

CENTRAL BEDFORDSHIRE COUNCIL

At a meeting of the **DEVELOPMENT MANAGEMENT COMMITTEE** held in Council Chamber, Priory House, Monks Walk, Shefford on Wednesday, 17 December 2014

PRESENT

Cllr K C Matthews (Chairman)

Cllrs	P N Aldis	Cllrs	K M Collins
	M C Blair		Ms C Maudlin
	A D Brown		T Nicols
	Mrs C F Chapman MBE		I Shingler
	Mrs S Clark		J N Young

Apologies for Absence: Cllrs R D Berry
A Shadbolt

Substitutes: Cllrs D Bowater (In place of R D Berry)
R W Johnstone (In place of A Shadbolt)

Members in Attendance: Cllrs Mrs G Clarke
Mrs R J Drinkwater
P A Duckett
Mrs D B Gurney
J G Jamieson
D Jones
D McVicar
B J Spurr
Mrs P E Turner MBE
M A G Versallion
R D Wenham,

Officers in Attendance:	Mr D Ager	Principal Highway Officer
	Miss S Boyd	Senior Planning Officer
	Mr A Bunu	Senior Planning Officer
	Mrs M Clampitt	Committee Services Officer
	Mrs N Darcy	Planning Officer
	Mr A Davie	Development Infrastructure Group Manager
	Mr J Ellis	Planning Manager West
	Mr A Emerton	Managing Solicitor Planning, Property, Highways & Transportation
	Mr D Hale	Planning Manager South
	Mr A Harrison	Principal Planning Officer
	Mrs L Newlands	Principal Planning Officer
	Mr R Preston	Team Leader, Highways Development Management

Ms J Self	Planning Officer
Mrs J Selley	Major Applications Manager
Mrs D Walker	Senior Planning Officer
Miss D Willcox	Planning Officer

DM/14/108. **Chairman's Announcements**

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

The Chairman advised that the order of business in both the morning and afternoon sessions would be varied and considered in the following orders:

Morning: 7, 13, 18, 19, 16, 6 and 12. If there is insufficient time to consider all of the items prior to the 1.20pm lunch break, the remaining items will be considered during the afternoon session.

Afternoon: 16, 6, 11, 12, 9, 8, 17, 14, 10 and 15.

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

DM/14/109. **Minutes**

RESOLVED

that the Minutes of the meeting of the Development Management Committee held on the 19 November 2014 be confirmed and signed by the Chairman as a correct record.

DM/14/110. **Members' Interests**

(a) **Personal Interests:-
Member**

	Item	Nature of Interest	Present or Absent during discussion
Cllr N Young	6	Met with Developers in capacity as Executive Member for Planning	Present
Cllr I Shingler	13	Knows speaker and received correspondence	Present
Cllr K Collins	6 19	Knows speaker Pre-application discussion and knows applicant	Present Present
Cllr K C Matthews Cllr C Maudlin	6 19	Knows speaker Met applicant during official visit as Council Chairman	Present Present
Cllr C F Chapman MBE	7	Marston Vale Trustee	Present
Cllr M Blair	15	Knows applicant	Present
Cllr S Clark	6	Knows speaker	Present
Cllr A D Brown	11	Discussions with the applicant	Present
	6	Knows developer	Present
	8	Knows Robert Lowney	Present

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

	Item	Nature of Interest	Present or Absent during discussion
Cllr C Maudlin	16	Knows land owner and also Paxio solar Ltd	Absent
	9	Applicant is family member	Absent
Cllr S Clark	15	Knows landowner	Absent

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

	Item	Parish/Town Council	Vote Cast
Cllr K Collins	19	Caddington Parish Council	Did not vote
Cllr M Blair	15	Maulden Parish Council	Did not vote

DM/14/111. 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/14/112. Late Sheet

In advance of consideration of the following Planning Applications the Committee received a Late Sheet advising 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 some of the Applications the Committee received representations from members of the public in accordance with the Public Participation Procedure as set out in Annex 3 of Part A4 of the Constitution.

DM/14/113. Planning Application No.CB/14/03520/FULL

RESOLVED

That Planning Application no. CB/14/03520/FULL relating to Site of Former The Gables, Mill Lane, Potton be approved as set out in the Schedule appended to these Minutes.

DM/14/114. Planning Application No.CB/14/01480/FULL

RESOLVED

That Planning Application no. CB/14/01480/FULL relating to the Land adjacent Chalgrave Manor, Luton Road, Toddington be approved, subject to a Section 106 agreement for 25 years being signed with £1k per MW as set out in the Schedule appended to these Minutes.

THE MEETING ADJOURNED AT 12NOON AND RECONVENED AT 12.05PM

DM/14/115. Planning Application No.CB/14/03113/FULL

RESOLVED

That Planning Application no. CB/14/03113/FULL relating to Land North of Leighton road, West of Hawthorn, Leighton Road, Eggington be approved, subject to a Section 106 agreement for 25 years being signed with £1k per MW as set out in the Schedule appended to these Minutes.

DM/14/116. **Planning Application No.CB/14/04064/FULL**

RESOLVED

That Planning Application no. CB/14/04064/FULL relating to Land at Millfield Farm (Phase 2) Millfield Lane, Caddington be approved subject to a Section 106 agreement for 25 years being signed with £1k per MW as set out in the Schedule appended to these Minutes.

THE MEETING ADJOURNED AT 1.20PM AND RECONVENED AT 2.00PM

CLLR R JOHNSTONE HAD LEFT THE MEETING DUE TO BEING UNWELL.

PRIOR TO CONSIDERATION OF ITEM 16 CLLR C MAUDLIN WITHDREW FROM THE COUNCIL CHAMBER

DM/14/117. **Planning Application No.CB/14/03419/FULL**

RESOLVED

That Planning Application no. CB/14/03419/FULL relating to Land North of Clayhill Farm, Greenfield road, Westoning be approved, subject to a Section 106 agreement for 25 years being signed with £1k per MW as set out in the Schedule appended to these Minutes.

PRIOR TO CONSIDERATION OF ITEM 6 CLLR C MAUDLIN RETURNED TO THE COUNCIL CHAMBER

DM/14/118. **Planning Application No.CB/14/02013/FULL**

RESOLVED

That Planning Application no. CB/14/02013/FULL relating to Land Fronting Potton Road, Biggleswade SG18 0EJ be approved as set out in the Schedule appended to these Minutes.

DM/14/119. **Planning Application No.CB/14/04317/FULL**

RESOLVED

That Planning Application no. CB/14/04317/FULL relating to Riveroaks (formerly Silver Lake Farm), Stanford Lane, Clifton, Shefford be approved, subject to site being tied to the family as set out in the Schedule appended to these Minutes.

DM/14/120. **Planning Application No.CB/14/03488/FULL**

RESOLVED

That Planning Application no. CB/14/03488/FULL relating to The Dog and Duck, Parkside Drive, Houghton Regis, Dunstable be approved as set out in the Schedule appended to these Minutes.

THE MEETING ADJOURNED AT 4.00PM AND RECONVENED AT 4.05PM

PRIOR TO CONSIDERATION OF ITEM 9 CLLR C MAUDLIN WITHDREW FROM THE COUNCIL CHAMBER

DM/14/121. **Planning Application No.CB/14/4099/VOC**

RESOLVED

That Planning Application no. CB/14/4099/VOC relating to Ickwell Fields, Ickwell Road, Upper Caldecote, Biggleswade be delegated to the Development Infrastructure Group Manager to approve, as a benefit to the rural economy, as set out in the Schedule appended to these Minutes.

PRIOR TO CONSIDERATION OF ITEM 8 CLLR C MAUDLIN RETURNED TO THE COUNCIL CHAMBER

DM/14/122. **Planning Application No.CB/14/3675/FULL**

RESOLVED

That Planning Application no. CB/14/03675/FULL relating to Poppy Hill Farm, Cambridge Road, Langford be delegated to the Development Infrastructure Group Manager for approval as set out in the Schedule appended to these Minutes.

DM/14/123. **Planning Application No.CB/14/04277/FULL**

RESOLVED

That Planning Application no. CB/14/04277/FULL relating to R/O 1-5 Kingsbury Avenue, Dunstable be approved as set out in the Schedule appended to these Minutes.

DM/14/124. **Planning Application No.CB/14/04056/FULL**

RESOLVED

That Planning Application no. CB/14/04056/FULL relating to 22-38 Croft Green, Dunstable be approved as set out in the Schedule appended to these Minutes.

DM/14/125. **Planning Application No.CB/14/04151/FULL**

RESOLVED

That Planning Application no. CB/14/04151/FULL relating to 3 Rosemary Lane, Lower Stondon, Henlow be delegated to the Development Infrastructure Group Manager for refusal as set out in the Schedule appended to these Minutes.

PRIOR TO CONSIDERATION OF ITEM 15 CLLR S CLARK WITHDREW FROM THE COUNCIL CHAMBER

DM/14/126. **Planning Application No.CB/14/03686/FULL**

RESOLVED

That Planning Application no. CB/14/03686/FULL relating to Land at Former Farris Garden Centre, Clophill Road, Maulden, Bedford be approved as set out in the Schedule appended to these Minutes.

DM/14/127. **Site Inspection Appointment(s)**

RESOLVED

that under the provisions of the Members Planning Code of Good Practice all members and substitutes of the Committee be invited to attend site inspections to be held on Thursday 8 January 2015.

DM/14/128. **Exclusion of the Press and Public**

RESOLVED

that in accordance with Section 100A (4) of the Local Government Act 1972 the public be excluded from the meeting for the following item of business on the grounds that it involves the likely disclosure of exempt information as defined in paragraph 3 of Part I of Schedule 12A of the Act.

DM/14/129. **Urgent item of business**

The Chairman announced that by virtue of the authority vested in him in accordance with Section 100(b)(4)(b) of the Local Government Act 1972, the Chairman agreed to allow an additional item to be considered as a matter of urgency. The item related to the deferment of a Planning Enforcement case recommending further formal action for non compliance with Section 215 Untidy Land Notice. The Committee at the 19 November 2014 meeting deferred the item for one cycle to allow options to be considered. The Development Infrastructure Group Manager requested that the tendering process be revisited and that this process be delegated to the Chairman, Vice-Chairman, Executive Member for Regeneration and the Development Infrastructure Group Manager.

AGREED

that the tendering process be revisited by the Chairman, Vice-chairman, Executive Member for Regeneration and the Development Infrastructure Group Manager.

(Note: The meeting commenced at 10.00 a.m. and concluded at 6.30 p.m.)

Chairman

Dated

LATE SHEET**DEVELOPMENT MANAGEMENT COMMITTEE****17 DECEMBER 2014*****Item 6 (Pages 17-38) – CB/14/02013/FULL – Land fronting Potton Road, Biggleswade.*****Additional Consultation/Publicity Responses**

Email received from 2 Williams Court, Biggleswade on 10 December 2014 stating concerns regarding the two access points onto an already busy road especially the one closest to Edward Peake School and the 2 no. old oak trees to the rear of the site should be retained.

The Highways Officer is satisfied with the safety of the access points and officers can confirm that the 2 no. oak trees are to be retained within the scheme.

Corrections to Report

- Page 23 final paragraph (Section 1 – Principle of Development, 2nd paragraph) – policy corrected from HA4 to HA1

Submission of Additional Information/Surveys

- A Public Art Strategy was submitted shortly after the report deadline, this has been accepted by the Arts Development Officer therefore the relevant condition needs to be updated to reflect this.
- A further Badger Survey was submitted. The Council's Ecologist is now satisfied there is no likely impact on a protected species and hence no need to apply for a licence but they still require the developer to keep a watching brief over the area and ensure any open trenches are covered overnight or have sufficient means of escape. This can be secured by condition.
- Reference is made at the first paragraph of page 25 of the Committee report to the completion date of the Eastern Relief Road. Officers are advised that this is now not likely to be until late May 2015 due to IDB Agreements and site works therefore an amended condition is now recommended below.
The developers would not be satisfied with a complete restriction on the commencement of development prior to the opening of the road and have therefore have agreed to the condition as a way forward. In addition a construction traffic routing plan would be secured through the Section 106 Agreement. The Highways Officer is satisfied with this approach.

Additional/Amended Conditions**Condition 2**

No ground works shall take place on site prior to 1 April 2015 and no construction of any dwellings shall commence until after 1 May 2015. Ground works are defined as site clearance, excavation and site setting out.

Reason: To allow for the opening of the Biggleswade Eastern Relief Road to traffic and thereby ensure the local highway network has adequate capacity to deal with traffic generated as a result of this development. (Policy 25, DSCB)

Condition 9

No development hereby approved shall take place until a Public Art delivery timetable has been submitted to and approved in writing by the Local Planning Authority. The Public Art Strategy shall then be implemented in full as approved in line with the agreed strategy and project timetable prior to the 150th occupation.

Reason: In the interests of promoting local distinctiveness and creating a sense of place. (Policy 43 DSCB)

Condition 14

No occupation of any permitted building shall take place until the following has been submitted to and approved in writing by the Local Planning Authority:

1. Where shown to be necessary by any Phase 2 Desk Study found to be necessary by Condition 13, a Phase 3 detailed remediation scheme 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.
2. 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.

Reason: To protect human health and the environment (Policy 44, DSCB)

Condition 20

The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers 56157-100, 56157-101G, 56157-102B, 56157-103B, 56157-105D, 56157-107B, 56157-110A, 56157-111A, 56157-112A, 56157-113A, 56157-118, 56157-119, 56157-120A, 56157-121B, 56157-122A, 56157-123A, 56157-124A, 56157-125A, 56157-126A, 56157-127A, 56157-128A, 56157-129A, 56157-130A, 56157-131A, 56157-132A, 56157-133A, 56157-134A, 56157-135A, 56157-136A, 56157-137A, 56157-138A, 56157-139B, 56157-140A, 56157-141A, 56157-142A, 56157-143A, 56157-144, 56157-145B, 56157-146A, 56157-150B, 56157-151B, 56157-152A, 56157-153A, 56157-154A, 56157-155B, 56157-160, 56157-161, 56157-162A, 56157-163A, 56157-164, 56157-165, 56157-166, 56157-167, 56157-168A, 56157-169, 56157-170A, 56157-171, 56157-172, 56157-173, 56157-175, 56157-176, 56157-177, 56157-178, 56157-179A, 56157-180, 56157-181, 56157-182, 56157-183, 56157-184, 56157-185, 56157-186, 56157-190, 56157-191A, 56157-192A, 56157-193A, 56157-194A, 56157-195, 56157-196, 56157-197A, 56157-198, 56157-199A, 56157-200A, 56157-201, 56157-202A, 56157-203A, 56157-204A, 56157-205, 097-CMP-01

Reason: To identify the approved plan/s and to avoid doubt.

Additional condition no. 19

No ground clearance works shall take place until a site check has been conducted by an experienced ecologist to ensure no badgers have taken up residence since the last survey was made. The recommendations as set out in the Badger Survey Report by First Environment Consultants Ltd dated 17 October 2014 must be complied with at all times.

Reason: To safeguard and protect any protected species found on site. (Policy 50 DSCB)

Item 7 (Pages 39-62) – CB/14/03520/FULL – Site of Former The Gables, Mill Lane, Potton.

Additional Consultation/Publicity Responses

1. Additional Town Council comment following amended plans:

'No reason to alter objection previously. It has also been advised that the road outside the school is one of the most dangerous in Bedfordshire for road safety. The Committee would also like to add the lack of visibility splay and overdevelopment of the site.'

