

CENTRAL BEDFORDSHIRE COUNCIL

At a meeting of the **DEVELOPMENT MANAGEMENT COMMITTEE** held in Council Chamber, Priory House, Monks Walk, Shefford on Wednesday, 5 March 2014

PRESENT

Cllr K C Matthews (Chairman)

Cllrs	P N Aldis	Cllrs	I Dalgarno
	A R Bastable		K Janes
	R D Berry		Ms C Maudlin
	M C Blair		T Nicols
	D Bowater		I Shingler
	A D Brown		B J Spurr
	Mrs C F Chapman MBE		J N Young
	Mrs B Coleman		

Apologies for Absence: Cllrs Mrs S Clark
R W Johnstone
A Shadbolt

Substitutes: Cllrs Mrs R J Drinkwater (In place of Mrs S Clark)

Members in Attendance: Cllrs Mrs J G Lawrence
D J Lawrence
B Saunders,

Officers in Attendance:	Mrs M Clampitt	Committee Services Officer
	Mr A Davie	Head of Development Management
	Mr J Ellis	Planning Manager West
	Mr A Emerton	Managing Solicitor Planning, Property, Highways & Transportation
	Miss A Gammell	Senior Planning Officer
	Mr D Hale	Planning Manager South
	Mr D Lamb	Planning Manager East
	Mr N Smith	Senior Planning Officer

DM/13/89 **Chairman's Announcements**

The Chairman asked all persons present to silence their mobile phones for the duration of the meeting.

The Chairman advised that he intended to vary the order of business as follows: Item 8, 9, 7, 10, 11 and 6.

Subject to 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 discussion 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 or 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 vote or casting vote should be exercised nor is there a requirement that the right be exercised at all.

DM/13/90 **Minutes**

RESOLVED

that the Minutes of the meeting of the Development Management Committee held on the 5 February 2014 be confirmed and signed by the Chairman as a correct record.

DM/13/91 **Members' Interests**

(a) **Personal Interests:-**

Member	Item	Nature of Interest	Present or Absent during discussion
All members of the Committee	8	Members of the Council	Present
Cllr A D Brown	9	Member of the Internal Drainage Board	Present
Cllr C Maudlin	9	Member of the Internal Drainage Board	Present

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

Member	Item	Nature of Interest	Present or Absent during discussion
Cllr Mrs R Drinkwater	10	Member of Raglan Housing Board	Absent
Cllr K Janes	6	Daughter's in-laws live on the High Street	Absent

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

Member	Item	Parish/Town Council	Vote Cast
Cllr A R Bastable	6	Cranfield Parish Council	Did not vote
Cllr A R Bastable	7	Ward councillor for Ridgmont	Briefly ensuring prior application re land area be reconsidered
Cllr K C Matthews	6 & 7	Ward Councillor	Did not take part in discussions

DM/13/92 **Planning Enforcement Cases Where Formal Action Has Been Taken**

AGREED

that the monthly update of planning enforcement cases as identified in the report where formal action had been taken were received.

DM/13/93 **Late Sheet**

In advance of consideration of the following Planning Applications the Committee received a Late Sheet advising it of additional consultation / publicity responses, comments and proposed additional/amended conditions. A copy of the Late Sheet is attached as an Appendix to these Minutes.

During consideration of the Applications the Committee received representations from members of the public in accordance with the Public Participation Procedure set out in Annex 3 of Part A4 of the Constitution.

DM/13/94 **Planning Application No. CB/13/03494/Full**

RESOLVED

that Planning Application No. CB/13/03494/FULL relating to Land South of Potton Road, Biggleswade be approved as set out in the Schedule appended to these Minutes. In addition the Council will alert the Applicant to the concerns of the Internal Drainage Board (IDB) and reports their response to the Chairman, Vice-Chairman and Executive Member for Sustainable Communities – Strategic Planning and Economic Development for their information.

DM/13/95 **Planning Application No. CB/14/00389/REG3**

RESOLVED

That Planning Application CB/14/00389/REG3 relating to Priory House, Monks Walk, Chicksands, Shefford be deferred for one cycle to allow Officers to provide a more detailed scheme.

DM/13/96 **Planning Application No. CB/13/04425/Full**

RESOLVED

That Planning Application No. CB/13/04425/FULL relating to Land adjacent 82 and 84 Station Road, Ridgmont, Bedford be approved a temporary permission for a period of 12 months expiring on 31 March 2015 as detailed in the Schedule appended to these Minutes.

DM/13/97 **Planning Application No. CB/13/04451/Full**

RESOLVED

That Planning Application No. CB/13/04451/FULL relating to Crossways Park, Hitchin Road, Arlesey be approved as set out in the Schedule appended to these Minutes, subject to further consultation with the Chairman, Vice-Chairman, Ward Councillors and the Executive Member for Sustainable Communities – Strategic Planning and Economic Development on additional measures to protect the safety of pedestrians.

DM/13/98 **Planning Application No. CB/14/00077/Full**

RESOLVED

That Planning Application No. CB/14/00077/FULL relating to 2 High Street, Stoffold, Hitchin be approved subject to the combination of conditions 6 and 12 as set out in the Schedule appended to these Minutes.

DM/13/99 **Planning Application No. CB/13/04201/Full**

RESOLVED

That Planning Application No. CB/13/04201/FULL relating to Land off High Street and Lodge Road, Cranfield, Bedford be approved as set out in the Schedule appended to these Minutes.

DM/13/100 **Site Inspection Appointment(s)**

RESOLVED

That the following Members be appointed to conduct any site inspections to be undertaken in advance of the next meeting of this Committee to be held on Wednesday 2 April 2014:

Chairman (or his nominee)
Vice-Chairman (or his nominee)
Cllrs: P N Aldis
R Berry
D Bowater

(Note: The meeting commenced at 10.00 a.m. and concluded at 1.00 p.m.)

