desk Study, a Phase 3 detailed scheme for remedial works and measures to be taken to mitigate any risks to human health, groundwater and the wider environment.**

**Any works which form part of the Phase 3 scheme approved by the local authority shall be completed in full before any permitted building is occupied. The effectiveness of any scheme shall be demonstrated to the Local Planning Authority by means of a validation report (to incorporate photographs, material transport tickets and validation sampling), unless an alternative period is approved in writing by the Authority. Any such validation should include responses to any unexpected contamination discovered during works.**

**The British Standard for Topsoil, BS 3882:2007, specifies requirements for topsoils that are moved or traded and should be adhered to.**

**Applicants are reminded that, should groundwater or surface water courses be at risk of contamination 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.**

**Reason: To protect human health and the environment in accordance with Policy DM3.**

- 7 **No development shall commence until a survey of the site has been**

undertaken to ascertain as to whether there are any great crested newts and other amphibians and reptiles. If any of the above species are found to exist the details of measures to be undertaken to safeguard these protected species then habitat protection/migration measures shall be submitted to and approved in writing by the Local Planning Authority. The habitat protection measures shall be implemented to the satisfaction of the Local Planning Authority and in accordance with a timetable agreed in writing by the Local Planning Authority.

**Reason:** To enable proper consideration of the impact of the development on the contribution of nature conservation interests to the amenity of the area in accordance with DM15.

- 8 **Details of the method of disposal of foul and surface water drainage shall be submitted to and agreed in writing by the Local Planning Authority including any land drainage system, before the development is commenced on site. Thereafter no part of the development shall be brought into use until the approved drainage scheme has been implemented.**

**Reason:** To ensure that adequate foul and surface water drainage is provided and that existing and future land drainage needs are protected.

- 9 **Before development commences details of the demarcation of the highway boundary at the site fronting Biggleswade Road, visitor parking bays and signage advising of the turning area for service vehicles should be kept clear should be submitted to and approved in writing by the local planning authority and no dwelling shall be occupied until the demarcation and signage have been constructed in accordance with the approved plans.**

**Reason:** For the avoidance of doubt, to provide adequate on site visitor parking provision and a usable turning area.

- 10 **Development shall not begin until the detailed plans and sections of the proposed road(s), including gradients and method of surface water disposal have been approved by the Local Planning Authority and no building shall be occupied until the section of road which provides access has been constructed (apart from final surfacing) in accordance with the approved details.**

**Reason:** To ensure that the proposed roadworks are constructed to an adequate standard.

- 11 **Development shall not commence until a scheme detailing provision for on site parking for construction workers and deliveries and access thereto for the duration of the construction period has been submitted to and approved in writing by the Local Planning Authority. The**

**scheme shall be implemented throughout the construction period.**

**Reason: To ensure adequate off street parking during construction in the interests of road safety.**

12

**No development shall commence until a wheel cleaning facility has been provided at all site exits in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority. The wheel cleaner(s) shall be removed from the site once the roadworks necessary to provide adequate access from the public highway have been completed (apart from final surfacing) to the satisfaction of the Local Planning Authority.**

**Reason: In the interests of the amenity and to prevent the deposit of mud or other extraneous material on the highway during the construction period.**

13

No building shall be occupied until the junction of the proposed vehicular access 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.

14

Before the accesses for plots 7, 8 ,9 and 10 is first brought into use, a triangular vision splay shall be provided on each side of the new access drive and shall be 2.8m measured along the back edge of the highway from the centre line of the anticipated vehicle path to a point 2.0m measured from the back edge of the highway into the site along the centre line of the anticipated vehicle path. The vision splay so described and on land under the applicant's control shall be maintained free of any obstruction to visibility exceeding a height of 600mm above the adjoining footway level.

Reason: To provide adequate visibility between the existing highway and the proposed accesses, and to make the accesses safe and convenient for the traffic which is likely to use them and the shared driveway

15

No dwelling shall be occupied until a 2.0m wide footway has been constructed on the south side of Biggleswade Road along the site frontage from the existing footway at the frontage of no. 108 to the access for plot 5 in accordance with details of the approved drawing/or scheme to be submitted to and approved by the Local Planning Authority. Any Statutory Undertakers equipment or street furniture shall be resited to provide an unobstructed footway.