2. One additional letter received from the occupier of 4 Mill Lane raising the following issues:

- States that the stairwell landing window would not be high-level and should be obscurely glazed and fixed shut.
- Window to bedroom 3 on plot 3 is less than 12 metres from the garden and will overlook the garden and rear windows of 4 Mill Lane. Commented that the rooms are small and the window should be obscurely glazed and fixed shut.
- No gardens achieve minimum garden depth contrary to the design guide.

Additional Comments

None.

Additional/Amended Conditions

Note to applicant on page 61 should read 'Condition 03' instead of 'Condition XX'

Item 8 (Pages 63-76) – CB/14/03675/FULL – Poppy Hill Farm, Cambridge Road, Langford.

Additional Consultation/Publicity Responses

None.

Additional Comments

The Applicant's initial agricultural advisor's comments, the Council's appointed Agricultural Advisor's comments and the Applicant's Agricultural Advisor's response have been attached at Appendix A.

Additional/Amended Reasons

None.

Item 9 (Pages 77-84) – CB/14/04099/VOC – Ickwell Fields, Ickwell Road, Upper Caldecote, Biggleswade.

Additional Consultation/Publicity Responses

None.

Additional Comments

None.

Additional/Amended Reasons

None.

Item 10 (Pages 85-96) – CB/14/04151/FULL – 3 Rosemary Lane, Lower Stondon

Additional Consultation/Publicity Responses

Letter of objection from No 4 Rosemary Lane received 2.12.14 in relation to the revised plans:

We have reviewed the proposed Planning Application for a building extension to 3 Rosemary Lane, including the recently posted amendment made to the Application. This letter supersedes and replaces our original Letters of Objection to this Application, dated 4 and 15 November. The proposed extension, if approved, would rise directly opposite our property.

We object most strongly to the proposed extension for the following reasons all of which would have a serious negative impact upon our property, number 4 Rosemary Lane, whilst some would also have a highly detrimental effect upon the immediate area :

1. **Proximity of the proposed extension**; this would be circa 18 feet from the front wall of our house and the rooms that would be negatively impacted. This would be very close indeed, too close. We have a very small front garden of only 5 feet in width. Rosemary Lane is in effect a footpath, being blocked from use by motor vehicles, and is only 9 feet wide between the front of our house and the small garden plot to be used for this proposed extension.

Our house is a 3 floor building; the height of the proposed extension would be circa 90 per cent of the height of our house. The issues of proposed height and proximity of such an extension would have significant negative impacts upon our house. See Photo 1; this was taken from the 3rd floor of our house and demonstrates these issues very clearly. These lead to the next serious issues.



2. **Loss of Privacy**; we would become grossly overlooked by the proposed extension. Anyone in the proposed extension would be able to look directly into some of our main living rooms. Specifically, this would have a serious negative impact upon our privacy for : our kitchen, our main bedroom and a further bedroom (these rooms would be directly opposite the proposed extension). In addition, our privacy would also be negatively impacted in our lounge, family room, and a hallway.

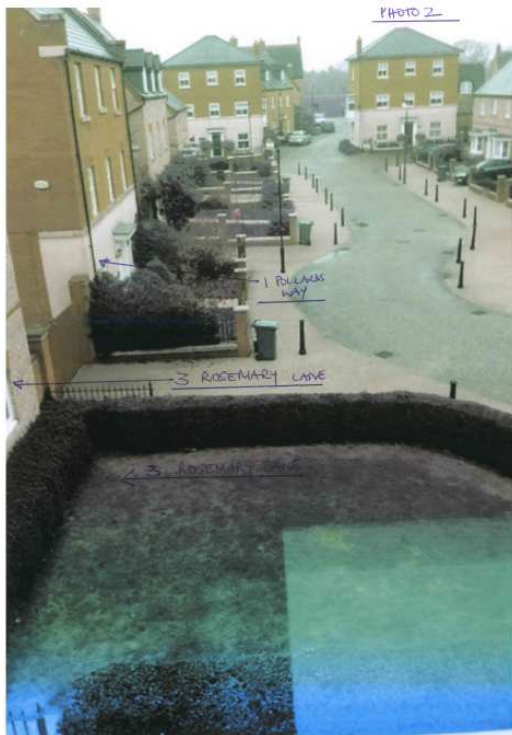
3. **Severe Reduction of Light/Sunlight in the rooms** that would be affected. Our Right of Light would be severely reduced in the above-mentioned rooms, where there is already a light issue. This proposed extension would make light considerably worse, especially given the proximity and height requested. Sunlight would be blocked from entering the above-mentioned key/main rooms in our house.

4. **Total Loss of Sunlight in Rear Garden**. We get sunlight in our rear garden at present. This sunlight would be completely blocked-out just after mid-day, every day all year round, by this extension, given the proximity and height requested. The trajectory of the sun would cause the sun to fall behind the proposed extension.

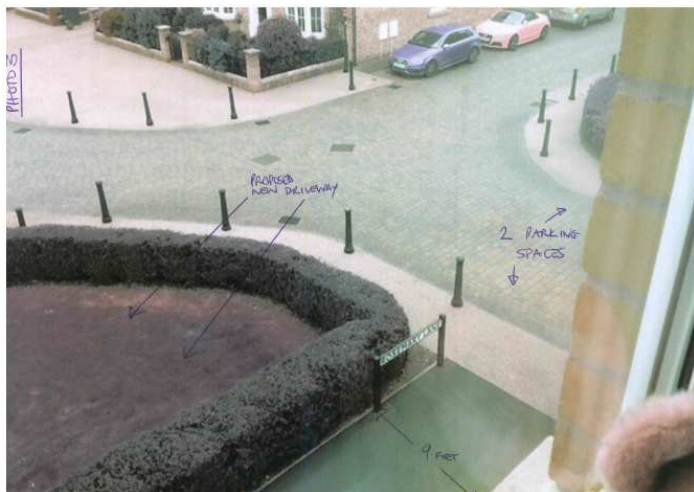
5. **Scale of proposed extension** is large and disproportionate with the existing property, and would be circa 50 per cent of the size of the existing property. The original building plan for numbers 3 and 4 Rosemary Lane took great care not to cause the above 1-4 issues. The extension application makes no mention of potential fencing nor of trees or bushes, the planting of which would reduce our light and sunlight even further.

6. **Proposed extension would change the nature of the current street scene**. We live in a rectangular road area with 4 roads involved and with 4 identical houses at the points of the rectangle. The roads are Rosemary Lane, Pollards Way, Orchard Way and Bluebell Drive: our house is one of these 4 points. The existing properties involved were designed and built in perfect straight lines. If this extension were to

proceed it would destroy this well-planned and balanced symmetry, as well as being an eyesore. See Photo 2, which was taken from 2nd floor of our house.



7. Dangers from Proposed Drive-in/Parking Place. This would create a **new set of dangers (Health & Safety issues)** to the area. See Photo 3 which was taken from our house:



(a) A well-used pavement passes alongside the front garden area owned by number 3 Rosemary Lane. The pavement is used by families walking their young children, and pet dogs; they are protected by bollards which have been placed alongside the pavement, as shown in Photo 3. These bollards would have to be removed to accommodate the proposed drive-way, leaving pedestrians unprotected, thus increasing danger to them.

(b) It would also increase road usage around this area, as the owners of number 3 currently use their more than adequate parking spaces at the rear of their property (they use the existing entrance/exit via Orchard Way). In addition this would cause issues with the turn in Pollards Way towards Bluebell Drive, and with usage of the two existing car park spaces at this end of Rosemary Lane.

(c) The proposed parking space would also cause problems for the residents of 1 Pollards Way with their parking place.

Overall, there are thus dangers that would be caused by such a new parking space in number 3's front garden which would cause Health & Safety issues and increase the likelihood of accidents.

Though we are not planning experts, we are concerned that the plans submitted may not entirely match with the Proposal; this is something that your Department is expert at and would no doubt review.

There would also be a property value switch as a result of such an extension, with number 3 increasing in value whilst our property would decrease in value. Such an extension would also make our house more difficult to sell. We know that you do not normally take property values into consideration, however such a resultant value switch would be wholly iniquitous, so we request that this is also considered in this specific case.

It seems obvious to us that the applicants in their submission have shown a total disregard for, and no consideration whatsoever for either the immediate neighbourhood or their neighbours.

In summary, we believe that all of the items raised, and especially in 1 – 4 above (proximity/height, loss of our privacy, loss of light, loss of sunlight), together with the negative impacts upon the surrounding street scene, provide a very strong case in support of our Objection, and hope that this extension proposal is rejected.

A further e-mail received on 15/12/14 attaching 3 photos and a plan:

Brief Notes

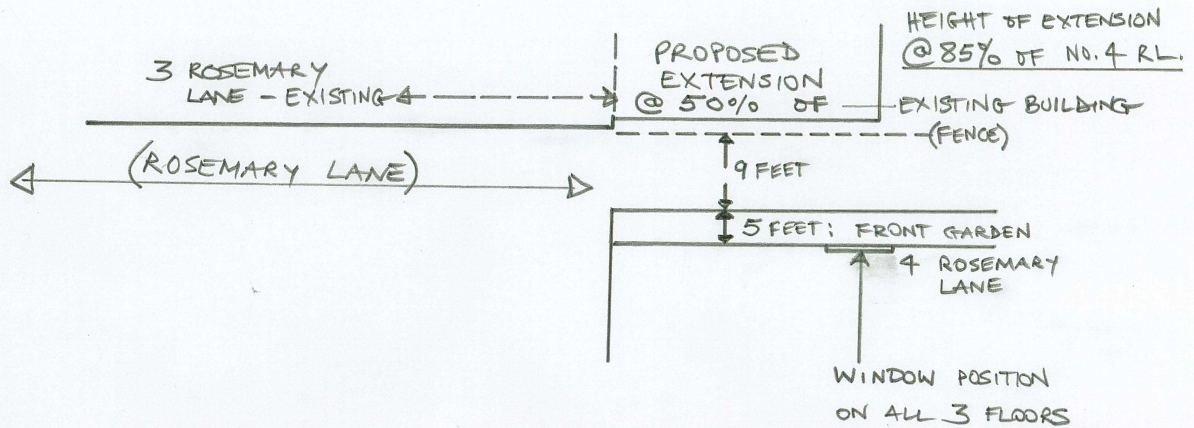
1. Photo "Roof": Taken from 3rd floor of our house (4 Rosemary Lane). The red box added to the photo shows the close proximity of the proposed extension, its huge size, and the extent of overlapping involved.
2. Photo "Garden side": Taken from 2nd floor of our house. The red line across the photo shows the true length of the proposed extension, as opposed to the smaller roped-off area shown.
3. Photo "Garden front": Taken from ground level outside. The two red lines show the full extent of the proposed extension as opposed to the smaller roped-off area shown.

All measurements with the red lines are based upon the dimensions shown in the Planning Application by the applicants. The purpose of submitting these to you is to add clarity.





CB 14/04151 : OVERBEARING IMPACT UPON 4 ROSEMARY LANE.



- PROPOSED EXTENSION :
1. 50% OF SIZE OF EXISTING BUILDING.
 2. 85% OF HEIGHT OF NO. 4 ROSEMARY, THIS WOULD IMPACT ALL 3 FLOORS OF NO. 4.
 3. PROXIMITY : ONLY 14 FEET BETWEEN NO. 4 FRONT WALL (AND WINDOWS) AND PLOT FOR EXTENSION.

Additional Comments

The application was registered on the 24 October the same day the emerging Development Strategy was submitted to the Secretary of State. As such the following policies should also be mentioned.

Central Bedfordshire Council's Emerging Development Strategy 2014

Policy 4	Settlement Hierarchy
Policy 43	High Quality development

Having regard to the National Planning Policy Framework, limited weight is given to the policies contained within the emerging Development Strategy for Central Bedfordshire, which is consistent with the NPPF. The draft Development Strategy was submitted to the Secretary of State on 24th October

Additional/Amended Conditions

No additional or amended conditions.

Item 11 (Pages 97-122) – CB/14/04317/FULL – Riveroaks (formerly Silver Lake Farm), Stanford Lane, Clifton, Shefford.

Additional Consultation/Publicity Responses

At 15th December a 67 further responses from local residents objecting to the application have been received – none raise any issues which have not already been covered in the report.

One letter in support of the application has been received which sets out that “Personally I have no objection to this application. People have to live somewhere. I strongly believe the majority are given a bad name by the minority.”

On 16 December the following additional comments were received:

“In March 2012 the government issued its new planning policy on the provision of caravan sites for Gypsies and Travellers: *Planning policy for traveller sites (‘PPFTS’)*.”

Paragraph 4 of PPFTS explains that the government’s ‘... aims in respect of traveller sites include:

- *that plan-making and decision-taking should protect the Green Belt from inappropriate development*
- *for [LPAs] to have due regard to the protection of local amenity and local environment.’*

I have had great difficulty in ascertaining whether the site in question is regarded as green belt though it certainly should be regarded as such.

Paragraph 6 of PPFTS, 'The assessment of need' details how LPAs should go about compiling an evidence base to support their approach to site provision:

'In assembling the evidence base necessary to support their planning approach [LPAs] should:

(a) pay particular attention to early and effective community engagement with both settled and traveller communities (including discussing travellers' accommodation needs with travellers themselves, their representative bodies and local support groups).

I certainly do not consider that requirements with respect to community engagement have been properly met. We actually had less than 24 hours to respond on this application after we found out about it! As a development that potentially has implications for everyone in the village I would consider that all should have received official notification of it with 21 days to respond! Had I received adequate notice I would have prepared a substantially longer and more detailed submission. Furthermore having subsequently received a letter advising that 'I had the opportunity to address the Committee if I wished' I rang (well within the specified deadline) to request such an opportunity only to receive a call just after 08.00 the following day to the effect that as there were too many such requests mine was denied". I was told that others had organised themselves into groups. I was unaware of any such groups and nor was I advised what these were. My concerns are I suspect rather different to those of any organised groups.

Turning to the application itself Section 13 deals with the Assessment of Flood Risk:

In response to the question "Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck) the applicant has indicated 'NO'.

In actual fact the site is actually bounded on one side by the River Ivel and on the other by the old Ivel Navigation Canal. As such this answer is clearly incorrect. Furthermore it is indicated on the Local Development Framework Map as floodplain. Although there is no public access to the development site I can verify that land in this immediate vicinity does certainly become severely waterlogged at times and river water levels can on occasions be very high with clear potential for more severe flooding. The application claims however that there is no risk of flooding

As indicated in my written response I am seriously concerned about the potential of contamination/ pollution of this water course, already seriously degraded from what it was thirty years ago, though still retaining an interesting and important biodiversity. In recent years there has been temporary traveller roadside settlement c 1km further north on Stanford Lane. On several occasions immediately following such short-term settlement I have personally removed quantities of rubbish including tyres, metal, fabric plastics, glass and two car batteries etc. from the Ivel Navigation and taken these to the tip. Larger items including an old mattress remained there for months prior to removal. A recent visit revealed more large plastic items in the Navigation Canal - at least not hazardous! Whilst I cannot categorically claim that the temporary traveller settlement was the source of this rubbish it was coincidental with respect to time scale. Nonetheless any long term settlement, even at low density so close to the river clearly exacerbates this potential. What considerations have been given to the potential impact on the local environment of this application, in particular the river system and the likely implications for biodiversity?