Chairman

Dated

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LATE SHEET**DEVELOPMENT MANAGEMENT COMMITTEE – Date 5th March 2014*****Item 6 – (Pages 13 – 29) CB/13/04201/FULL- Land At Lodge Road and High Street, Cranfield.*****Additional Consultation/Publicity Response****Cranfield Parish Council:
Additional Comments****Revised Plan:**

A revised plan 16965-1001H has been received, in conjunction with revised detailed of the proposed garage on plot 8. It is proposed to relocate the garage of plot 8 to the rear of the site, and increase the pitch of the roof, to screen views of the private amenity space, from the approved (not constructed) dwelling within Home Farm on the rear boundary of this plot. It is considered this is an appropriate solution to ensure the privacy of both residential properties.

Ecology:

Happy with the findings and conclusions of the further ecological documentation, concern raised regarding the hedge line running to the rear of plots 6, 8, 9, 10, 11, 12, 14 and 15. Requested further landscape information.

A condition requiring further landscape detail, and maintenance is already on the recommended condition list.

Archaeology:

Archaeology, condition recommended.

Additional/Amended Conditions

Archaeology Condition:

No development shall take place until a written scheme of archaeological investigation; that adopts a staged approach and 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 archaeological scheme.

Reason: To record and advance understanding of the heritage assets with archaeological interest which will be unavoidably affected as a consequence of the development.

Alteration to plan number condition (Condition 14):

The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers 16965/1000, 6965/101B, 6965/111C, 6965/104A, 6965/106C, 6965/108C, 6965/110C, 6965/114C, 6965/122C, 6965/121B, 6965/113B, 6965/109B, 6965/107C, 6965/105C, 6965/103B, 6965/100A, 6965/102C, 6965/115A, 6965/123C, 6965/116B, 6965/118D, 6965/119E, 6965/124D, 16965/1001H.

Reason: For the avoidance of doubt.

Item 7 (Pages 31-44) – CB/13/04425/FULL – Land adjacent 82 and 84 Station Road, Ridgmont

Additional Consultation/Publicity Responses

None

Additional Comments

The single car recovery vehicle is still stored on site, therefore an additional condition will be recommended consistent with the Variation of Condition application CB/11/03381/VOC.

A CD has been received from an objector containing video images of the site. It was requested that this be shown to the committee, however, we do not have the facilities to do this of which the objector has been informed.

Additional/Amended Conditions/Reasons

Condition 3 amended to:

Activity on the site shall only take place between the hours of 9am to 5pm Mondays to Fridays. Activity on Saturdays between 9am and 5pm shall be restricted to site maintenance only involving hedge cutting, drain clearing and grass mowing, and no activity at all on Sundays and Bank Holidays.

Reason: To safeguard the amenities which the occupiers of neighbouring properties might reasonably expect to enjoy.

Additional condition:

No vehicles other than private motor cars and one single car recovery vehicle shall be stored on the site.

Reason: In the interests of visual amenity.

Item 8 (Pages 47 – 54) – CB/14/00389/REG3 – Priory House, Monks Walk, Chicksands

Additional Consultation/Publicity Responses

Internal Drainage Board

The downstream receiving watercourse system for the proposed surface water discharge of this development is under the statutory control of the Board. Hence, this discharge will be subject to obtaining the board's statutory consent.

The Board therefore suggest that planning permission should not be granted without conditions requiring that the applicant's storm water design and construction proposals are adequate before any development commences.

Environment Agency

No objection. No conditions required.

Public protection (Contaminated Land)

Soil investigations have already identified isolated areas of slightly elevated contaminants to the natural soils and this material should be dealt with appropriately, with re-use off site if possible as it is understood there will be significant arisings which cannot stay on-site.

Trees and Landscape

No objection.

Highways

In a highway context there is no technical capacity or safety reason to oppose the development. The additional car parking is remote from the public highway and the roundabout junction onto the A507 leading to the overall site is appropriate for the level of traffic already associated with the current level of development and significant neighbouring developments. The proposed layout and construction details are satisfactory and given the remoteness of the site from the public highway there is no need to impose conditions relating to construction traffic routing, parking or wheel wash .

I note that the existing Travel Plan is to be updated and I leave my Travel Plan colleagues to advise accordingly.

Ecology

Having looked at the documents submitted in support of the application information on the future landscaping and impact on existing landscape does not appear to have been adequately addressed. Priory House lies within 200m of 2 County Wildlife Sites recognised for their wetland habitats. It is noted from drawing 2 that the existing swale is retained and the design and access statement refers to 'the majority of the landscaping and the effects of the new work are being designed to improve the existing landscaping and biodiversity within the site.' However such details of improvements do not seem apparent. The existing swale has established itself with

a variety of wetland plants and it is likely that a number of animal species are present here.

The D & A notes that natural habitat and small trees are present on the site and yet no allowance for mitigating the loss of this habitat has been provided with the application. The trees are not yet fully established and hence could potentially be moved and incorporated within the expansion. The NPPF calls for a net gain to biodiversity through development and given that the applicant is CBC this is an ideal opportunity to offer an exemplary scheme.

Whilst there is no dispute over the need for the proposal, methods to create the additional parking and associated habitat enhancement require clarification to ensure no detrimental impact on the ecology of the site.

Landscape Officer

The frontage, approach to Priory House / Central Beds Council should be of the highest quality design; an exemplar of civic / urban design, presenting a strong sense of place, down to detail design, use of materials and landscaping, and setting the standard expected of other developments within the CBC authority. Unfortunately such design ambitions are not evident in the current proposals.

I realise the need for additional car parking but having studied the supporting documents and site it is disappointing that there is no over all concept plan particularly describing the proposals in relation to site as a whole and incorporating SUDs, landscape and planting features linked to landscape / ecological enhancement and habitat creation.