Reason: In the interests of road safety and pedestrian movement.

16

Before the premises are occupied the on site vehicular areas shall be

constructed and surfaced in a stable and durable material in accordance with details to be approved in writing by the Local Planning Authority.  
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 so as to safeguard the interest of highway safety and reduce the risk of flooding and to minimise inconvenience to users of the premises and ensure satisfactory parking of vehicles outside highway limits

- 17 Details of a refuse collection point located outside of the public highway shall be submitted to and approved by the Local Planning Authority prior to the occupation of any dwelling. The scheme shall be fully implemented prior to occupation of any dwelling and shall be retained thereafter.

Reason: In the interest of amenity and in order to minimise danger, obstruction and inconvenience to users of the highway and the premises

- 18 Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 1995, or any amendments thereto, the parking provision on the site shall not be used for any purpose, other than as parking provision, 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.

- 19 The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers 200 PLAN, SJA177.01.A, SJA177.02.0, 12039 (D) 097 A, 12039 (D) 112 A, 12039 (D) 121, 12039 (D) 120, 12039 (D) 111 A, 12039 (D) 100 D, 12039 (D) 102 A, 12039 (D) 105 B, 12039 (D) 104 A, 12039 (D) 103 A, 12039 (D) 101 C, 12039 (D) 106 B, 12039 (D) 107 C, 12039 (D) 099 D, 12039 (D) 98 C, 12039 (D) 110.

Reason: For the avoidance of doubt.

### Notes to Applicant

1. The applicant and the developer are advised that this permission is subject to a legal obligation under Section 106 of the Town and Country Planning Act 1990.
2. The applicant is advised that no works associated with the construction of



the vehicular access should be carried out within the confines of the public highway without prior consent, in writing, of the Central Bedfordshire Council. Upon receipt of this Notice of Planning Approval, the applicant is advised to write to Central Bedfordshire Council's Highway Help Desk, Technology House, 239 Ampthill Road, Bedford MK42 9BA quoting the Planning Application number and supplying a copy of the Decision Notice and a copy of the approved plan. 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.

The applicant is advised that, under the provisions of the Highways Act 1980, no part of the structure, including planting, foundations and surface water hardware shall be erected or installed in, under or overhanging the public highway and no window, door or gate shall be fixed so as to open outwards into the highway.

The Highway Authority has the power under Section 143 of the Highways Act 1980, to remove any structure erected on a highway

The applicant is advised that as a result of the development, new highway street lighting will be required and the applicant must contact the Development Control Group, Development Management Division, Central Bedfordshire Council, Priory House, Monks Walk, Chicksands, Shefford SG17 5TQ for details of the works involved, the cost of which shall be borne by the developer. No development shall commence until the works have been approved in writing and the applicant has entered into a separate legal agreement covering this point with the Highway Authority

The applicant is advised that in order to comply with Condition 13 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. Further details can be obtained from the Development Control Group, Development Management Division, Central Bedfordshire Council, Priory House, Monks Walk, Chicksands, Shefford SG17 5TQ.

The applicant is advised that no highway surface water drainage system designed as part of a new development, will be allowed to enter any existing highway surface water drainage system without the applicant providing evidence that the existing system has sufficient capacity to account for any highway run off generated by that development. Existing highway surface water drainage systems may be improved at the developers expense to account for extra surface water generated. Any improvements must be approved by the Development Control Group, Development Management Division, Central Bedfordshire Council, Priory House, Monks Walk, Chicksands, Shefford SG17 5TQ.

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 Traffic Management Group Highways and Transport Division, Central Bedfordshire Council, Technology House, 239 Amphill Road, Bedford MK42 9BD.

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

The applicant is advised that if it is the intention to request Central Bedfordshire Council as Local Highway Authority, to adopt the proposed highways 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 Development Control Group, Development Management Division, Central Bedfordshire Council, Priory House, Monks Walk, Chicksands, Shefford SG17 5TQ . No development shall commence until the details have been approved in writing and an Agreement made under Section 38 of the Highways Act 1980 is in place.