My initial written communication indicated some particular species of concern including Harvest Mouse, Dragonflies and Damselflies but there are additionally several interesting and scarce species of insects and other invertebrates that have been found along this short stretch (less than 0.5km) of the River Ivel and the Navigation canal. I did offer to provide details but it is no surprise to me that nobody has followed this up. Some of the species found here have been found nowhere else in the County. In addition, as another example, *Theridiosoma gemmosum*, the only member of its family in the UK is well established here. It is a very local wetland species There is just one other known site in Bedfordshire and very few records from surrounding counties, with only a single from Cambs (Chippenham Fen). My offer to provide further information on the biodiversity remains.

As a retired Ecologist for another Local Authority with direct input into development Control including Public Inquiry work, we would certainly have raised concerns about this proposed development.”

Clifton Parish Council

Comments have been received from Clifton Parish Council and are reproduced in full below. An extension of time to 11th December to submit comments was agreed with the Parish Council due to the timing of their meetings. Officer comments on each point have been included in italics.

“At their meeting last night the Parish Council unanimously voted to submit a request to refuse permission for the above planning application. A substantial list of reasons is set out below.

1. There is no substantiated need for an additional Travellers site to those sites already provided in the electoral ward of Arlesey, and adjoining wards of Stotfold and Langford, and Northill.

[There is a general unmet need for Gypsy and Traveller pitch provision in Central Bedfordshire as a whole, this matter is addressed in section 1 of the report.]

2. The site lies outside of any built up area within the open countryside where there is a general presumption against granting of planning permission for new development.

[The report acknowledges that this is the case and deals with this point in various sections, concluding that this is one aspect that weighs against the grant of planning permission.]

3. Central Bedfordshire Council, and its predecessor Mid Bedfordshire District Council, in considering previous applications for development, have always ruled that this site lies outside any settlement envelope and is therefore within the open countryside.

[This point is not disputed and is taken into account in the report.]

4. The current applicant, who has owned the site since 2002, has had a number of applications which included use/provision of residential accommodation refused resting on the above criteria (see reasons 2 and 3 above)

[Central Government has drafted specific legislation and guidance for Local Planning Authorities to use to determine planning applications for Gypsy and Traveller sites. None of the previous applications were for Gypsy and Traveller accommodation, therefore none were judged against the policy framework which is in play in the determination of this application.]

5. The site is adjacent to a reasonably fast road with no footpaths to Clifton, the nearest provider of community related facilities – i.e. – shops, schools and other services highlighted in the application, as needed by the proposed residents of the requested accommodation. Neither are there any suitable hard surface pedestrian direct routes into Shefford.

[This matter is addressed in section 6 of the report.]

6. The Central Bedfordshire Gypsy and Travellers Plan has been withdrawn and any factors included cannot be used as reasons for approving this application.

[The Gypsy and Traveller Local Plan has been withdrawn and the report assesses the proposal against Mid Beds Local Plan policy HO12 which is the relevant adopted policy and also refers to the criteria based policy in the draft Gypsy and Traveller Plan, see sections 4 & 5 of the report.]

7. In light of previous and current consideration of the status of travellers applying for planning permission, (see Planning Resource; also referred to in Wrexham CBC v National Assembly for Wales & Berry (2003), Gypsy & Traveller Law (Second Edition) (Legal Action Group)) the “traveller” status of the applicant, and need for “traveller settled accommodation”, bearing in mind his past and present established residences, has not be proven.

[Planning Policy for Traveller Sites, states in annex A that:

“For the purposes of this planning policy “gypsies and travellers” means: Persons of nomadic habit of life whatever their race or origin, including such persons who on grounds only of their own or their family’s or dependants’ educational or health needs or old age have ceased to travel temporarily or permanently, but excluding members of an organised group of travelling showpeople or circus people travelling together as such.”

This is therefore the definition that needs to be met. It is considered that based on the information provided that the applicant and other proposed occupants meet this definition.]

8. The residential units proposed are permanent dwellings and decisions on previous applications on this site, have established that dwellings are inappropriate in this location, i.e., within the open countryside (see reason 4 above).

[See point 4.]

9. The site for change of use, even in an acceptable and approved area, is a “mobile home” development, of which there is already ample provision in Clifton and Stondon, with vacancies on both sites. (See the Albion Archaeology Heritage Statement reference, in non-technical summary, to the reference to Mrs. Sylvia Porter gathering information in support of a planning application for the development of “mobile home and caravan site at “Silverlake Farm, Stanford Lane, Clifton”).

[The planning application is not for a “mobile home” development but a Gypsy and Traveller site which there is an acknowledged general unmet need for within Central Bedfordshire as a whole and is therefore assessed against the relevant policies for such a proposal.]

10. An application for a mobile home development would again be for new permanent residential accommodation within the open countryside, with insufficient justification to cause a change of decision from that on previous applications.

[See points 4 & 9.]

- 11 The applicant states, in answer to Q24 on the application form, that the site cannot be seen from the road. This reply is questioned taking into consideration the size and construction of the existing entrance gates to the site.

[Question 24 relates to whether the application site can be seen from the road for the purposes of the planning officer making a site visit. Whilst the existing entrance can be seen from the road, it is necessary for officers to enter the site to be able to see the land which is proposed for development.]

12. There is non-compliance with the required visibility standards on the 60 mph road, taking into consideration vehicle movements generated by a traveller’s site.

[The Highways Development Control Officer has raised no objection the proposal, this matter is addressed in section 6 of the report.]

13. Insufficient information has been provided on the construction/provision of necessary facilities to accurately assess the effect of the proposed site on biodiversity.”

[Impact on biodiversity has been addressed in sections 4 & 5 of the report.]

Officer comments

Concerns have been raised regarding the potential impact the proposal would have on health and educational facilities.

Education

The School Organisation Plan 2014 which covers the period 2014 -2019 states:

“The Samuel Whitbread Planning Area includes the towns of Shefford, Arlesey, Stotfold and surrounding villages. Parts of this planning area share a boundary with Hertfordshire County Council which, in previous years, has enabled parental preferences to be expressed and fulfilled outside of Central Bedfordshire.

Hertfordshire no longer has the capacity to provide places for pupils living within Central Bedfordshire, this, combined with the impact of housing development, has led to a significant increase in demand for school places with forecasts now indicating an immediate and sustained need for additional lower school places in Stotfold, with a requirement for additional lower school places in future in Arlesey and new middle and upper school places to be created from September 2017.

There are three middle schools in this area, Etonbury, Henlow and Robert Bloomfield, the forecasts are divided into pyramids to reflect this.

1,097 dwellings are planned for the Samuel Whitbread area over the forecast period including:

- 180 dwellings in Stotfold
- 350 dwellings at the Arlesey Cross development in Arlesey (of a total of approximately 1000 dwellings in total)”

There is clearly a need for additional school places going forward in this area in general and it is not considered that the addition of 2 children who will be in need of school places in the future will place an unacceptable burden on the educational facilities in the area, particularly in light of the proposed resident development within the area that will need to be accommodated.

Healthcare

The websites of Shefford Health centre and The Hawthorns Surgery, Lower Stondon state the following with regard to new patients:

Shefford Health Centre

We have an open list and welcome requests for registration from patients living in the practice area. We accept patients from the following areas: Broom, Campton, Chicksands, Clifton, Clophill, Gravenhurst, Haynes, Henlow, Ireland, Langford, Meppershall, Old Warden, Shefford, Shillington, Stanford and the Stondons.

The Hawthorns Surgery, Lower Stondon

We have an open list and welcome requests for registration from patients living in or moving to the practice area. The practice covers the following villages: Lower and Upper Stondon, Shillington, Meppershall, Gravenhurst, Campton, Clifton, Shefford, Henlow, Langford, Holwell and Pirton.

It is therefore considered that whilst local health provision may be under pressure local surgeries are still taking on patients and therefore the proposed occupiers of the site would be able to access healthcare.

Amended Note to Applicant

Note 1 contained an error and should read:

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 Mid Bedfordshire Local Plan Review (MBLPR), Core Strategy and Development Management Policies (CSDMP) and the emerging Development Strategy for Central Bedfordshire (DSCB).

Item 12 (Pages 123-146) – CB/14/03488/FULL – The Dog and Duck, Parkside Drive, Houghton Regis, Dunstable.

Additional Consultation/Publicity Responses

The Public Protection Officer has responded “No comments”.

Additional Comments

A signed Unilateral Undertaking has been submitted in line with the contributions set out within Section 5 of the report.

A letter has been received from the applicant stating that he hopes that the revisions to the plans has met the concerns of Houghton Regis Town Council and offering any interested parties the opportunity to view the completed development internally, should planning permission be granted. The letter states that, should planning permission be granted, local constructors would be used and the flats would be built to the highest standards and facilities. The letter states that the project would be a great example of a local businessman, who has traded in Houghton Regis for 29 years, bucking the trend of closing pubs and investing for the future of the community.

Additional/Amended Conditions

None

Item 13 (Pages 147-198) – CB/14/01480/FULL – Land adjacent Chalgrave Manor, Luton Road, Toddington.

Additional Consultation/Publicity Responses

Neighbours	
Well Cottage, Featherbed Lane	<ul style="list-style-type: none"> • Unhappy not be able to register to speak due to over-subscription of speakers. Nowhere in the communication does this specify that this is dealt with on a first come first served basis.

	<ul style="list-style-type: none">• As you are aware my property boundary faces the said application site.• What will be the councils policy for future developments like these and also on all commercial and residential properties if you attend to make it compulsory for the installation of solar panels?• At Bookers Cash and Carry in Luton there would be ample space for thousands of panels on that roof. We have huge warehouses all over the country just drive into any town. Milton Keynes for example has Ikea, Costco, John Lewis and Burr drinks company to name but a few have acres of roof space. We are talking of hundreds of thousands of square meters if not millions why do we need to use farm land. Having recently gone down the M4 I noticed a solar park on the southern side of the carriageway which was as ugly as sin. Why these can't be relocated on rooftops is beyond me. This solar farm was not even disguised by trees.• Can you also tell me if you are intending to cover the Chalgrave Manor development with substantially high trees? Evergreen varieties such as Leylandi would be best and planted at least one meter apart and at least 2.5 meters tall from day 1 to disguise it. The deciduous bushes that are planned to be planted I assume will be either hawthorn, blackthorn, hazel, holly or bunanopolis etc. these only grown between 6 – 12 inches a year obviously if they are only 18 inches high when they are put in if the growth rate is only 6 inches a year it would take 17.5 years to get up to the 3 meter height that the developers are suggesting. Even if they grew at 12 inches a year it would take 8 years 9 months to get up to the 3 meter height. Obviously depending on the height of the property viewing this site it may well need to be higher than 3 metres. Whereas Leylandi would disguise it much quicker which is the whole idea of the planting. This is a really strong issue and can be addressed if the council put his forward as a condition.• This communication is entirely without prejudice to Mr Upchurch who is a fine outstanding man to our community and have upmost respect for him.
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Additional information submitted by the applicant's agent

Following discussions regarding the access to the proposed solar farm, in order to establish the visibility splays required from the site access a traffic speed survey has now been completed and a copy of the report prepared by Ron Kelly, the applicant's transport consultant, has been received.

Highways Officer's comments on the speed survey results (Appendix B)

I am content with the findings and indeed I feel that they have been more than generous in rounding up the findings and for completeness and to reduce the mitigation I would suggest the following:-

I would not suggest the 85%ile is rounded up to 50mph but the actual values used to determine the y value:-

43mph-114m

44mph-118m

46mph-127m

49mph-142m

Further I would use a set back distance (x) of 2.4m rather than 4.5m which would greatly reduce the loss of hedgerow.

Item 14 (Pages 199-224) – CB/14/04056/FULL – 22-38 Croft Green, Dunstable.**Additional Consultation/Publicity Responses**

Subsequent to the additional information submitted the Tree and Landscape Officer has made the following comments.

"I refer to my previous comments and the subsequent Arboricultural Statement prepared by CBA Trees, dated November 2014 (Ref. No. CBA10277 v2).

I am satisfied that this document addresses tree protection concerns, and would therefore request that the following conditions are imposed in order to ensure this:-

Implementation of Tree Protection Barriers

Prior to the commencement of development activities, including demolition, all tree protection barriers shall be erected in strict accordance with the "Tree Protection Plan" prepared by CBA Trees (CBA Drawing No.CBA10277.03A TPP), which forms Appendix CB3 of the "Arboricultural Statement" dated November 2014 (Document Ref CBA10277 v2), and shall remain securely in place throughout the course of development.

REASON: To ensure that retained trees are adequately protected throughout the course of development, so as to ensure the long-term good health, stability and amenity value of the retained trees.

Implementation of Arboricultural Method Statement

All arboricultural methodology and operations, as stipulated within the "Arboricultural Statement" dated November 2014 (Document Ref CBA10277 v2), shall be implemented in strict accordance with this document, both at pre-commencement stage and throughout the course of development.

REASON: To ensure a satisfactory standard of tree retention and good Arboricultural practice, so as to secure the long-term health, stability and amenity value of the retained trees.

Detailed Construction Specification of Cellular Confinement "No-Dig" Construction Surfacing

Prior to development, full construction specification details of an appropriate 3-dimensional, cellular confinement system shall be submitted to the Local Planning Authority for approval, to be used for those areas marked as "Sections of No-Dig Construction Surfacing" on the "Tree Protection Plan" prepared by CBA Trees (CBA Drawing No.CBA10277.03A TPP), which forms Appendix CB3 of the "Arboricultural Statement" dated November 2014 (Document Ref CBA10277 v2).

REASON: To provide a specially constructed hard surfacing, within the designated Root Protection Area of retained trees, which shall act a permeable, load suspension layer over the existing soil levels, so as to avoid compaction damage to the rooting medium by vehicle and foot traffic, and physical damage to the roots caused by excavation work, or root asphyxiation caused by the raising of soil levels, so as to ensure the long-term health, stability and amenity value of the root system of the retained trees.

Landscape Planting Scheme

Standard landscape planting condition to be used

Additional and amended conditions

In response to the Tree and Landscape Officers comments and suggested conditions, conditions 3 & 10 will be amended to reflect the Officers comments, condition 13 needs amending to include plans referred to in the proposed new conditions and condition 14 is an additional condition.

Amended conditions to read:

- 3 **No development shall commence, including demolition, until all tree protection barriers have been erected in strict accordance with the "Tree Protection Plan" prepared by CBA Trees (CBA Drawing No.CBA10277.03A TPP), which forms Appendix CB3 of the "Arboricultural Statement" dated November 2014 (Document Ref CBA10277 v2), and shall remain securely in place throughout the course of development.**

REASON: To ensure that retained trees are adequately protected throughout the course of development, so as to ensure the long-term good health, stability and amenity value of the retained trees. (Policy BE8 SBLPR & Policies 43 & 59 DSCB).

- 10 **No development shall commence until, full construction specification details of an appropriate 3-dimensional, cellular confinement system, to be used for those areas marked as "Sections of No-Dig Construction Surfacing" on the "Tree Protection Plan" prepared by CBA Trees (CBA Drawing No.CBA10277.03A TPP), which forms Appendix CB3 of the "Arboricultural Statement" dated November 2014 (Document Ref**

CBA10277 v2) have been submitted to and approved in writing by the Local Planning Authority.

REASON: To provide a specially constructed hard surfacing, within the designated Root Protection Area of retained trees, which shall act a permeable, load suspension layer over the existing soil levels, so as to avoid compaction damage to the rooting medium by vehicle and foot traffic, and physical damage to the roots caused by excavation work, or root asphyxiation caused by the raising of soil levels, so as to ensure the long-term health, stability and amenity value of the root system of the retained trees. (Policy BE8 SBLPR & Policies 43 & 59 DSCB).