At present the views from Chicksands residential areas to Priory House are quite exposed in places, with limited or no planting to screen views, eg. JF Kennedy Drive, Orchard Drive, Eisenhower Place. The opportunity to screen views on to car parking via landscape and planting needs to be considered further along with enhancement of existing planting screens to the general site boundary.

A number of existing trees will be removed to accommodate the additional / new car parking areas - this loss needs to be offset on site; trees which provide shade to assist in urban heat island effects, trees which contribute to the management of rain water/ surface water run off, enhance biodiversity, screening and aesthetics. Meadow / wetland grasses would contribute to water attenuation, site character and biodiversity.

The D&A describes the use of block paving with grit between gaps on a stone base within the new car park areas; further information on materials, construction techniques and drainage performance are required including access crossing the existing swale.

It is of note the plans indicate additional lighting columns in the car park extension at 6ms high; details on lighting levels, control of light direction and timing controls are required especially regarding potential impact on adjoining residents and biodiversity.

The amenity value of space in and around the site could also be reconsidered especially regarding the provision of outdoor communal areas with seating for staff.

The extension of the car parking area could be an exciting opportunity to include more subtle areas for water attenuation, eg wetland habitat areas, linked to bioswales, gravity fed. Whilst realising that budgets are highly restricted the depths and profiles of some or all of the existing swales could be reviewed and linked more effectively with additional SUDs features and wider wetland areas on site. Robert Bray Associates Ltd. (Sustainable Drainage Consultants and Landscape Architects) carried out a SUDs Audit at Priory House in September 2013 with the Audit Report recommending a number of measures to improve performance of existing on site SUDs along with social, biodiversity and landscape benefits but these recommendations do not appear to have been fed into the proposed car park design.

Neighbours

Two responses have been received from neighbours to the site, which read as follows:

I have no objection overall to the development going ahead, but would like you to consider the adverse impacts it will have on adjacent residential neighbours if certain controls are not put in place.

Vehicle access should be restricted to this area and the whole site. There are ongoing problems with boy racers congregating right through the night driving dangerously fast around the site with loud music and shouting. My bedroom backs onto the proposed development and I am often kept awake at night especially through the summer months.

The car park should be used as an overflow by the Council to minimise disruption and noise when residents may be trying to sleep - especially those working night shifts.

There is antisocial behaviour, vandalism and arson taking place on site with marauding youngsters congregating. I travel to work early and have personally seen and heard groups at 0500 in the morning during the school holidays. Restricting vehicle access, especially at close proximity, to the residents would help to reduce the problem.

Vandalism etc usually takes place at night. The CCTV should be upgraded to night vision to capture images, deter individuals and to assist with prosecutions of perpetrators.

The current bio diversity of the site should not be disrupted. The low lying wet areas are habitat to some interesting species, flora and fauna beneficial to the environment. An environmental impact assessment should be undertaken by a suitably qualified person with careful consideration and control measures put in place to eliminate risks.

I sincerely hope my views will be upheld and the appropriate actions taken to minimise environmental impact.

I would appreciate if you could keep me informed of progress and any opportunities for further consultation.

And

Being a resident that would back onto these new 146 car parking spaces, I feel I need to comment on the following ~

Restricted Access

We have a BIG issue with "boy racers" at the week end and I am for ever calling out the police, it is just a matter of time before there is a serious accident

I feel frightened of the fact that, these new spaces would be close to my back garden and would like to propose that they are used for "overflow" in such a way that they may be "blocked" off when not in use (**eg a barrier**). This would make access to the new spaces impossible for the boy racers.

CCTV

This is a great thing if it is WORKING ~ we have a problem with cars at night parking up beside the recycle bins, one evening resulted in the bins & fences being set alight. When police asked for the CCTV footage, they were told the camera was not working ? I personally have had a push bike stolen & was told the same thing. (A neighbour had a car vandalised same story)

Please can you make sure they are working & NOT pointed near the windows of the houses as all the MOD house have their bedrooms at the back

Traffic

Volume of traffic is a serious worry, as a resident we only have one entry in & out and share this entry with the MOD & Priory House staff & visitors, along with school busses. How can we assure this access is not blocked up with many MORE visitors to the council building? This is always a BIG issue when you have meetings on, especially the one regarding the new travellers sight where the photographs ended up at the local newspaper. Could you do a "park & ride" from Shefford seeing as car share does not work ? (the facilities manager is fed up with the residents and nothing seems to be done to cars that park dangerously & illegally)

These are my main concerns regarding the proposed new 146 car parking spaces.

Additional Comments

The comments of both the Ecology Officer and the Landscape Officer are noted, but it is not felt that, on balance, concerns should constitute a reason for refusing this application or the imposition of planning conditions. An informative would seek to ensure that the applicant was conscious of existing ecology at the site.

Concerns from the two residents are noted. It would not be practical to ensure that the proposed spaces were used for overflow only. The applicant has demonstrated that the spaces are likely to be required on a regular basis to meet demand. Concerns over safety and security are noted. Whilst not a matter that should warrant the refusal of the planning application, they should be considered by the applicant.

Additional/Amended Conditions/Reasons

1/ No development shall commence at the site before details of storm water design have been submitted to and approved in writing by the Local Planning Authority in consultation with the Internal Drainage Board. The development shall be carried out as approved.

Reason: To ensure that storm water provision at the site is acceptable.

Please note that the applicant is in discussions with the IDB. If those discussions result in the Board confirming in writing that no condition or an amended condition to that above is required, the condition shall be removed or amended as necessary.

2/ The proposed development shall be carried out and completed in all respects in accordance with the access siting and layout 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.

Condition 6 should be renumbered as condition 8.

Informative:

The applicant is reminded that due care and attention should be paid to existing ecology at the site and that relevant best practice should be followed.