**Statement required by the Town and Country Planning (Development Management Procedure) (England) (Amendment No. 2) Order 2012 - Article 31**

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) (Amendment No. 2) Order 2012.

[Notes:

1. In advance of consideration of the Application the Committee received representations made under the Public Participation Scheme.
2. In advance of consideration of the Application the Committee were advised that four further email/letters objecting to the application had been received and raised the following points:
  - Loss of privacy as site overlooks 108, 169, 175 and Swallowfield
  - Increase in noise
  - Extra waste water
  - Repositioning of footpath
  - Site access on dangerous bend and extra traffic accessing A1
  - Possible subsidence as site is adjacent to old grave pit

- Contrary to planning policies CS1, CS8, CS18, DM2, DM3, NPPF 47, 50, 54, 58-64 and 90.
- Refusal of application at 150 Biggleswade Road
- Inappropriate assessment of need
- Add to speeding cars on Biggleswade Road
- Unsafe for pedestrians
- Site is away from main centre of the village
- Site outside settlement envelope, layout not in keeping
- Lead to congestion in Manor Place (the school entrance)
- Site in Ickwell Road is preferred
- Further congestion in the area
- Other applications for housing refused nearby]

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2 No development shall begins until details of the architectural detailing of windows, doors, window/door surrounds, sills/headers, eaves, dormers, cornices, chimneys, quoins and porches shall be submitted to and agreed in writing by the District Planning Authority. Thereafter the agreed details shall be carried out in full.  
Reason: To ensure an acceptable finish to the development.

3 **Before development begins, details of the materials to be used for the hardstandings and shared surfaces shall be submitted to and approved in writing by the District Planning Authority. The development shall thereafter be carried out in accordance with the approved details.**  
**Reason: To control the appearance of the development.**  
**(Policy DM3)**

4 **Before development begins, a landscaping scheme to include any hard surfaces and earth mounding shall be 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 for a period of five years from the date of planting and any which die or are destroyed during this period shall be replaced during the next planting season and maintained until satisfactorily established.**

**Reason: To ensure a satisfactory standard of landscaping.**  
**(Policy DM3).**

5 The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers LSD46-01, LSD46-02 REV C, LSD46-04 REV A, LSD46-03 REV C, 300/H883V/PL2 REV A, 300/H883/PLI REV A & 300/H760/PLI REV A.

Reason: For the avoidance of doubt.

6 No development shall commence until a car parking scheme, to satisfy the car parking standards provided within the Council's Parking Strategy endorsed by Executive on 2 October 2012, has been submitted to and approved in writing by the Local Planning Authority. The agreed details shall thereafter be carried out in full.

Reason: To ensure that the development has sufficient parking spaces and in the interests of highway safety.

### **Notes to Applicant**

1. This permission relates only to that required under the Town & Country Planning Acts and does not include any consent or approval under any other enactment or under the Building Regulations. Any other consent or approval which is necessary must be obtained from the appropriate authority.
2. The applicant is advised that while the Council has no reason to believe this site is contaminated, commercial/industrial use of the land has the potential to give rise to historic contamination. It is the applicants' responsibility to ensure that final ground

conditions are fit for the end use of the site. Any contamination that is identified as a result of the development should be notified to Central Bedfordshire Council as soon as practicable. Further information can be obtained from Andre Douglas, Public Protection, Tel 0300 300 4404

**Statement required by the Town and Country Planning (Development Management Procedure) (England) (Amendment No. 2) Order 2012 - Article 31**

The Council acted pro-actively through positive engagement with the applicant at the pre-application stage 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) (Amendment No. 2) Order 2012.

[Notes:

1. In advance of consideration of the Application, the Committee received representations made under the Public Participation Scheme.
2. In advance of consideration of the Application, the Committee were advised that the reason for call-in was incorrect. The application had not been called-in by a Councillor but was a Major Development and material representations had been received from the Parish Council.
3. The Committee requested an additional condition be added regarding the parking on the site. This is condition 6.]

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