- 13 The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers AA5060-2001, AA5060-2002, AA5060-2003, AA5060-2009 rev A, AA5060-2010 rev A, AA5060-2011, AA5060-2012, AA5060-2013, AA5060-2015 & CBA Drawing No.CBA10277.03A TPP.

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

- 14 All arboricultural methodology and operations, as stipulated within the "Arboricultural Statement" dated November 2014 (Document Ref CBA10277 v2), shall be implemented in strict accordance with this document, both at pre-commencement stage and throughout the course of development.

REASON: To ensure a satisfactory standard of tree retention and good Arboricultural practice, so as to secure the long-term health, stability and amenity value of the retained trees. (Policy BE8 SBLPR & Policies 43 & 59 DSCB).

Item 15 (Pages 225-246) – CB/14/03686/FULL – Land at Former Garden Centre, Clophill Road, Maulden, Bedford.

Submission of Additional Information/Surveys

- A Noise Assessment Report has been submitted to the Council which has addressed the areas of concern that the Environmental Health Officer had identified. The comments of the EHO are as following:

“The noise consultant has identified the larger chiller unit of the Dog and Badger as requiring attention because of the significant noise impact of that unit at night when background noise levels are at their lowest. Other noise sources do not operate through the night, or in the case of the smaller chiller unit, which was not operating during the monitoring exercise it was assumed to be either non operational or only operates on extremely infrequent occasions.

With respect to noise from amplified music the noise consultant argues that noise from music played inside and outside the pub will give rise to noise levels at the proposed dwellings well below the noise levels experienced at the existing dwellings. I can find only one noise complaint, received this summer, made in the past 3 years and this complaint was not pursued by the complainant. A similar argument is made in respect of customers using the outdoor space of the pub. The law is very precise in dealing with complaints, if a nuisance exists it must be abated and it does not matter whether a person moves to the nuisance and others have not complained. However the fact that there have been relatively few complaints suggests that the pub does not habitually cause problems.

Confirmation has been received that the bottle bank at the Dog & Badger is collected after 0800hrs on Mondays by Biffa.

The noise consultant concludes that the proposed development is potentially affected by noise from the nearby Dog and Badger. It is proposed to provide acoustic protection in the form of good quality close-boarded fencing to a height of 2.4 metres along the length of the boundary between the development site and the grounds of the Dog and Badger and returning for approximately 9 metres to the west at its southern end.

With respect to the large chiller it is proposed that noise is reduced at source either by means of acoustic treatment or by the replacement of the chiller with a quieter model and/or the relocation of the chiller or the installation of a replacement unit at a location such that off-site noise levels are reduced sufficiently. It is stated that the developer proposes to discuss these options with the pub's management and landlord.

As would be expected the noise consultant made no reference to odour from the kitchen extract, which was one of my original concerns, but neither has any other information been provided by the applicant.

Should you be minded to grant permission I would ask that any permission is subject to the following condition in respect of noise”:

Additional Condition

Condition 7

Prior to the commencement of the development hereby permitted, the applicant shall submit in writing for the approval of the local planning authority a scheme of noise attenuation measures which will ensure that internal noise levels from externally generated sources shall not exceed 35dB LAeq, 0700-2300 in any habitable room or 30dB LAeq, 2300-0700 and 45dB LAmax, 2300-0700 inside any bedroom, and that external noise levels from external sources shall not exceed 55dB LAeq, 1 hour in outdoor amenity areas. 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.

Corrections to Report - The following statement has been included:

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 approval for this proposal. 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.

Item 16 (Pages 247-272) – CB/14/03419/FULL – Land North of Clayhill Farm, Greenfield Road, Westoning.

Additional Consultation/Publicity Responses

Strategic Landscape Officer – has confirmed that the revised landscape plan showing details of planting submitted is acceptable and therefore condition 2 has been amended to include this plan.

Additional Comments

The recommendation should read as follows:

Full Application – Recommended for Approval subject to referral to the Secretary of State.

The applicant has confirmed that he is willing to provide a permissive footpath link along a headland path towards the railway bridge. This will therefore be included in the rights of way proposal.

Additional/Amended Conditions

The conditions have been revised as follows. Condition 4 has been removed as it was a duplicate of condition 10. Therefore, a full list of revised/ re-ordered conditions are shown below:

- 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 The planting and landscaping scheme shown on approved Drawing No 3624_LVIA_007 Rev B dated 3rd December 2014 shall be implemented by the end of the full planting season immediately following the commencement of development (a full planting season shall mean the period from October to March). The approved landscaping 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 with others of a similar size and species.

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

- 3 The development shall be carried out and maintained in accordance with the approved Landscape & Habitat Management Plan dated December 2014 and Ecological Mitigation Strategy dated November 2014.

Reason: To ensure existing or new habitats affected by development are managed effectively over an established period.

- 4 Within 12 months of the completion of the development hereby approved, in the event of any complaint to the Council relating to Glint or Glare from the development, upon notification by the local planning authority, the applicant or operator of the solar farm shall within 28 days submit for approval to the Council details of a scheme of remedial measures to address the concerns raised with details of a timescale for the implementation of the works. The works shall be carried out in accordance with the approved details and timetable.

Reason: To ensure safety of users of the railway.

- 5 Should the solar panels not be used for the production of energy for a continual period of six months, the panels, support structures and associated buildings shall be removed in their entirety and the land shall be restored to its former condition in accordance with a scheme of work submitted to and approved in writing by the Local Planning Authority.

Reason: To prevent the retention of development in the countryside that is not being used for its intended purpose.

- 6 The permission hereby granted shall endure for a period of 25 years from the date when electricity is first generated by the Solar Farm (the 'First Export Date'). Written confirmation of the First Export Date shall be provided to the local planning authority no later than 1 calendar month after the event. Within 6 months, following the completion of the 25 year period, the solar panels, support structures, associated buildings and cabling shall be removed in their entirety and the land shall be restored to its former condition.

Reason: To ensure that the development is decommissioned and to protect the character and appearance of the locality

- 7 Prior to operation the footpath known as Westoning Public Footpath No.1 and Flitton and Greenfield FP17 shall be diverted in accordance with the details submitted. At no time during the construction phase should the footpath be obstructed.

Reason: To ensure that the footpath remains open for all users during and after the construction phase.

- 8 The external finish of the inverter stations and substation shall be RAL 6020 in Matt unless otherwise approved in writing by the Local Planning Authority.

Reason: In the interest of visual amenity and landscape character.

- 9 **No development shall take place until a Construction Traffic Management Plan (CTMP) has been submitted to and approved in writing by the Local Planning Authority. The CTMP shall include proposals for construction traffic routes, the scheduling and timing of movements, any traffic control, signage within the highway inclusive of temporary warning signs, the management of junctions to, and crossing of, the public highway and other public rights of way, details of escorts for abnormal loads, temporary removal and replacement of highway infrastructure and street furniture, the reinstatement of any signs, verges or other items displaced by construction traffic, banksman and escort details. The CTMP shall be implemented in accordance with the approved details for the duration of the construction period.**

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

- 10 **No development shall commence until tracking diagrams have been provided and approved in writing by the Local Planning Authority for a 16.0m length heavy goods vehicle entering and exiting the site, and tracking diagrams of these vehicles passing each other at the passing area located at the junction of the access track. The development shall not be brought into use until the temporary alterations to the junction, the temporary widening of the access and the temporary passing bays have been constructed in accordance with the approved details for the duration of the construction phase only and thereafter shall be returned and reinstated to their original dimensions.**

Reason: To provide adequate and temporary access and passing of vehicles clear of the highway during the construction phase.

- 11 **No development shall commence until details of an additional temporary passing bay located within the site have been submitted to and approved in writing by the local planning authority. The development shall not be brought into use until the additional temporary passing bay has been constructed in accordance with the approved details for the duration of the construction phase only and thereafter shall be removed and the area reinstated.**

Reason: To provide adequate passing and manoeuvring of vehicles along the access.

- 12 The vehicular access shall be surfaced in bituminous or other similar durable material as may be approved in writing by the Local Planning Authority for a distance of 11.0m into the site, measured from the highway boundary, before the premises are occupied. Arrangements shall be made for surface water drainage from the site to be intercepted and disposed of separately so that it does not discharge into the highway.

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

- 13 The turning space for vehicles illustrated on the approved drawing no. 1029-821/A shall be constructed before the development is first brought into use.

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

- 14 The siting of the security cameras shall be carried out in accordance with the details shown on plan numbers; 1029-511 Rev A and 1029-113 Rev H and remain as such for the life of the development unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of visual amenity and landscape character.

- 15 The development hereby approved will not be externally lit except in an emergency. Prior to the operation of the development details of the emergency lighting, including the siting of any lighting columns, shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved scheme.

Reason: In the interest of visual amenity and landscape character.

- 16 The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers Site location; 1029-111-D; 1029-112/T; 1029-113/H; 1029-141/B; 1029-142/A; 1029-144/A; 1029-145/A; 1029-146/B; 1029-147/B; 1029-511/A; 1029-821/A; 14020; TS13-184L\1; TS13-184L\2; 3624_LVIA_007_B; Noise Assessment; Planning Statement; Agricultural Land Classification; Agricultural Statement; Habitat Creation; Landscape and Visual Impact Assessment; Flood Risk Assessment; Solar Photovoltaic Glint and Glare Study; Ecological Appraisal; Landscape & Habitat Management Plan dated December 2014 and Ecological Mitigation Strategy dated November 2014.

Reason: For the avoidance of doubt.

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 no works associated with the construction of the widened 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 contact Central Bedfordshire Council's Highway Help Desk, Tel: 0300 300 8049 quoting the Planning Application number. 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 widened 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.
3. 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, Priory House, Monks Walk, Chicksands, Shefford, SG17 5TQ
4. 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.
5. The applicant is advised that no works associated with the CTMP 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 contact Central Bedfordshire Council's Highway Help Desk, Tel: 0300 300 8049 quoting the Planning Application number. This will enable the necessary consent and procedures under the Highways Act to be implemented.

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 Approval 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.

Item 17 (Pages 273-288) – CB/14/04277/FULL – R/O 1-5 Kingsbury Avenue, Dunstable.

Revised Plan Received

A revised layout has been received to reflect the Highway Comments regarding the extent of the redline. Plan Number WPD-020-13-2D.

Additional Consultation/Publicity Responses

Letter sent of behalf of 1, 3, 7, 9, 11, 13 Kingsbury Gardens & 3, 5 Kingsbury Avenue received 10th December 2014. Please see Appendix C.

Additional Comments

Notwithstanding the points raised, it is considered that the matters are adequately addressed within the Officer's Committee Report.

Amended Conditions

8. The parking bay shown as visitor parking on plan WPD-020-13-2D shall be kept as unassigned parking and in an open condition, fully available for this purpose and no bollard, barrier or similar device or designation signs shall be erected thereon.

Reason: To minimise the potential for on-street parking and thereby safeguard the interest of the safety and convenience of road users.
(Policies BE8 S.B.L.P.R, 27 & 43 D.S.C.B)

10. The turning space for vehicles illustrated on the approved Plan (No WPD-020-13-2D) shall be constructed before the development is first brought into use and thereafter shall be kept clear from all obstruction.

Reason: To enable vehicles to draw off, park and turn outside the highway limits thereby avoiding the reversing of vehicles on to the highway.
(Policies BE8 S.B.L.P.R, 27 & 43 D.S.C.B)

16. The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers WPD-020-13-1, WPD-020-13-2D & WPD-020-13-3.

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

Item 18 (Supplement - Pages 3-52) – CB/14/03113/FULL – Land North of Leighton Road, West of Hawthorn, Leighton Road, Eggington.

Additions/Corrections to the report

Reasons for Recommendation :

(page 5, Line 3) ‘----- and any other harm, including harm to the setting of the heritage assets.’

The Application :

(page 6) ‘seeks planning permission for the construction of a 7.4 MW Solar Farm ---.’

Installation of Photovoltaic panels

(Line 4) ‘ Circa 24,720 -----.’

(Line 12) ‘the estimated output is 7.4MW which would provide approximately 2132 average households with their total electricity needs and avoid approximately 3,638 tonnes ----’

VSCs (page 37)

(Bullet point 3) – ‘-----requirements of 2,132 average homes-----approximately 3,638 tonnes ----.’

Community benefit

(page 44, Line 5) –‘In this respect, the applicant has agreed to sign a Section 106 Agreement consenting to contribute a sum of £1000 per MW of installed capacity (£7,400 per annum) for a 25 year period.

Agent’s further submission

Please note that following a number of discussions with the Landscape Officer and Conservation Officer, Lightsource have amended the scheme. You will note that the revised layout (UK-1611-S100 p15) results in a lesser footprint and a reduction in the number of panels from the originally submitted scheme.

I have set out the main changes below:

1. The revised layout plan shows a reduction in capacity from 7.8MW to 7.4MW which has been due to the fact that there has been an overall reduction in the number of panels, from 29436 to 24720. The revised scheme sees the arrays and fence line pulled away from the southern boundary. Now that the proposals occupy a reduced area there will be more than adequate space to achieve a comprehensive planting scheme along the southern boundary which, in time will ensure that this screen is effective. The provision of planting in the SW corner would help to break up the appearance of the solar farm, would soften the views into the site when leaving the Conservation Area and would also be read as a continuation of the existing planting in the immediate context of the site.
2. The amount of ancillary infrastructure proposed has been slightly reduced. The 4 inverters, 2 transformers and 1 aux transformer, as shown on the original submitted plan has been replaced with 4 transformers and 4 inverters, Drawing

nos C600, C610 and C620 show the measurements of the inverter and transformer and switch gear. The newly proposed inverters and transformers and switchgear amount to a lesser footprint (49.7m²) compared to that initially submitted (56.4m²).

3. The total floor space (ancillary buildings) in the revised design amounts to 101.85 square metres compared to the initially submitted design which comprised a floor space of 131.30 square metres. The revised layout does not include the auxiliary transformer or communications building which had been proposed in the revised layout thereby amounting to the reduction in footprint. .

Additional/Amended documents submitted

- Landscape and Visual Impact Assessment – December 2014
- Biodiversity Management Plan –December 2014
- Construction, Decommissioning and Traffic Management Method Statement – November 2014
- Outline Landscape Proposals - FIG 1.9 UA007283 Issue 06
- Site Sections -101-UA007283 Issue 2

Additional Consultation/Publicity Responses

Landscape Officer

Many thanks for forwarding final landscaping plan.

The additional woodland edge planting to the southern portion of the site is a positive measure.

Fence line / site boundary ' A ' would benefit from inclusion of hedgerow to assist integrating this boundary within the context of the Clipstone Brook Corridor and which will form a future link to the Clipstone Country Park associated with East Leighton Buzzard growth area in coming years.

The woodland area to the western corner of the site has been omitted but I would suggest inclusion of woodland at this location with an extended area of wildflower planting would benefit biodiversity.

With regard to planting specifications:

Please could betula as individual trees be replaced with a different species from the proposed planting palette, eg carpinus. Inclusion of betula in woodland planting mix is appropriate with local character.

Could the planting spacing be described for the woodland edge planting.

Prunus spinosa has a tendency to sucker and encroach on to footpaths – and is prickly – therefore please could prunus be removed from the hedgerow planting mix adjacent to footpaths.

English Heritage

We note that the footprint of the solar panels have been reduced and the proposals for increased screening on the south. The reduced footprint has removed a number of panel rows in the southern third of the solar farm and included new woodland and

wildflower edges, new hedgerow and several new trees along the southern boundary of the site.