Item 9 (Pages 57 – 72) – CB/13/03494/FULL – Land South of Potton Road, Biggleswade**Additional Consultation/Publicity Responses**

The following consultation response has been received from the Council's Highways Team:

I can confirm that the proposal accords with highway requirements and as such there is no highway reason why planning approval should not be considered.

The highway network has been designed in accordance with the Design Code and will be suitable for adoption as public highway where appropriate. Car parking numbers comply with latest guidance. However there is an element of shared usage of the spaces alongside the commercial and community buildings. This is not an uncommon arrangement and is seen as good practice making best use of the land available whilst reflecting the varying demands of the particular uses in terms of time of day and period of stay. Nevertheless in order for the parking spaces to be utilised flexibly there does need to be a management plan in place whether that be by a private arrangement and/or Traffic Regulation Order if appropriate. In this respect I

am suggesting a condition be included requiring the submission of a car-park management plan to be submitted.

It is acknowledged that there is an element of shared parking within the scheme, a situation not uncommon to mixed use developments and referenced in the CBC LTP3 Appendix F Parking Strategy which states "The shared use of parking, particularly in town centres and as part of existing major developments, will also be encouraged to reduce the overall amount of parking provision and to reduce land take."

The Parking Strategy Plan and Transportation Technical Note supplied within the application sets out the parking requirements and suggests that the parking requirements are met. However whilst in the main the requirements for allocated parking for each use are generally in close proximity to the premises they are intended to serve there are a number, together with the visitor parking, that will take the form of unallocated spaces open for general usage within the heart of the scheme. These spaces will be subject to a Management agreement as required by condition.

A further point for consideration which has a bearing on the level of provision for car parking, particularly for the commercial and community uses is the location of the site in relation to the surrounding overall development and its purpose as a Local Centre with good accessibility for trips by foot and cycle rather than reliance on the private car.

To conclude I believe that the level of parking provision, both in terms of number and location, within the scheme is appropriate to the mix of development proposed that is in within the heart of a new major residential settlement with good accessibility to sustainable transport.

Additional Comments

For the avoidance of doubt, the following table sets out the proposed car parking provision at the site:

	Policy standard	Provision	+/-
Block A resi	29	29	0
Block A resi vistor	4	7	+3
Block A office	8	8	0
Block B resi	36	36	0
Block B resi vistor	5	5	0
Block C retail	37 (maximum)	32	-5
Block C resi	32	32	0
Block C resi vistor	5	6	+1
Block D care home	20 (maximum)	20	0
Total	176	175	-1

There is no appropriate standard against which to assess the community building. 13 spaces would be provided, which in the context of the likely use by some people who live within walking distance of it, would be an acceptable provision.

Additional/Amended Conditions/Reasons

1/.No development shall commence at the site before detailed plans and sections of the proposed roads, including speed reduction measures and method of surface water disposal have been submitted to and approved in writing 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.

2/.The proposed development shall be carried out and completed in all respects in accordance with the access siting and layout 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.

3/.No development shall commence at the site before details of construction vehicle routing, on-site parking for construction vehicles and wheel cleaning facilities have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out as approved.

Reason: To minimise the impact of construction vehicles on the local area.

Advice Note 1/.The applicant is advised that if it is the intention to request the 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 Highways Development Control Group, Development Management Division, Central Bedfordshire Council, Priory House, Monks Walk, Chicksands, Shefford Bedfordshire 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.

Condition 22 should be renumbered as 24.

Item 10 (Pages 73 – 83) – CB/13/04451 – Crossways Park, Hitchin Road, Arlesey

Photographs are appended which have been supplied by a nearby neighbour.

Item 11 (Pages 85 – 114) – CB/14/00077 – 2 High Street Stotfold**Additional Consultation Responses**

CBC Rights of Way Officer response received

Thank you for the latest application regarding Stotfold Footpath 11. With the revised location of the build at the southern end of the plot both Adam Maciejewski and I have no comments to make. Should the build require temporary closure of the footpath to the western edge of the application site, please advise the applicant there is a 6 week lead in time for applications to be processed.

Additional Comments

With regard to the S106, the applicant has confirmed the document has been signed by the Mortgage company and is to be agreed by the Council's Legal Team.

Additional/Amended Conditions/Reasons



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NORTH END ACCESS ROAD,



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Item No. 9

APPLICATION NUMBER	CB/13/03494/FULL
LOCATION	Land South Of, Potton Road, Biggleswade
PROPOSAL	Erection of new mixed use local centre to include 51 residential units, approximately 1156sqm (net) of floor space for a mixture of uses (A1, A2, A3, B1 & D1) a 60 bed (C2) care home, central square kiosk, community building and associated infrastructure.
PARISH	Biggleswade
WARD	Biggleswade North
WARD COUNCILLORS	Cllrs Jones & Mrs Lawrence
CASE OFFICER	Nikolas Smith
DATE REGISTERED	30 October 2013
EXPIRY DATE	29 January 2014
APPLICANT	Martin Grant Homes & Taylor Wimpey Homes
AGENT	Woods Hardwick Ltd
REASON FOR COMMITTEE TO DETERMINE RECOMMENDED DECISION	This is a 'major' planning application and the Town Council has objected.
	Full Application - Granted

Recommendation: That the planning permission is approved, subject to the completion of a s106 agreement reflecting the terms set out above, the variation of the s106 agreement relating to the wider development site and to the following planning 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 **Notwithstanding the details shown on the submitted plans and drawings, no development shall commence at the site before details of the following materials have been submitted to and approved in writing by the Local Planning Authority:**

- Bricks
- Render
- Cladding
- Roof tiles
- Fenestration (including cills)
- Balconies
- Rainwater goods

The development shall be carried out as approved.

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

- 3 **No development shall commence at the site before a written scheme of archaeological investigation; that includes post excavation analysis and publication, has been submitted to and approved by the Local Planning Authority. The said development shall only be implemented in full accordance with the approved archaeological scheme.**

Reason: To record and advance understanding of the archaeological resource which will be unavoidably affected as a consequence of the development.

- 4 **No development shall commence at the site before full details of the method of odour abatement and all odour abatement equipment to be used including predicted noise levels of equipment in operation have been submitted to and approved in writing by the Local Planning Authority. The approved equipment shall be installed and in full working order to the satisfaction of the Local Planning Authority prior to the uses hereby permitted commencing and shall be retained permanently thereafter, unless otherwise agreed beforehand in writing by the Local Planning Authority.**

Reason: In order to prevent the adverse impact of odours arising from cooking activities on the amenity of nearby residents.

- 5 The equipment approved pursuant to condition 4, together with any external plant, machinery and/or equipment installed or operated in connection with this development, shall be so enclosed, operated and/or attenuated so that the noise arising from it does not exceed a level of 5dBA below the existing background level (or 10dBA below if there is a tonal quality) when measured according to BS 4142: 1997, at the boundary of any neighbouring residential dwelling. The uses hereby approved shall not commence before details that clearly demonstrate that noise from the external plant, machinery and/or equipment achieves the required noise standard have been submitted to and approved in writing by the Local Planning Authority.

Reason: To prevent the neighbouring residents from any adverse impact from noise arising from the kitchen extract ventilation system and other externally plant on the premises.

- 6 The cycle parking provision shown on the approved drawings shall be provided in advance of the occupation of any relevant unit and in full in advance of the occupation of the last residential unit at the site and shall be retained and maintained permanently thereafter unless otherwise agreed beforehand in writing by the Local Planning Authority.

Reason: To ensure that adequate cycle parking is provided at the site.

- 7 No deliveries shall take place to commercial premises at the site outside of the hours of 0800 and 1800 Monday to Saturday and no deliveries shall take place outside of the hours of 1000 and 1600 on Sundays or Bank Holidays

unless otherwise agreed beforehand in writing with the Local Planning Authority.

Reason: To protect the amenity of the future occupiers of the residential properties.

- 8 **No development shall commence at the site before a scheme of noise attenuation measures which to ensure that the internal noise levels from external road traffic noise sources shall not exceed 35 LAeq 07:00 – 23:00 in any habitable room or 30dB LAeq 23:00 - 07:00 inside any bedroom and 45dB LAm_{ax} 23:00 - 07:00 inside any bedroom has been submitted to and approved in writing by the Local Planning Authority. The effectiveness of any works that form part of the scheme approved by the Local Planning Authority shall be demonstrated through validation noise monitoring and the results shall be submitted to and approved in writing by the Local Planning Authority before any dwelling is occupied unless an alternative period is approved in writing by the authority.**

Reason: To ensure that living conditions for future occupiers would be acceptable.

- 9 **Notwithstanding the submitted plans and drawings, no development shall commence at the site before revised plans showing Plots 14, 15, 16 and 17 in Block A have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.**

Reason: To ensure that stacking is designed to minimise to disturbance between neighbouring units.

- 10 **No development shall commence at the site before a scheme for the ventilation of the main hall within the approved Community Building, to include the provision of air conditioning and fixed shut windows, has been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be fully implemented in accordance with the approved details before the Community Building is first occupied and thereafter maintained in accordance with the approved details.**

Reason: To protect the amenity of neighbouring residents.

- 11 **No development shall commence at the site before details of an acoustic lobby to the external exit doors of the Community Building have been submitted to and approved in writing by the Local Planning Authority. The details shall be fully implemented before the Community Building is first occupied and therefore maintained in accordance with the approved details.**

Reason: To protect the amenity of neighbouring residents.

- 12 **No development shall commence at the site before details of a scheme for controlling noise levels from music events at the Community**

Building by using a limiting device have been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be adhered to at all times.

Reason: To protect the amenity of neighbouring residents.

13

No development shall commence at the site before a scheme for sound insulation of the Community Building and a noise management and control plan have been submitted to and approved in writing by the Local Planning Authority. The scheme shall be designed to reduce emissions of noise arising from the building's use that might affect local residents. The approved scheme shall be fully implemented in advance of the first occupation of the Community Building. The works and scheme shall thereafter be maintained in accordance with the approved details. On completion of the works forming part of the scheme no alterations to the structure, roof, doors, windows, external facades of the building or any noise control measures forming part of the scheme shall be undertaken without the prior written approval of the Local Planning Authority.

Reason: To protect the amenity of neighbouring residents.

14

No development shall commence at the site before the following has 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 before, during or after development, the Environment Agency should be approached for

approval of measures to protect water resources separately, unless an Agency condition already forms part of this permission.

Reason: To protect human health and the environment.

- 15 Notwithstanding the submitted details, no development shall commence at the site before a hard and soft landscaping scheme for the site, including boundary treatment and street lighting, a timetable for its implementation and a Management Plan have been submitted to and approved in writing by the Local Planning Authority. The details shall be carried out as approved and in accordance with the timetable and the Management Plan.

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

- 16 No development shall commence at the site before details of a system to manage foul and surface water drainage has been submitted to and approved in writing by the Local Planning Authority, in conjunction with the Internal Drainage Board. The details shall be carried out as approved in advance of the occupation of a residential unit at the site.

Reason: To ensure that drainage provision at the site is acceptable.

- 17 No development shall commence at the site before details showing the storage and collection of residential and non-residential waste and recycling has been submitted to and approved in writing by the Local Planning Authority. The details shall be carried out as approved before any building at the site is occupied.

Reason: To ensure that waste and recycling is properly stored and collected at the site.

- 18 No development shall commence at the site before a Waste Audit showing that waste will be minimised as far as possible and will be managed in an appropriate manner in accordance with a Waste Hierarchy. The development shall be carried out in accordance with the approved Audit.