The increased screening is welcome and could help to break up the appearance of the solar farm – although we should note that this would be seasonally (and species) dependent and the lifetime of the solar farm versus the growth speed of the trees would also need to be taken into account. The screening from trees has been focused tight along the southern boundary and we would highlight whether increasing the width of the planting might increase any potential benefit. Similarly, we note the addition of trees along the field boundary in the northern portion of the site and would encourage consideration of additional tree planting along the field boundary through the middle of the site; which together could help further break up the ‘block’ appearance of the solar farm.

Whilst we would acknowledge that the amended proposals would reduce the level panels; it would be our view that this would only be a marginal change from the previous proposals in terms of its impact upon the setting of the conservation area. It is clear that the solar arrays would still directly impose upon historic agricultural landscape surrounding Eggington and its conservation area, and would still clearly be visible from within the northeast of the area and when leaving it.

Whilst we would acknowledge that impact upon the setting of the conservation area has been reduced, the amended proposals have not negated or removed the harm from the proposal to the significance of the heritage asset, in terms of NPPF paragraph 132. Whilst we would not in principle object to this solar proposal; we would reiterate our previous advice to Central Bedfordshire Council. The Council, in line with their specialist Conservation advice, must be satisfied that your application has demonstrated clear and convincing justification for this harm, and that the harm is outweighed by the public benefits of the proposal. If a clear and convincing justification for the harm is not found, we would recommend the Council refuse the application.

Additional/Amended Conditions/Reasons

Condition 9

(page 47) ‘-----Biodiversity Management Plan ----- dated December 2014.’

Condition 22

UK-1611-S100 P15, MFE_02, 101-UA007283 Issue 2, FIG 1.9 UA007283 Issue 06, TYP_P_E, CSR_01, DNO_01, SB_01, UK Hullavington C600 Inverter details , UK Hullavington C620 Transformer details , CCTV_01 , UK-Hullavington-C610-Building-MV- Details, L332/1 Rev. B, L332/2 Rev. A, & CBC/001(DEER FENCE).

Item 19 (Supplement – Pages 53-88) – CB/14/04064/FULL – Land at Millfield Farm (Phase 2), Millfield Lane, Caddington.

Additional Consultation/Publicity Responses

Caddington Parish Council

Supports the application subject to sufficient screening and consideration of the Conservation Area for which we defer to the judgment of the officer dealing. (Officer Note : Site is within the AONB and not Conservation Area)

Neighbour Comments

Millfield House :

1 How will access to the site happen Millfield Lane is already full of pot holes / road damage after the previous site was built this has not been addressed.

2 Will access to the site in anyway impact my property and access to it, there has been many large vehicles up and down the lane for weeks.

3 Has the implications for my property being the closest to the site been properly considered, what will the financial impact on my property value be

4 We did not get a direct note around consultation given our proximity surely we should have been engaged. (Officer Note : Consultation letter was sent On the 22nd October 2014)

5 Has there been a proper assessment of the impact of so many solar panels being erected close to my property from a health and safety perspective . The previous site was much further away this is a lot closer.

6 We will shortly be surrounded by Solar panel farms , when we first moved to this property there was talk of a much smaller area being designated for a farm, this has now been dramatically extended significantly beyond the original concept , and now only a few yards from our property.

7 We live next door to a business park , we only found out last year whilst having a new sewage unit installed that we have extremely high voltage power lines running across our property again purely to service the business park.

8 There is yet another business park being built at the end of our lane again a short distance from our property .

In short we are now surrounded by non-green belt land that continues to have material building works. There can be no other conclusion that our land has now become isolated and therefore should be redefined ensuring that there is consistency of treatment for us all.

I would say I'm not at this stage objecting to the development but I would like clarity around the implications for me and my family on a number of fronts.

Public Rights of Way Officer

The amended plan seems acceptable from the public right of way point of view. It says 9 metres as the hedge itself is to be 2 metres wide. I do notice Prunus spinosa though and we have asked for this to be left out in the past.

Highways Officer

The speed survey results look alright.

Additional Documents/ Information

Agricultural land Classification Report

Letter dated 11th December 2014 by Reading Agricultural Consultants.

Appraisal of Landscape and Visual Effects – December 2014

Cross -sectional Drawing –December 2014

Speed Survey Results –December 2014

Additions/Corrections to the report

Page 56

The estimated output is 4.99MW which would provide approximately 1,300 average households with their total electricity needs and avoid 3,200 tonnes per annum of CO² emissions.

Additional Condition

Development shall not commence until construction details of the proposed access, including details of materials and gates to be installed have been submitted to and approved by the Local Planning Authority.

**Reason: In the interest of preserving the visual amenities of the AONB.
(Policies BE8, SBLPR and 43, 50 & 58, DSCB)**

Amended Conditions

Condition Number 16 to read:

CBC/001, BNL.0617_06-6, CBC/002, CBC/003, BNL.0617_06-E, TS14-278W1, BNL.0617_01-A, BNL.0617_02-A, BNL.0617_03-A, BNL.0617_04-A, BNL.0617_07-A, BNL.0617_10-A, SCP/14920/F01 Rev. A and SCP/14920/F02 Rev. A.

APPENDIX A – Item 8 (Pages 63-76) – CB/14/03675/FULL – Poppy Hill Farm, Cambridge Road, Langford.

Comments from Agricultural Advisor's on behalf of applicant and Council.

Comments from Applicant's Agricultural Advisor

14/03675

16 SEP 2014

AGRICULTURAL APPRAISAL

Prepared for:

Mr T. W. & Mrs L Simpson
of
Simpson & Sons

Planning Application to Central Bedfordshire Council
for a temporary Agricultural Workers Dwelling

At

Poppy Hill Farm, Langford Bedfordshire
SG18 9PL

30 SEP 2014

September 2014

Prepared By:
Alexanders
Acre House
70c High Street
Huntingdon, Cambs
PE29 3DJ

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1	Location Plan
2	Land Holding Plan
3	Poppy Hill Farm Photos
4	Temporary Dwelling & Farm Yard Plan
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1.0 Introduction

This appraisal has been prepared for Mr T. W. & Mrs L Simpson of Simpson & Sons, for a Planning Application to Central Bedfordshire Council for a temporary agricultural workers dwelling at Poppy Hill Farm, Langford.

This appraisal shall assess the need for the temporary agricultural workers dwelling, at Poppy Hill Farm to support the existing farming enterprise. The proposed temporary dwelling will be occupied by, Mr T. W. & Mrs L Simpson and their two sons.

2.0 Location & Description

Poppy Hill Farm is located off Cambridge Road, Langford, having been established in its current location by the applicant approximately 4 years ago. (See Appendix 1 location plan)

Poppy Hill Farm is the main farming base for Simpson & Sons. The business extends to 305 Acres (123.43 Hectares) and operates a mixed arable and livestock holding.

2.1 Land

The land at Poppy Hill Farm is utilised for arable and livestock farming purposes being predominantly Grade 2 land according to the Agricultural Land Classification Maps. The farm is registered under the Single Payment Scheme (SPS) and is a recognised agricultural holding.

The arable operations extend to some 225 Acres (91.05 Hectares) with land located at Poppy Hill Farm & Balls Farm Langford, Edworth Road and Bleak Hall, Biggleswade as detailed on the attached land holding Plan (Appendix 2).

The grassland enterprise currently extends to approximately 80 Acres (32.38 Hectares) and is principally located at Poppy Hill Farm (owned by Simpson & Sons) further grassland is rented within Langford and is used for grazing and hay making purposes.

Approximately 160 acres (64.75 Hectares) is owned by Simpson and Sons, with a further 145 acres (58.68 Hectares) occupied under contracting farming arrangements and a Council, Farm Business Tenancy.

The main farm premises are at Poppy Hill Farm, all livestock, arable produce and machinery are located at Poppy Hill Farm. The farming enterprise is actively seeking additional land to purchase and rent in order to grow the holding.

2.2 Cropping & Livestock

The arable enterprise currently grows combinable winter & spring cereal crops (winter milling & spring malting barley) using a plough based cultivation system. All straw is baled to provide bedding for the livestock system any additional straw is sold. The farm has grown considerably within the last 4 years.

The grassland enterprise occupies an area of 80 acres (32.38 Hectares) and is split between permanent pasture and 5 year leys that provide silage, hay and grazing.

The land is grazed during the late spring summer months and maintained during the winter, with harrowing and muck spreading taking place.

The farm has some 14 pedigree Angus breeding cows, all currently in calf, 11 followers all of which will be kept on, two pedigree in calf Hereford cows with two calves at foot and together with a pedigree Hereford bull. Approximately £30,000 has been invested in new cattle and a pedigree bull in the last 18 months.

The applicant is currently expanding the herd and it is the intention to retain any heifers to grow the herd with steers being sold on. The applicant is seeking a 50 cow breeding herd.

Cattle calve from March through to November with all cattle calving at Poppy Hill Farm, after calving cattle remain in the buildings until early spring, when they are turned out to grass with followers at foot. Once the calves/followers are old enough they shall be weaned in the buildings at Poppy Hill Farm and overwintered before being finished on the grass at Poppy Hill Farm.

Since the withdrawn application Mr Simpson has increased his cattle enterprise, to include Hereford cattle as indicated in our earlier assessment, clearly demonstrating the commitment to the farming business.

The applicant currently has 3 breeding sows with 9 piglets. The pigs are housed at Poppy Hill Farm and the applicant wishes to expand the pig enterprise going forward.

The applicant also produces free range eggs from approximately 160 chickens currently on site at Poppy Hill Farm; these are currently kept within a grass paddock adjoining the access road and farm yard. Other livestock includes approximately 30 duck and 11 geese.

Since our earlier appraisal the applicant has 4 breeding ewes and is intending to expand their flock as the farm continues to grow.

2.3 Property & Buildings

Photographs of the farm yard and buildings at Poppy Hill Farm are shown within **Appendix 3**

The buildings comprise a modern range of steel portal framed buildings including:

- 3 bay steel portal framed modern grain store, with concrete grain walling sections 90ft x 60ft with leanto for machinery storage.
- 3 bay steel portal framed open fronted cattle building
- 2 bay steel portal framed open fronted cattle shed/shelter with Yorkshire boarding
- 5 bay steel portal framed open fronted building for fertiliser, straw and machinery store.
- 6 bay steel portal framed cow and calving building.
- 2 bay steel portal framed feed store.

The farmyard benefits from a hard surfaced yard with purpose built areas for storage of silage bales and machinery.

All commodities, livestock, machinery and equipment are stored at Poppy Hill farm.

The applicant currently lives at Bleakhall approximately 5 miles by road (10 minute drive) from Poppy Hill Farm, which is currently rented under a short term Farm Business Tenancy, from the Council. A round trip is approximately 8 miles and can take up to 20 minutes. Given the short term nature of the applicants Tenancy they have little security as the dwelling could be taken back or sold at short notice.

Bleakhall is a rented farm with a small range of farm buildings, none of which are suitable to modern farming and the requirements of the applicant.

2.4 Machinery

Principle machinery on the holding is modern and includes, a Combine, 3 Tractors, JCB Forklift, farm vehicle, range of trailers, arable equipment and grassland equipment, together with specialist livestock equipment, grain store equipment and workshop equipment.

All machinery is bought back to Poppy Hill Farm every day with the exception of the combine during harvest which dependant upon the weather conditions may be parked in a field overnight.

3.0 Business Structure

The farm is operated as Simpson and Sons with Mr Tony & Mrs Linda Simpson being the business partners. The farm employs Mr Simpson, together with part time help during the busy winter and summer periods from his two sons and a local resident. Mrs Simpson also assists on the farm and undertakes all farm paperwork and associated administration.

Mr Simpson has been involved in agriculture since a young age and has a good range of agricultural knowledge & experience. The proposed dwelling is for Mr Simpson (aged 48) his wife and two sons.

Mr Simpson established the business in 2009 and has seen it grow to its current level of production and efficiency.

4.0 The Proposed Development

The proposed development is for a temporary agricultural workers dwelling for Mr T. Simpson, his wife and their two sons at Poppy Hill Farm. The proposed temporary agricultural workers dwelling shall be a single storey building with horizontal timber cladding.

The temporary dwelling will provide a total floor area of approximately 140.sq m, and is approximately 20m in length by 7m in width.

The location of the temporary dwelling has been considered and is proposed to be located adjoining the existing farm yard complex within sight and sound of the applicants livestock, as shown on the site plan within **Appendix 4**.

5.0 Planning History

The undernoted planning history has occurred at Poppy Hill Farm:

- CB/14/00146/FULL – Erection of 2 Farm Buildings as storage/feed building and cattle shed/calving unit (Granted)
- CB/13/03591/FULL – Siting of Mobile Home on Existing Farm (Withdrawn)
- CB/13/02293/FULL – Siting of Mobile Home on Existing Farm (Withdrawn)
- CB/12/00818/FULL – Erection of 3 farm buildings for storage, hay and cattle (Granted)
- CB/11/03437/FULL – Erection of conventional portal framed agricultural building to store machinery and grain (Granted)

5.1 Central Bedfordshire Council – Core Strategy & Development Management Policy

The above policies recognise the need for agricultural workers dwellings within the district, detailing that any application must satisfy the criteria detailed within National Guidance, currently contained within the National Planning Policy Framework and the former Planning Policy Statement 7 as detailed below in 5.2 & 5.3 below.

5.2 National Planning Policy Framework

The guidance set out within the above policy document, recognises that sustainable development should be the golden thread within the local authorities' decision taking. It is considered that matters such as reduced need to travel, social, economic and environmental benefits created through the proposed development meet the objectives of this document.

Paragraph 28 supports and encourages the development of rural businesses. The provision of a temporary agricultural workers dwelling would allow the business to become more sustainable and grow. Furthermore it is stated that authorities should “*support the sustainable growth of rural business*”. There is an established need for more than one worker to work on the holding and the introduction of a temporary agricultural workers dwelling would allow the existing business to be more sustainable and provide for future growth.

Paragraph 55 recognises the need to promote sustainable development in rural areas and recognises that new homes in the countryside should only be permitted where there is an essential need for a rural worker to live permanently at or near their place of work in the countryside. It is considered that based on the function information provided there is an essential need for the applicant to live on site to tend to the needs of the farm.

5.3 Planning Policy Statement 7 Sustainable Development in the Rural Areas (2004)

Using the assessment criteria contained with the revoked Planning Policy Statement 7 Sustainable Development in the Rural Areas (2004) the proposed development is considered to accord with the objectives set out within PPS 7 and specifically considers the requirements of Annex A.

Paragraph 1 recognises there will be some cases where the nature and demands of the work concerned make it essential for one or more people engaged in the enterprise to live at or very close to, the site of their work.

In considering the proposed application, Paragraph 3 has been considered in accordance with the undernoted requirements:

- There is a clearly established existing functional need. – *See 6.0 Below*
- The need relates to a full time worker, one who is primarily employed in agriculture and does not relate to any part time requirements. – *See 6.0 Below*
- The unit and agricultural activity concerned have been established for at least three years and have been profitable for at least one of them and are currently financially sound and have clear prospect of remaining so. – *See 7.0 Below*
- The functional need cannot be fulfilled by another existing dwelling on the unit, or any other accommodation in the area which is available and suitable for occupation by the workers concerned. – *See 8.0 Below*
- Other planning requirements in relation to access or impact on the countryside are satisfied.

Paragraph 6 recognises that protection of livestock and animal welfare grounds should also be considered when assessing the functional requirements of the holding and further details of animal protection incidents and welfare are detailed within section 9.1 below.

5.4 Localism Act

The Localism Act promotes the rural economy and the sustainable development of rural businesses, giving considerable support for the growth and expansion of rural economies and businesses at a local level.