Reason: To ensure that waste for the site is properly managed.

- 19 Notwithstanding the submitted details, no development shall commence at the site before a scheme for the provision of public art together with a timetable for its provision at the site have been submitted to and approved in writing by the Local Planning Authority. The details shall be carried out as approved in accordance with the approved timetable.

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

- 20 No development shall commence at the site before details of how the development would achieve at least 10% of its own energy requirements through on-site or near-site renewable or low carbon

technology energy generation. The development shall be carried out as approved.

Reason: To ensure that the development is achieving the Council's sustainability objectives.

- 21 **No development shall commence at the site before a scheme for the management of car parking around the central square has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be carried out as approved in advance of the occupation of the first residential or commercial unit at the site.**

Reason: To ensure that car parking provision at the site is properly managed.

- 22 No development shall commence at the site before detailed plans and sections of the proposed roads, including speed reduction measures and method of surface water disposal have been submitted to and approved in writing 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.

- 23 The proposed development shall be carried out and completed in all respects in accordance with the access siting and layout 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.

- 24 No development shall commence at the site before details of construction vehicle routing, on-site parking for construction vehicles and wheel cleaning facilities have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out as approved.

Reason: To minimise the impact of construction vehicles on the local area.

- 25 The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers [Design and Access Statement (October 2013), Supporting Statement (revised, May 2013), Transportation Technical Note, Drainage Technical Note (May 2013), Summary of Known Archaeological Remains Within the Immediate Vicinity of the Area of the Footprint (June 2013), 16563/106, 16563/111C, 16563/112B, 16563/113B, 16563/114B, 16563/115B, 16563/116A, 16563/117, 16563/118, 16563/1009B, 16563/1011A, 16563/1012, 16563/1013, 16563/1014, 16563/1015,

17156/201B, 17156/202B, 17156/203B, 17156/204C, 697-100A, 697-(1)-200A, 697-(2)200A, 697-(1)300, 697-(2)300 and 697-(3)200].

Reason: For the avoidance of doubt.

Notes to Applicant:

1. The applicant is advised that equipment installed pursuant to condition 4 should be installed to effectively suppress and disperse fumes and/or odours produced by cooking and food preparation and equipment should be effectively operated for so long as a commercial food use continues.
2. The applicant is advised that guidance on the design of the kitchen extract ventilation system can be found in the DEFRA Guidance Entitled 'Control of Odours and Noise from Commercial Kitchen Exhaust Systems'
The applicant is also advised that the provision of hot food and drink after 23.00 hours are licensable activities under the provisions of the licensing Act 2003, and an appropriate premises license will be required. The applicant is advised to contact our Licensing Team for further information on licensing matters.

AN1 The applicant is advised that if it is the intention to request the 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 Highways Development Control Group, Development Management Division, Central Bedfordshire Council, Priory House, Monks Walk, Chicksands, Shefford, Bedfordshire 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 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.

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Item No. 8

APPLICATION NUMBER	CB/14/00389/REG3
LOCATION	Priory House, Monks Walk, Chicksands, Shefford, SG17 5TQ
PROPOSAL	Extension to office car park for 146 car parking spaces.
PARISH	Campton/Chicksands
WARD	Shefford
WARD COUNCILLORS	Cllrs Birt & Brown
CASE OFFICER	Nikolas Smith
DATE REGISTERED	31 January 2014
EXPIRY DATE	28 March 2014
APPLICANT	Central Bedfordshire Council
AGENT	EC Harris LLP
REASON FOR COMMITTEE TO DETERMINE	This application is before the Committee because the Council is the applicant. At the time that the agenda for the meeting was finalised, it was not known whether any objections to the planning application would be received.
RECOMMENDED DECISION	Full Application - Grant

Deferred Application – See Minute No. DM/13/95

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Item No. 7

APPLICATION NUMBER	CB/13/04425/FULL
LOCATION	Land Adjacent 82 and 84 Station Road, Ridgmont, Bedford, MK43 0UJ
PROPOSAL	Change of use of existing car park to area for the storage of cars.
PARISH	Ridgmont
WARD	Cranfield & Marston Moretaine
WARD COUNCILLORS	Cllrs Bastable, Matthews & Mrs Clark
CASE OFFICER	Lisa Newlands
DATE REGISTERED	14 January 2014
EXPIRY DATE	11 March 2014
APPLICANT	Mr M Boyce
AGENT	Landscape
REASON FOR COMMITTEE TO DETERMINE	Called in by Councillor Bastable for the following reasons: <ul style="list-style-type: none">• Loss of amenity• Adverse effect on the amenity of neighbours• Inconsiderate parking on the highway• Disregard of the conditions attached to the temporary planning consent

RECOMMENDED DECISION **Full Application - Granted**

Recommendation

That Planning Permission be granted subject to the following:

RECOMMENDED CONDITIONS / REASONS

- 1 This permission is limited to a period expiring on 31 March 2015 when the use shall be discontinued unless before that date the Local Planning Authority has granted permission for its continuation.

Reason: To allow the Local Planning Authority to review the use when the permission expires.

- 2 Within one month from the date of this permission a scheme detailing the method for the delivery and removal of vehicles to and from the site, shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall demonstrate that no car transporters or other vehicles for the delivery of cars shall be used to deliver cars to the site. All delivery and removal of cars to and from the site shall thereafter be carried out in strict accordance with the approved scheme.

Reason: In the interests of highway safety and residential amenity.

- 3 Activity on the site shall only take place between the hours of 9am to 5pm Mondays to Fridays. Activity on Saturdays between 9am and 5pm shall be restricted to site maintenance only involving hedge cutting, drain clearing and grass mowing, and no activity at all on Sundays and Bank Holidays.

Reason: To safeguard the amenities which the occupiers of neighbouring properties might reasonably expect to enjoy.

- 4 No members of the public shall be permitted to visit the site and no sales shall take place from the land hereby permitted, either to traders or customers, nor shall it be used for the collection of goods by retailers or consumers.

Reason: In order to maintain control over the future use of the site in the interests of the general amenities of the area and/or highway safety.

- 5 The site shall be used for the storage of motor vehicles only. No washing, car repairs or other works to vehicles other than charging batteries and changing tyres shall be permitted to take place on the site.

Reason: In the interests of residential amenity.

- 6 No more than 20 motor car vehicles shall be permitted to be stored on the site at any one time.

Reason: To protect the amenities of nearby residents and in the interests of highway safety

- 7 No vehicles other than private motor cars and one single car recovery vehicle shall be stored on the site.

Reason: In the interests of visual amenity.

- 8 Notwithstanding the information within the application, details of external lighting on site shall be submitted to and approved in writing by the Local Planning Authority within two months of the date of this application. If no details are submitted within the required time period the external lighting shall be removed from the site until the required details have been submitted to and approved in writing by the Local Planning Authority.

Reason: To protect the amenity of neighbouring properties and highway safety.

- 9 Within one month of the date of this permission, a plan shall be submitted to and approved in writing by the Local Planning Authority showing an area of land which will be permanently left clear for the movement of vehicles within the site. The approved scheme shall be implemented and marked out on site within one month of written approval from the Local Planning Authority and remain as such for the life of the temporary consent.

Reason: To provide adequate on site parking and turning free from the public highway.

- 10 This consent relates only to the details shown on plan CBC/001, or to any subsequent appropriately endorsed revised plan.

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

Notes to Applicant

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

Planning permission has been granted for this proposal. 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:
 - a. An additional condition would be added to allow for a single car recovery vehicle to be stored on the site.
 - b. Condition 3 would be amended as above.
 - c. A cd had been received from an objector containing images of the site. It was not possible to share the cd with the Committee and the objector was informed.]

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Item No. 10

APPLICATION NUMBER	CB/13/04451/FULL
LOCATION	Crossways Park, Hitchin Road, Arlesey, SG15 6SG
PROPOSAL	Alterations to access road incorporating changes to road layout and incorporation of new footpath to Hitchin Road from development approved under planning permission CB/10/02584/REN and CB/11/02358/RM.
PARISH	Arlesey
WARD	Arlesey
WARD COUNCILLORS	Cllrs Dalgarno, Drinkwater & Wenham
CASE OFFICER	Mark Spragg
DATE REGISTERED	06 January 2014
EXPIRY DATE	03 March 2014
APPLICANT	UK Construction
AGENT	Reynolds Associates
REASON FOR COMMITTEE TO DETERMINE	Called in by Councillor Dalgarno due to concerns from local residents and the occupiers of the remaining business units.

RECOMMENDED DECISION	Full Application - Recommended for approval
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Recommendation

That Planning Permission be approved for the following reasons:

RECOMMENDED CONDITIONS / REASONS

- 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 begin before a landscaping scheme has been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented by the end of the full planting season immediately following the completion and/or first use of any separate part of the development (a full planting season means the period from October to March). The trees, shrubs and grass shall subsequently be maintained 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.

- 3 The new road layout and footway hereby approved shall replace that approved under condition 2 of the reserved matters approval CB/11/02358/RM (pursuant to planning permission CB/10/02584/REN).

Reason: For the sake of clarity.

- 4 The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers [10574/L10/D, L12D, 201P2].

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

This application has been recommended for approval. The Council acted proactively through early engagement with the applicant at the pre-application stage which led to improvements to the scheme. The Council has therefore acted proactively 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 of photographs provided by a resident showing parking on the road were included in the Late Sheet. A copy is appended to these Minutes.]

Item No. 11

APPLICATION NUMBER	CB/14/00077/FULL
LOCATION	2 High Street, Stotfold, Hitchin, SG5 4LL
PROPOSAL	Resubmission of approved Planning Application CB/13/00892 - New detached dwelling
PARISH	Stotfold
WARD	Stotfold & Langford
WARD COUNCILLORS	Cllrs Clarke, Saunders & Saunders
CASE OFFICER	Samantha Boyd
DATE REGISTERED	17 January 2014
EXPIRY DATE	14 March 2014
APPLICANT	Mr McNeill
AGENT	
REASON FOR COMMITTEE TO DETERMINE	Cllr Call in. Cllr Saunders - overdevelopment, impact on streetscene.
RECOMMENDED DECISION	Full Application - Approval recommended

Recommendation

That planning permission be granted subject to the completion of the Unilateral Undertaking 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. The submitted 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, and shall also include details of the type of glazing to be used in the high level windows to the front elevation of the building (Elevation A on plan 201313/103). The development accord with the approved details and the approved glazing shall be retained thereafter.

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. 201314/101 B 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. 201314/101 B 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 CBC/001, 201314/101 B, 201313/103 A, 201314/102 B

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**

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.

In submitting the details pursuant to Condition 6, if the applicant is able to demonstrate that there would be no adverse overlooking into the neighbouring properties gardens and/or rear windows from the approved high level windows on the front elevation of the building, the Council would find clear glazing in these windows acceptable.

[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:
 - a. that the CBC Rights of Way Officer had no comments regarding the application
 - b. the applicant confirmed that the S106 had been signed and was with CBC legal team.
3. Conditions 6 and 12 were to be combined.]