The introduction of a temporary agricultural workers dwelling at Poppy Hill Farm would fulfil the essential need/requirements of the holding whilst allowing for future growth of the business.

6.0 Assessment of Need for a Temporary Agricultural Dwelling at Poppy Hill Farm

- 6.1 In accordance with the criteria detailed below it is considered the applicant has a genuine and essential need to reside at Poppy Hill Farm.
- 6.2 A temporary agricultural worker's dwelling based on the existing enterprise is justified. The functional need has been assessed in accordance with the criteria detailed in Annex A of PPS 7 and is set out below.
- 6.3 The functional need as detailed within PPS 7 Annex A is fully satisfied as there is a recognised need for in excess of 1 full time worker on the farm using a Standard Man Day calculation.

The Standard Man Day calculation is an established method of estimating labour requirements; the calculation requires a single worker to provide 275 standard man days.

It is considered there is a need to have a 24 hours presence on site, in order to fully undertake the necessary security and management requirements of the 305 acre arable holding including the welfare of the breeding cattle, pigs and poultry. The applicant has been farming as Simpson and Sons since March 2009.

- 6.4 The applicant often spends late nights at Poppy Hill farm dealing with both the arable and livestock enterprises, during calving the applicant can spend all night at the farm.
- 6.5 Detailed below are the typical daily routines for winter and summer for Mr T. Simpson:

Table 1 – Winter Typical Day - Mr T. Simpson

6.00am	Leave house & travel to Poppy Hill Farm
6.20am	Inspect cattle, and feed with silage, check pigs and chickens, feed and collect eggs.
8.30am	Breakfast
9.00am	Complete office work, address deliveries, collections
10.00am	Check Cattle
11.00am	Milling Corn, concentrates for cattle feed, collecting straw for bedding, fence repairs, maintenance. Fertilising, spraying of arable crops
12.30pm	Check Cattle
1.30pm	Lunch
2.00pm	Muck out cattle yards, bedding down, maintenance, fertilising, spraying of arable crops.
5.30pm	Check and Feed cattle, deliver eggs.
7.00pm	Arrive home

Out of normal working hours Mr T. Simpson attends the Farm during calving and the winter months work outside the above hours as detailed below.

- 9pm – Cattle Checks for wellbeing and calving
- 11pm – Cattle Checks for wellbeing and calving
- 11pm – 6am Calving with many calving activities happening during the night time period.
- The applicant is attending many incidents at Poppy Hill Farm throughout the night and this will increase as the herd expands. Mr Simpson has as the journey time from his current residence at Bleakhall of 10 minutes, and in some cases longer if he has to de-ice his vehicle before travelling.

Table 2 – Summer Typical Day - Mr T. Simpson

6.00am	Leave house
6.20am	Inspect cattle in fields and addressing any problems. Check and feed pigs & chickens. Collect eggs.
8.30am	Breakfast
9.00am	Addressing office paper, work, update cattle and cropping records etc.
10.00am	Servicing machinery, unloading deliveries etc.
11.00am	Start combining, baling or cultivations
4.00pm	Check Cattle, deliver eggs
11.00pm	Finish combining, baling, cultivating etc
11.30pm	Arrive home

During the summer months the drying of corn, combining and cultivations can often take place throughout the night and this requires Mr T. Simpson to be onsite beyond normal working hours, the applicant regularly checks stock turned out to grass in the early morning day time, later evening and night.

Following the increasing theft of machinery and following a number of incidents all machinery is now bought back to Poppy Hill Farm each day, with the exception of the Combine during the harvest season which is sometimes left in the field due to its size. The farm has suffered a number of break-ins as detailed within section 9.1.1 below.

7.0 Financial Assessment

Details of the financial accounts have been supplied by Simpson and Sons and their accountants McMorran Accountancy. Having reviewed the accounts they confirm that since the business was established in 2010 the business made a profit in 2011, 2012 a loss in 2013 and a profit in 2014.

The applicant has invested heavily in the farming enterprise using their own resources and in recent year's income generated by the farming business.

Investment in new machinery is essential and the farming enterprise owns a modern range of farming equipment and machinery having invested approximately £420,000 over the last 4 years, with a further £30,000 invested in livestock, clearly demonstrating the applicant's commitment to increased efficiency and investment in the holdings future.

McMorran Accountancy has confirmed that the business is financially sound with the ability to remain so. This has been confirmed in their supporting letter (**Appendix 6**) which states "*the farm continues to grow profitably, sales are up 9% on 2013 and profit healthy*".

8.0 Availability of Local Housing

Poppy Hill Farm is located adjoining the village of Langford. At the present time there are 11 properties for sale within Langford. Having reviewed the available properties the closest dwelling is off Cambridge Road. **Appendix 5** details a plan of the available dwellings.

Having reviewed the available housing within Langford, all properties are located within a built up, residential areas and the location of such dwellings are not within site and sound of the applicants farmyard, the applicant needs to hear if cattle and livestock are distressed, and have immediate access to services, attend to incidents urgently and in the shortest amount of time possible.

9.0 Reason for Proposal

There is a justified need for in excess of one full time worker to be employed on the holding and there is an established need for the applicant to live on site, within sight and sound of the animals and farm yard as most of the work is outside of normal working hours.

The farming business has established well and the applicant is actively farming, investing and expanding in the business, which meets the criteria of both National and Local planning polices for supporting rural based businesses.

This is a family run business and the introduction of a temporary agricultural workers dwelling will allow the business to prove it is sustainable and viable, whilst operating

with greater efficiency providing for the future and ensuring the animals receive a greater level of health and wellbeing.

The applicant has no secure dwelling available to them and the proposed temporary agricultural workers dwelling will enable the applicant to grow and operate their business.

9.1 Security & Animal Welfare

9.1.1 Security

Poppy Hill Farm has been subject to a number of break-ins, theft and emergencies over the last 4 years and these have been detailed below:

- May 2011 – Damage to Buildings (Crime Ref URN NO73)
- 2012 Damage to farm buildings, attempted fire & injury to livestock (JD36473 2012)
- 2013 – Break in to buildings – (JD18327 2013)
- 2014 – Theft of poultry
- Regular youth problems & Fly tipping

Given the recent break-ins over recent years the location of the proposed development would allow greater supervision of the holding and a greater presence on site. The total value of items stolen within the above period is in the region of £5,000 with the applicant having invested approximately a further £5,000 in additional fencing and a security gate.

Over recent years and particularly within the last 12 months rural areas have seen a significant increase in rural crime, with theft of livestock now receiving national coverage. The applicant has within the last 12 months experienced theft of poultry from Poppy Hill Farm and other attempted break-ins.

The applicant is unable to store any diesel fuels, oils or tools on site at present without an onsite presence they believe these would be stolen.

9.1.2 Animal Welfare

During the normal working year there are a number of additional livestock emergencies as detailed below, which require additional supervision and management and support the need for a dwelling on site.

- Milk Fever – This is a low calcium deficiency and cows need immediate attention and unbroken supervision and if not addressed can lead to death and often requires two or more people to undertake this supervision.
- Grass Stagers – This is a magnesium deficiency and again the cows need immediate attention and unbroken supervision.

- Bad calving – in this case additional assistance is always required and often requires two or more people to attend and in some cases also requires assistance from a qualified vet.
- Calf feeding - A selection of cattle choose not feed their new born calves and as a result some have to be tube fed immediately and every two hours until strong enough to be bottle fed which has to be undertaken at regular intervals and often requires additional labour to help.
- Water supply repairs – Cattle drink on average 30 litres of water per head per day, livestock regularly break fittings and fittings have to be regularly maintained during winter months to prevent freezing, both of which can have a direct impact on animal welfare.
- Missing Cattle – This occurs when the cattle are turned out to grazing and requires immediate search and normally rescue.
- Cattle getting out – if gates are left open cattle often escape and involves two or more people to safely round up the cattle.

The above information clearly confirms that there is an established and essential need for a temporary agricultural workers dwelling at Poppy Hill Farm, to ensure the efficient operation of the farm, with Mr T Simpson needing to be available on site day and night in the interests of animal welfare, security and efficient management of the farm.

Within the previous submission the external consultant referred to the use of CCTV for inspecting animals. Advice has been sought from the applicant's vet who has advised that CCTV will not alert any unusual sounds or distress noises, cannot cover all areas and difficult to see when animals are in distress. The use of such a system will not cover the surrounding grass land and cannot be used for close up inspections.

During the last month the pigs on the farm have farrowed and the applicant despite attending throughout the night was unable to prevent over 50% of the piglets dying. If the applicant was able to reside on site this would not have happened.

9.1.3 Additional functional needs

During calving difficulties can occur and problems with trapped animals and mucus to the airways can be encountered and if not attended to immediately can result in the death of a calf. Many calvings happen during the night and on many occasions more than one cow will be calving requiring a minimum of two people on site at all times.

Calving problems can affect welfare through weakness and stress if not attended to immediately. If a cow is left unattended it will strain until exhausted and could eventually die, with the number of cattle on the holding a single worker is unable to attend to all calving cattle and if there is a complication it often requires two or more people.

In the time it can take Mr T Simpson to travel from his current residence at Bleakhall to Poppy Hill Farm the animal's welfare could be compromised, factors such as de-icing the car and road conditions during the winter months all impact on the time it takes travelling to the farm. These factors can make the difference between an animal living or dying.

The profitability and efficiency of the livestock unit can be compromised if stock and buildings are not well managed.

10.0 Supporting Letters

In support of the proposed application the letters from McMorran Accountancy, Royston Veterinary Clinic and the National Farmers Union have been provided and are considered relevant to this application. Full copies of the letters are contained within **Appendix 6**.

11.0 Conclusion

Having examined the current farming enterprise that there is an essential requirement for at least one full time worker on the holding and there is clear evidence that whilst the business is young it is operating on a clear and sound financial basis.

Further support for the proposal is recognised by Royston Veterinary Clinic and the National Farmers Union.

Having considered other accommodation within the surrounding area it is considered that the functional need could not be fulfilled by another dwelling within Langford or the surrounding area.

It takes the applicant on average 10 minutes to get to Poppy Hill Farm travelling from their current residence at Bleakhall. In the time it takes to get to Poppy Hill Farm the animals' welfare could be compromised, factors such as de-icing the car and road conditions during the winter months will increase the time it takes travelling to Poppy Hill Farm.

The location of the dwelling has been carefully considered and has been located to allow access from the existing farm access road and to take advantage of the natural screening, whilst remaining within site and sound of the farm yard complex. It is considered that the proposed location and access shown have satisfied the requirements in this respect.

The criteria for establishing an agricultural workers dwelling as detailed within PPS 7 annex A, is considered to be fully satisfied, as there is clearly an established and growing business that requires in excess of one full time worker to reside on site for 24 hours a

day under the Functional tests, this is further demonstrated in the need to attend to many night time incidents that require two or more members of staff to be present outside normal working hours.

From the financial information supplied by McMorran Accountancy it is evident that the business has been established for at least 4 years, having been profitable for at least one of them, is a financially sound business and has the prospect of remaining so. It is further advised that the costs of undertaking the proposed development can be met by Mr T and Mrs L Simpson.

The proposed development will provide a sustainable future for younger generations coming into the farming business whilst meeting an essential need.

The applicant is an established farming business seeking consent for a temporary mobile home for a period of 3 years to be occupied by the applicant as an agricultural worker. There are no other suitable dwellings available to the applicant and the rented property they currently live in provides little security, which furthermore is not within sight and sound of Poppy Hill Farm.

Planning Policy recognises that agriculture is an important part of rural life and brings many benefits to rural areas.

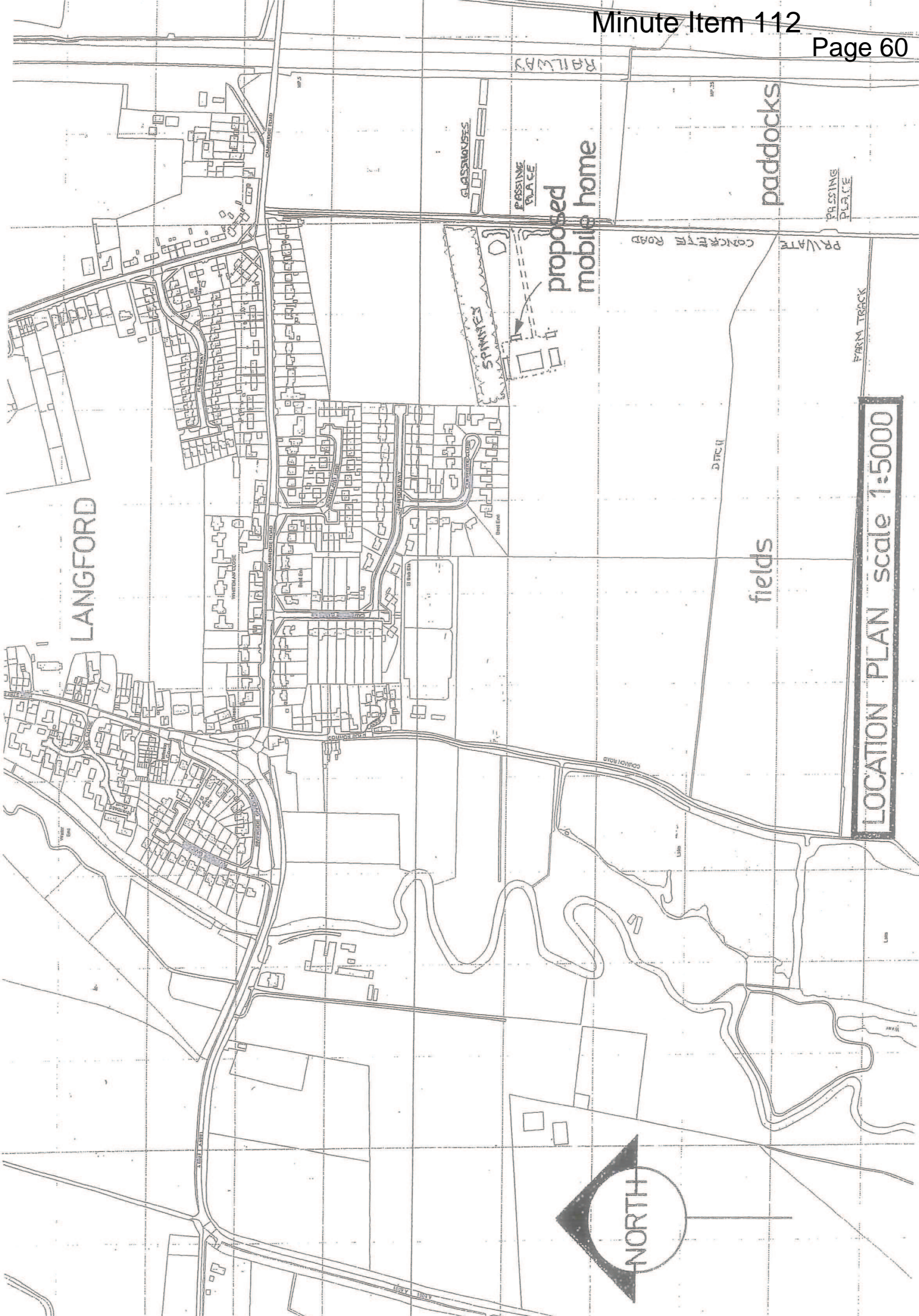
This report has demonstrated that there is an essential need for Mr T Simpson to live on site at Poppy Hill Farm in the interests of animal welfare and the farming business.

.....
James Bailey MRICS, MBIAC, MARLA

September 2014

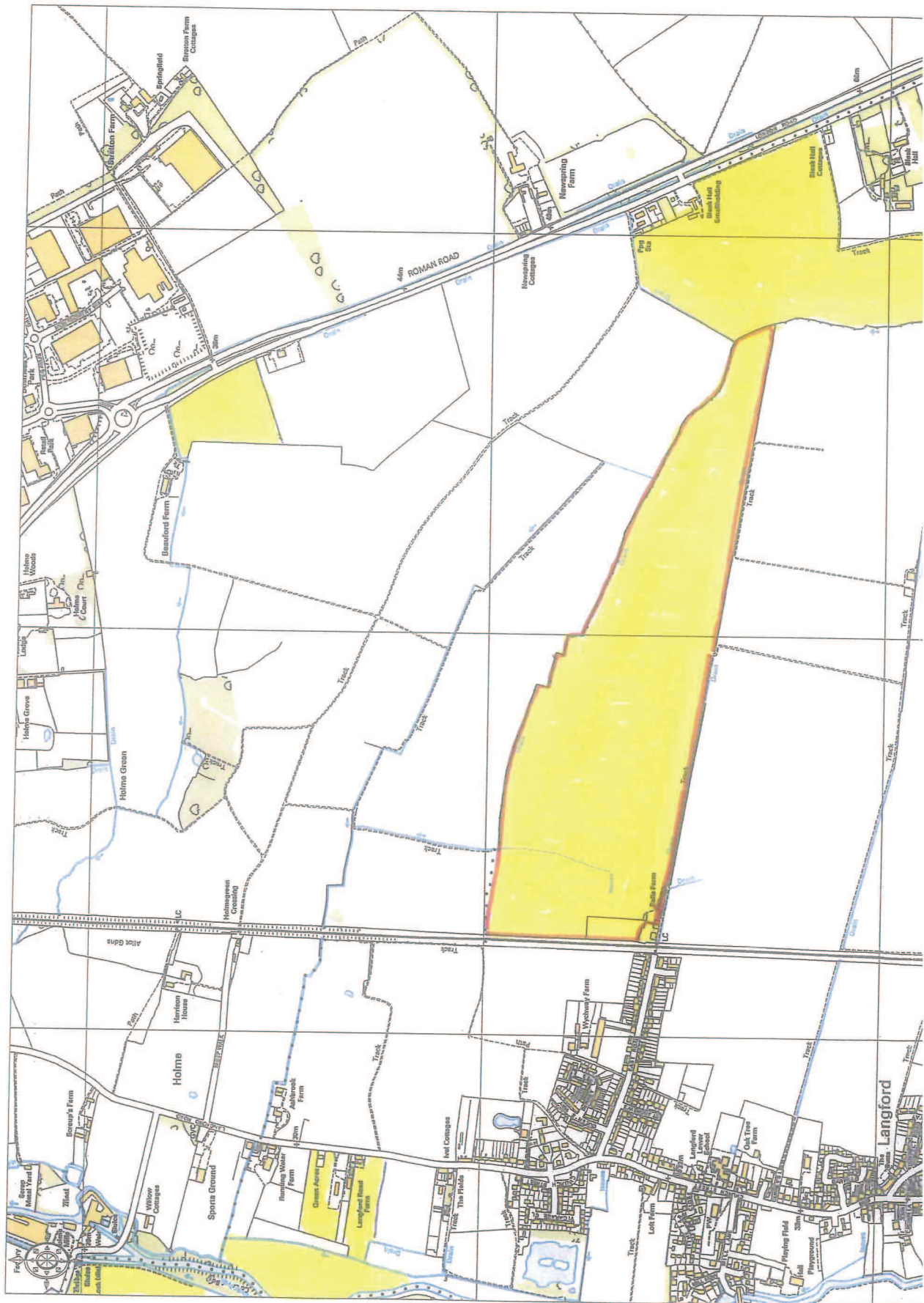
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APPENDIX 1



LOCATION PLAN scale 1:5000

APPENDIX 2



APPENDIX 3









APPENDIX 4

APPENDIX 5



Find property for sale in Langford, Biggleswade, Bedfordshire

Showing 11 of 27 properties

RSS

Print

Property to rent in Langford

View as:

List

Grid

Map



Note: The pins show the centre of postcodes, not exact locations

Contact Us Terms of Use & Privacy Policy

APPENDIX 6



14 Eaton Court Road
Colmworth Business Park
Eaton Socon
St Neots
Cambs PE19 8ER

Tel: 01480 470755

Fax: 01480 470636

Email: stneots@mcmorranaccountancy.co.uk

Website: www.mcmorranaccountancy.co.uk

Richard McMorran FCCA

02 September 2014

PRIVATE AND CONFIDENTIAL

Alexanders
Acre House
70c High Street
Huntingdon, Cambs
PE29 3DJ

Attn: James Bailey

Dear James

Tony and Linda Simpson t/a Simpson & Sons

We have now completed the farm's accounts for the year ended 31 March 2014.

I can confirm the farm continues to grow profitably, sales are 9% up on 2013 and profit healthy.

Yours Sincerely,

A handwritten signature in dark ink, appearing to read 'R J McMorran', is written over the typed name.

R J McMorran



Sitkowski, Edwards & Lilley
The Corn Barn
Spring Lane
Stagsden
Beds
MK43 8SE
Telephone: 01234 824901 Fax: 01234 826943

Messrs. Simpson & Son,
Bleakhall Small Holding,
London Road,
Biggleswade,
Beds.
SG18 9TB

Our Ref: PS/SMM
Your Ref:
Direct Line: 01234 824901
Email: bedford@nfumutual.co.uk
Date: 15 August 2014

Dear Sirs

Re: Planning Application – Agricultural Workers Dwelling
Poppyhill Farm, Cambridge Road, Langford

As your local NFU Secretary, I would like to offer my support in your application for planning permission to establish an agricultural workers dwelling at Poppyhill Farm, Langford, for residential purposes to support your farming enterprise.

I note that you an established farm business and that your stock numbers have increased. Having erected specialist livestock buildings recently, this demonstrates your long term commitment to the enterprise. It is essential to the animals welfare and needs to have someone with animal husbandry experience to be available at all times.

With rural crime in the area there appears to be a genuine reason to live on site, both to reduce exposure to crime and meet regular (including night time) needs of your livestock.

It is clear to me that your circumstances show both a functional and financial need for a permanent dwelling on site and I trust that your application will meet with success.

Yours faithfully,

A handwritten signature in cursive script that reads 'P L Sitkowski'.

PP P L Sitkowski
Senior Group Secretary



Professional and Compassionate

Royston Veterinary Centre Ltd
Newmarket Road
Royston, Hertfordshire
SG8 9GH
Telephone 01763 242221
Fax 01763 243155
www.roystonvets.com

Also at
Baldock Veterinary Centre
Telephone 01462 895579
www.baldockvets.com

4th September 2014

To Whom It May Concern:

Re: Tony Simpson, Poppy Hill Farm, Cambridge Road, Langford

Mr Simpson keeps livestock at Poppy Hill farm and uses this practice and in particular me as his veterinary surgeon.

The major livestock enterprise is a suckler herd of beef cows calving in the early Spring. As a new herd the cows are very young mothers and are all expecting their first or second calves. The stockmanship required to properly care for these mothers is of the highest order and at the time the calves are due will require 24-hour supervision in order to provide any necessary help these relatively in-experienced mothers require. Most calvings take place at night and in the early mornings. The availability of Mr Simpson during the calving period will directly impact not only on the welfare of the mothers but also on the survivability of their progeny.

I understand from Mr Simpson that he intends to grow the herd and as such his presence on site becomes even more vital.

In addition to the suckler cows (and their calves) he has over 100 other head of livestock (mainly chickens and pigs - the latter farrowing). These too require care some of which will be during unsocial hours.

On the basis of the above I strongly support Mr Simpson application to be able to live on site primarily on animal welfare grounds but also on practical management grounds too.

Please do not hesitate to come back to me if you have any questions or require any further information.

Yours sincerely

A handwritten signature in dark ink that reads 'D. G. White' with a stylized flourish at the end.

D G White, MA, VetMB, PhD, DECLAM, MRCVS

Clinical Director

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Comments from Council's Agricultural Advisor

AGRICULTURAL APPRAISAL FOR THE SITING OF A TEMPORARY MOBILE HOME FOR AN AGRICULTURAL WORKER

Local Planning Authority:	Central Bedfordshire Council
Local Planning Authority Reference:	CB/14/03675
Our reference:	AGC/JC/MBDC10/2014
Application Date:	16th September, 2014
Applicant:	Mr. T. Simpson
Application Site Address:	Poppy Hill Farm Cambridge Road Langford
Area: 93.39 hectares	Owned: 62.3 hectares
	Rented: 31.09 hectares

Appraisal and Advice

The application relates to the siting of a temporary agricultural workers dwelling on the application site, known as Poppy Hill Farm which is situated to the South of Langford village, and South of Cambridge Road. Poppy Hill Farm comprises 9.1 hectares (22.5 acres) of owned land on which the applicant Mr. T. Simpson has erected a set of modern portal framed farm buildings, comprising a grain storage building 18.3 metres x 18.3 metres (60' x 60'), a Dutch barn for the storage of hay and straw, 18.3 metres x 9.15 metres (60' x 30'), a general purpose building 27.5 metres x 9.1 metres (90' x 30'), a general storage/general purpose building 11 metres x 12 metres (36' x 40'), and two cattle buildings 9.1 metres x 6 metres (30' x 20') and 27.5 metres x 12.2 metres (90' x 40').

In addition to Poppy Hill Farm the applicant owns a further 4.6 hectares (11.5 acres) to the North of Edworth Road and to the East of the railway line. A further block of land comprising 48.6 hectares (120 acres) is owned and is part of Balls Farm which is again East of the railway to the North-East of Langford village. This latter block of owned land adjoins Bleak Hall Smallholding to the East, which is rented on a three year Farm Business Tenancy (29th September, 2013 to 28th September, 2016) from Central Bedfordshire Council. The rented holding comprises 31.09 hectares (approximately 77 acres) and includes the farmhouse, where Mr. Simpson and his family currently live, and a small set of farm buildings. The house and buildings are adjacent to the A1 dual carriageway.

In addition to the owned and rented land approximately 59 hectares (146 acres) of other land is rented in the area on various short-term or gentleman's agreements. I consider this 59 hectares of other land is insecure, and may not be available to the applicant in the long-term, and should therefore be disregarded for the purposes of

this agricultural appraisal, as it may not be available to sustain the cost of a permanent dwelling in the long-term or in the future.

The existing secure holding is currently cropped as follows:-

- (i) Poppy Hill Farm is all down to grass/pasture,
- (ii) Balls Farm and the 4.6 hectares of other owned land - North of Edworth Road - is currently cropped with winter wheat for the 2015 harvest.
- (iii) The land forming Bleak Hall Smallholding will be cropped with spring barley for the 2015 harvest.

The grassland at Poppy Hill Farm together with other grasskeeping land in the area, supports the existing livestock on the holding, which comprises 23 suckler cows/heifers with 16 calves at foot, 2 bulls, 4 ewe lambs, 1 ram, 2 sows, 1 with a litter of 7, 5 store/fattening pigs, 160 laying hens, 26 laying ducks and 11 geese.

I calculate using standard manday figures (from recognised sources) that the existing secure holding together with the existing livestock enterprises has a labour requirement for 0.78 of a full-time person, with the existing livestock labour requirement being 0.24 of this total. Therefore, I consider the existing enterprise on the secure holding is currently part-time. I also consider the enterprise is unable to satisfy the essential need test within The Framework, or the functional test in Annex A to PPS7.

Applications for agricultural and other occupational dwellings in the countryside are currently assessed under The National Planning Policy Framework (The Framework) which states at paragraph 55 "Local Planning Authorities should avoid new isolated homes in the countryside unless there are special circumstances such as the essential need for a rural worker to live permanently at or near their place of work in the countryside." – In addition, The Framework is only supportive of sustainable development, which in the case of agricultural and other occupational dwellings, is taken to mean that the enterprise is financially viable, and able to sustain the cost of the proposed development after the deduction of all costs, in the long-term. In addition to The Framework, most Local Planning Authorities, and Planning Inspectors, still have regard to the guidance given in Annex A to PPS7 which, although superseded by the Framework is still considered to be a useful and relevant guide in assessing such applications for agricultural and other occupational dwellings due to the lack of guidance within The Framework.

Paragraph 12 of Annex A to PPS7 sets out five criteria which must be satisfied to justify a temporary agricultural dwelling on an agricultural unit.

Paragraph 12 (i) states "Clear evidence of a firm intention and ability to develop the enterprise concerned (significant investment in new farm buildings is often a good indication of intentions);" – I consider the large number of buildings erected at the application site by the applicant together with the existing stock numbers on the unit do show clear evidence and ability to develop the enterprise concerned. I therefore, consider this criteria has been satisfied.

Paragraph 12 (ii) states "Functional need (see paragraph 4 of this Annex);" – As stated above, I consider the existing enterprise is unable to satisfy either the essential need element of The Framework, or the functional test set out in paragraph 4 of the Annex. Therefore, this criteria has not been satisfied.

Paragraph 12 (iii) states "Clear evidence that the proposed enterprise has been planned on a sound financial basis;" – The only financial information provided is a brief letter from the applicant 's accountants, stating that "sales in the year ended 31st March, 2014 were 9% up on those for the year end 31st March, 2013 and profit is healthy." I am unable to assess whether there is clear evidence from this information, or assess whether the application is able to comply with the sustainability element of The Framework. Therefore, I consider these criteria have not been satisfied.

Paragraph 12 (iv) states "The functional need could not be fulfilled by another existing dwelling on the unit, or any other existing accommodation in the area which is suitable and available for occupation by the workers concerned;" - The applicant currently lives at the dwelling on Bleak Hall Smallholding, which is rented from Central Bedfordshire Council on a three year Farm Business Tenancy which does not expire until 29th September, 2016, when it may well be either re-granted for a further period of time either annually, or for a three or five year term. This dwelling is clearly both suitable and available, and it is a condition of Mr. Simpson's tenancy that he personally resides in the farmhouse. I consider this existing dwelling clearly fulfils the criteria in paragraph 12 (iv) and therefore, this criteria has not been satisfied. In addition, as the secure holding including Bleak Hall Farm is currently part-time with a labour requirement for less than one full-time person, I consider the proposed temporary agricultural dwelling would be a second dwelling on the holding, which is clearly unable to be justified. Furthermore, there are a number of dwellings on the market for sale within the village of Langford some of which are within 500 metres of the application site, and one being on Cambridge Road not far from the entrance to the site. I consider these dwellings, would be capable of fulfilling any essential/functional need for a person to be near the application site as the main need is for a short period of time in the spring when the cows and heifers are due to calve.

Paragraph 12 (v) states "Other normal planning requirements, e.g. on siting and access, are satisfied." – I consider this is a planning criteria, and will therefore be assessed by the Case Officer for the application, as it will not affect the agricultural needs of the enterprise.

In conclusion, I ADVISE that there is no agricultural support for the proposed temporary agricultural workers dwelling on this part-time unit, as it would be a second dwelling on a holding which has a labour requirement for less than one full-time person and there is no essential need/functional need for either one or two persons to live at or near the holding. In addition there is currently one dwelling on the holding which is occupied by the applicant, and other dwellings in the area, which are on the market for sale, and which are capable of fulfilling any essential/functional needs which currently exist on this unit.