Item No. 6

APPLICATION NUMBER	CB/13/04201/FULL
LOCATION	Land off High Street and Lodge Road, Cranfield, Bedford, MK43 0BG
PROPOSAL	The erection of 20 dwellings for residential purposes along with garages, sewers, roads and all ancillary details.
PARISH	Cranfield
WARD	Cranfield & Marston Moretaine
WARD COUNCILLORS	Cllrs Bastable, Matthews & Mrs Clark
CASE OFFICER	Annabel Gammell
DATE REGISTERED	12 December 2013
EXPIRY DATE	13 March 2014
APPLICANT	Charles Church Development Ltd
AGENT	Woods Hardwick Ltd
REASON FOR COMMITTEE TO DETERMINE	Departure from core strategy policy HA8
RECOMMENDED DECISION	Full Application - Approve

Recommendation:

That the issue of planning permission be delegated to the Head of Development Management on the expiry of the consultation period (subject to no new objections being raised which have not already been considered), the satisfactory completion of a suitable Section 106 agreement and the following 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 at the site before details of existing and proposed site and slab levels and proposed cross sections through houses that border the site have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out as approved.**

Reason: To protect living conditions of neighbouring and proposed properties.

- 3 **No development shall commence at the site before details and samples of materials to be used in the construction of the dwelling houses, garages and external surfaces of the site 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.

- 4 **No development shall take place until a landscaping scheme to include all hard and soft landscaping and a scheme for landscape maintenance for a period of five years following the implementation of the landscaping scheme have been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented by the end of the full planting season immediately following the completion and/or first use of any separate part of the development (a full planting season means the period from October to March). The trees, shrubs and grass shall subsequently be maintained in accordance with the approved landscape maintenance scheme and any which die or are destroyed during this period shall be replaced during the next planting season.**

Reason: To ensure a satisfactory standard of landscaping. (Policies 43 and 58, DSCB)

- 5 **No development shall commence at the site before a construction and environmental management plan has been submitted to and approved in writing by the Local Planning Authority which shall detail methods that all developers, contractors and subcontractors will employ and shall include:**

- **Details of traffic routes and points of access and egress to be used for the construction process,**
- **Measures of controlling dust created by the development**
- **Measures to be used to reduce the impact of noise arising from the noise generating activities on site in accordance with best practice set out in BS:5228:2009 'Noise and vibration control on construction and open sites.**
- **The siting and appearance of the works compounds**
- **Wheel cleaning facilities for construction traffic.**
- **The hours of work**

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

Reason: to safeguard the amenities of adjoining occupiers, to protect the surrounding countryside, and prevent the deposit of materials on the highway.

- 6 **No development shall begin on site until, the applicant has submitted in writing for the approval of the Local Planning Authority a scheme of noise attenuation measures which will ensure that internal noise levels from external air traffic noise sources shall not exceed 35dB LAeq, 07.00-23.00 in any habitable room or 30 dB LAeq, 23.00-07.00 and 45 dB LAmax 23.00-07.00 inside any bedroom. Any works which form part of the scheme approved by the local authority shall be completed and the effectiveness of the scheme shall be demonstrated through validation noise monitoring, with the results reported to the Local Planning Authority in writing, before any permitted dwelling is occupied, unless an alternative period is approved in writing by the authority.**

Reason: To protect human health

- 7 **No development shall commence until the detailed plans and sections of the proposed roads, including gradients and method of surface water disposal have been submitted to, and approved in writing 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.

- 8 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.

- 9 Prior to first occupation of any dwelling hereby permitted the existing footway along the entire highway frontage of the site shall be widened and constructed to accord with the dimension and standard of the recently constructed footway along Lodge Road approaching the site from the East.

Reason: To ensure the provision of an appropriate pedestrian facility in the interests of highway safety and convenience.

- 10 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.

- 11 **No development shall commence until a scheme for the secure and covered parking of cycles on the site (including the internal dimensions of the cycle parking area, stands/brackets to be used and access thereto), calculated at one cycle parking space per bedroom and 2 short stay spaces per unit, has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented for each individual dwelling before that dwelling is first occupied and thereafter retained for this purpose.**

Reason: To ensure the provision of adequate cycle parking to meet the needs of occupiers of the proposed development in the interests of encouraging the use of sustainable modes of transport.

- 12 Before the vehicle accesses onto Lodge Road are 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 that is likely to use them.

- 13 The first floor window in the south facing elevation of the dwelling shown on plan number 16965-1001F as Plot 20 of the development hereby permitted shall be of fixed type and shall be permanently fitted with obscured glass of a type to substantially restrict vision through it at all times. No further windows or other openings shall be formed in the elevation.

Reason: To safeguard the amenities of occupiers of adjoining properties.
(Policy 43, DSCB)

- 14 The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers 16965/1000, 6965/101B, 6965/111C, 6965/104A, 6965/106C, 6965/108C, 6965/110C, 6965/114C, 6965/122C, 6965/121B, 6965/113B, 6965/109B, 6965/107C, 6965/105C, 6965/103B, 6965/100A, 6965/102C, 6965/115A, 6965/123C, 6965/116B, 6965/118D, 6965/119E, 6965/124D, 16965/1001H.

Reason: For the avoidance of doubt.

- 15 No development shall take place until a written scheme of archaeological investigation; that adopts a staged approach and 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 archaeological scheme.

Reason: To record and advance understanding of the heritage assets with archaeological interest which will be avoidably affected as a consequence of the development.

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 applicants 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)
Central Bedfordshire Access Group (www.centralbedsaccessgroup.co.uk)

3. Advice Note 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.

AN2/. The applicant is advised that in order to comply with 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 off site improvements to the footway. Further details can be obtained from the Development Control Group, Development Management Division, Central Bedfordshire Council, Priory House, Monks Walk, Chicksands, Shefford SG17 5TQ.

AN3/. 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.

AN4/. 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

Planning permission has been granted for this proposal. 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 were advised of the following:
 - a. Cranfield Parish Council provided additional comments regarding the revised plan was acceptable, ecology an additional condition for landscaping was requested and archaeology condition was welcomed.
 - b. Amendment to the plan number condition 14 to reflect the revised plan.
 - c. Additional condition for archaeology is condition 15 above.]