A G Coombe MRICS FAAV
Sanham Agricultural Planning Limited
31st October 2014

Final response from Applicant's Agricultural Advisor

Chartered Surveyors, Auctioneers and Agricultural Valuers

13 NOV 2014

Your ref: JB/S2051/111.14

Our ref:

Lauren Westley
Central Bedfordshire Council
Priory House,
Monks Walk,
Chicksands, Shefford,
Bedfordshire, SG17 5TQ

Acre House
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Huntingdon
Cambridgeshire
PE29 3DJ

Tel: 01480 432220

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enquiries@alexanders-agval.co.uk

www.alexanders-agval.co.uk

12th November 2014

Dear Lauren

**Re: Planning Application – Temporary Agricultural Workers Dwelling
Land at Poppy Hill Farm Langford**

Further to your recent e-mail I have now considered the response from Mr Coombe and it is disappointing to see Mr Coombes 'response and the matters which he has overlooked in preparing his report.

Within paragraph 3 it is advised that no consideration should be given to the 146 acres of land the applicant is currently farming as this is insecure. I would argue taking this approach would mean that any rented or contracted land could be viewed as not being available for the long term. However, this land must be considered as the applicant has growing crops in the ground, grass crops and arrangements for grazing, all of which are planned and budgeted.

Within paragraph six reference is made to the amount of Standard Man Days required to operate the holding. It is stated that he considers the enterprise is unable to satisfy the essential need test within the Framework later referred to as the National Planning Policy Framework (NPPF). Within the NPPF there is no reference to the essential need relating to a full time worker, nor is there a prescribed test for this. Despite there being no requirement to undertake a labour requirement test, we have completed this to demonstrate that the applicant work on the holding.

Taking Mr Coombes appraisal of 0.78 standard man days and despite NPPF not requiring this assessment, the calculation does not consider additional agricultural contracting work the applicant undertakes nor does it consider the time spent, moving and collecting livestock and time spent selling local produce to local businesses. The applicant works full time on the holding with part time assistance from his family and local people. This calculation should not be seen as a reason for refusing the application.

The applicant has suffered continued thefts and problems on the holding as set out in our assessment and within the last two weeks has had problems with livestock dying during the night as a result of him not being on site to monitor the welfare of his livestock. The incidents occurring at the holding are increasing and the incidents referred to in our report and detailed above clearly demonstrate the difficulties facing the applicant to ensure they run a viable farming business and in my view this is a case where it is essential for the applicant to live on site.



Michael P. Alexander B.Sc. FRICS FAAV
David H. Sinfield FRICS FAAV

Regulated by RICS



Chartered Surveyors, Auctioneers and Agricultural Valuers

Within paragraph 6 it is stated that the enterprise must be viable in the long term, whilst the applicant intends on being a viable long term business, at this stage we are seeking a temporary agricultural workers dwelling for a period of 3 years which I consider to be short term, the introduction of the temporary dwelling will allow the applicant to grow the business with a view to establishing a business for the long term. The intention of the temporary dwelling is to allow the applicant to demonstrate they can operate a viable holding through reduced costs, increased animal welfare and security.

Within paragraph 12 it is stated that the only information submitted has been the accountant's letter. Mr Coombe advised during his visit he had seen the accounts and I believe the Council have a copy on their file. Despite the Framework/ NPPF making no reference to applicants having to demonstrate financial justification, the applicant has supplied this information and their chartered accountant has confirmed the applicant's financial position which confirms the business is growing, by enabling the applicant to live on site they will be able to continue to do so.

Having read paragraph 13 of Mr Coombes advice, you are aware that we have supplied a copy of the applicant's Farm Business Tenancy (FBT), for Bleakhall Smallholding the detail of which is incorrectly referred to. For the avoidance of doubt I set out below the appropriate extracts which demonstrate that the applicant can sub-let the dwelling and that he is not bound to live in the property.

Despite the foregoing the applicant has established Poppyhill Farm as the buildings at Bleakhall are not suited to modern day farming requirements and Bleakhall is not within sight and sound of the main farm yard. The applicant is aware that the Council is considering disposing of their agricultural holdings and the applicant is establishing an independent agricultural unit to provide him with security to establish his business.

Paragraph 5.3 of the Tenancy to which Mr Coombes refers states "*The Tenant will reside personally in the main farmhouse on the holding and will use the main farm house as the Tenant's main or sole residence EXCEPT where the Tenant has the express consent of the Landlord to sub-let which may be subject to any terms and conditions which the Landlord deems appropriate*"

As advised to Mr Coombes exception to this is permitted and is expressively referred to in paragraph 8.2 which states "*The Tenant may sub-let any dwelling on the holding (The farmhouse is the only dwelling on the holding) to a third party provided that:*

- i) The sub-letting is by means of a Assured Shorthold Tenancy as defined in the Housing Act 1996 (as amended)*
- ii) The sub-letting is for a term of no more than 12 months*
- iii) The rent is at a full market rent*
- iv) On the occasion of each sub-letting the Tenant provides the landlord with a copy of the sub tenancy.*

The foregoing entitles the applicant to sub-let the property at any time during the Tenancy. They have not sub-let as they have no other dwellings available to them.

Chartered Surveyors, Auctioneers and Agricultural Valuers

There are currently no properties available within 500m of the application site. Properties available within the village do not allow the applicant to meet the needs of the holding, they are not within sight and sound of the holding and do not allow the applicant to fulfil the functional requirements required to operate the farm.

The nearest property referred is in Cambridge Road which is within a built up area of the village and is for sale with an asking price of £349,950 which for the applicant and his family is unaffordable and presents the same problems they currently encounter with animal welfare and security, again not being within sight and sound of their livestock.

The applicant is currently constrained by the facilities available to him at Bleakhall and has invested in new buildings at Poppy Hill Farm to allow the business to grow to its current level of production, the applicant plans to grow both arable and livestock enterprises and specifically with regard to the livestock business is restricted from doing so without being able to live on site.

The applicant is a young business striving to establish a viable farming unit on his own land, seeking to create a sustainable farming business and one that already provides part time jobs to the local economy and supplies farm produce to local businesses. The farm is well admired within the community and this proposal is supported by the Parish Council and the Ward Councillor. The establishment of the farmyard, and buildings have been approved and supported by the Council.

The NPPF at paragraph 28 advises that planning policies should support the sustainable growth and expansion of all types of businesses and enterprises in rural areas and promote the development of agricultural land based businesses. The temporary consent being applied for meets this criteria.

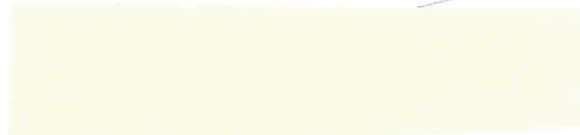
In considering the application I am aware of a consent granted at Houghton Farm, Hazelwood Lane where the applicant was farming a similar sized enterprise to the applicant, and living approximately 3.4 miles away from the holding. The applicant in this application lives approximately 5.2 miles from the holding (Poppy Hill Farm).

I would ask that you consider the above information and ask that this is included within your report to Committee. The applicant is a genuine applicant that is looking to grow and establish a farm within the community. A three year consent will enable the applicant to demonstrate to the Council that their need is genuine and that they can operate and grow a sustainable business. At present the farm is vulnerable to theft, arson attack and livestock are at risk.

I hope the foregoing is considered in determining the application.

Kind Regards

Yours sincerely,



James Bailey MRICS, MBIAC, MARLA
Enc

Proposed Solar Farm

Chalgrave Manor Farm, Toddington

Vehicle Speed Assessment

December 2014

CB/14/01480

12.12.14

Traffic and Transport Planning

Tel: 02920 763358
Mobile: 07866 489578
E-Mail: ron@trafficandtransportplanning.co.uk

Content

1	Introduction	2
2	Vehicle Speeds	2
3	Summary	3

Appendix

A	Vehicle speed data
---	--------------------

2.4 The speed data collected is detailed in Appendix A and summarised in Table 1:

Table 1 Vehicle speed Route B.579 (Luton Road)		
ATC location	Average daily 85 th percentile speed	
	southbound	Northbound
N	45.9	45.0
C	43.0	43.6
S	46.6	48.9

2.5 This shows that the average daily 85th percentile speed at all locations and in both directions is less than 50mph which requires a SSD of less than 160m. The proposed access to the solar farm will be some 180m north of the existing field-gate which will provide a visibility splay of 160m in both directions across land in the ownership of the applicant (Fig2):

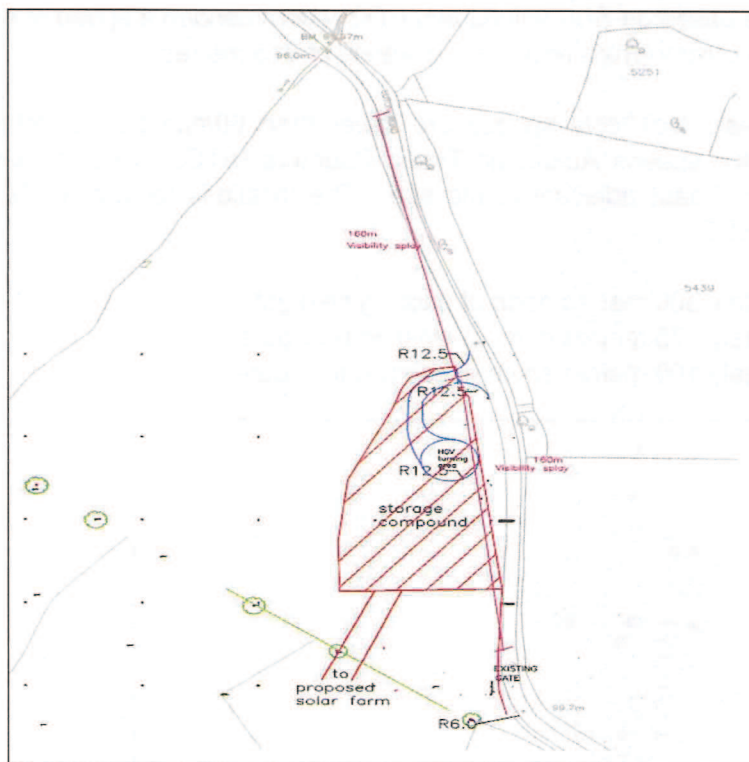


Fig 2 160metre visibility splays from proposed access to solar farm

3 Summary

3.1 The access to the proposed solar farm will be designed and constructed to appropriate Highway Standards and will have visibility splays of 160 metres in both directions. This is suitable for an 85th percentile speed of 50mph. Data collected at the three ATC locations shows that the average daily value is significantly less than 50mph. It can be concluded that the proposed location of the access will meet local highway design and safety standards.

1 Introduction

1.1 An application for a solar farm at Chalgrave Manor Farm has been submitted to the Local Planning Authority. Following discussions with Highways Development Control (HDC) vehicular speed measurements were carried out in December 2014 on Route B579 (Luton Road) to determine the 85th percentile speed and the appropriate stopping site distance.

2 Vehicle speeds

2.1 HDC was concerned about the stopping sight distance (SSD) available on Route B579 (Luton Road) near to the proposed access to the solar farm. The SSD is defined as the minimum distance that drivers need to be able to see ahead in order to stop if confronted by a hazard.

2.2 Visibility splays are based on SSD values and HDC recommended a speed of 60mph for this section of highway which requires a distance of 215 metres.

2.3 Observation suggests that local speeds are lower than 60mph but to determine actual 85th percentile speeds Automatic Traffic Counters (ATCs) were installed on Route B579 (Luton Road) adjacent to the site. The locations for the ATC's were recommended by HDC:

- N – approximately 300 metres north of existing field gate
- C – approximately 75 metres north of existing field gate
- S - approximately 100 metres south of existing field gate



Fig 1 Location of traffic counters

Appendix A Vehicle speed data

Site No: 04121404 Site Reference: 04121404
 B579 Luton Road, Chalgrave (N)

Thu 04-Dec-14

Channel: Northbound

Time Begin	Total Vol.	85th %ile	Mean Ave.	Std. Dev.	Bin 1 <16Mph	Bin 2 16-<21	Bin 3 21-<26	Bin 4 26-<31
00:00	-	-	-	-	-	-	-	-
01:00	-	-	-	-	-	-	-	-
02:00	-	-	-	-	-	-	-	-
03:00	-	-	-	-	-	-	-	-
04:00	-	-	-	-	-	-	-	-
05:00	-	-	-	-	-	-	-	-
06:00	-	-	-	-	-	-	-	-
07:00	-	-	-	-	-	-	-	-
08:00	-	-	-	-	-	-	-	-
09:00	-	-	-	-	-	-	-	-
10:00	-	-	-	-	-	-	-	-
11:00	-	-	-	-	-	-	-	-
12:00	220	45.7	39.8	6.2	0	0	2	17
13:00	202	45.2	39.7	6.7	0	0	0	13
14:00	273	44.8	39.4	5.7	0	0	1	11
15:00	316	44.3	39.2	4.9	0	0	5	5
16:00	354	43.3	37.6	7.7	3	3	13	15
17:00	365	43	37.8	5.4	0	0	3	29
18:00	273	44.2	38.8	5.2	0	0	0	9
19:00	174	44.8	39.2	5.5	0	0	0	7
20:00	108	48.4	41.6	6.6	0	0	0	3
21:00	89	48.5	41.4	6.6	0	0	0	5
22:00	50	48.3	42.1	6.1	0	0	0	1
23:00	29	49.2	43	7.8	0	0	0	0

12H,7-19	-	-	-	-	-	-	-	-
16H,6-22	-	-	-	-	-	-	-	-
18H,6-24	-	-	-	-	-	-	-	-
24H,0-24	-	-	-	-	-	-	-	-

Am	-	-	-	-	-	-	-	-
Peak	-	-	-	-	-	-	-	-

Pm	16:15	22:45	22:45	22:30	16:00	16:00	15:30	16:45
Peak	367	49.5	43.1	8.1	3	3	15	34

Collated from 15 minui

Created at 11:43:52 on 11 Dec 2014

Site No: 04121404 Site Reference: 04121404
 B579 Luton Road, Chalgrave (N)

Fri 05-Dec-14

Channel: Northbound

Time Begin	Total Vol.	85th %ile	Mean Ave.	Std. Dev.	Bin 1 <16Mph	Bin 2 16-<21	Bin 3 21-<26	Bin 4 26-<31
00:00	27	49.2	44.2	5.5	0	0	0	0
01:00	12	40.3	39.3	2.4	0	0	0	0
02:00	15	48.8	43.2	7.1	0	0	0	0
03:00	20	52.9	44.3	7.4	0	0	0	0
04:00	40	49.8	42.4	6.8	0	0	0	3

05:00	83	47.4	41.2	6.4	0	0	0	5
06:00	189	47.2	41.8	5.5	0	0	0	2
07:00	398	44.7	39.7	5.8	0	0	0	17
08:00	386	45.1	39.7	7.3	0	0	1	18
09:00	209	44.8	39.1	5.4	0	0	2	5
10:00	223	44.7	40	5	0	0	0	5
11:00	216	45.5	39.4	6.6	0	0	3	16
12:00	227	44.5	39.6	5.3	0	0	0	1
13:00	285	44.9	39.3	7	0	0	8	16
14:00	280	46.3	41	5.7	0	0	0	10
15:00	328	45.7	40.4	6.4	0	0	6	8
16:00	345	44.9	39.5	6.5	0	0	6	12
17:00	334	44.3	39.2	6.1	0	0	7	6
18:00	266	45.3	40.2	5.1	0	0	0	0
19:00	174	46.7	41.3	6.8	0	0	0	7
20:00	96	49.4	43.6	6.6	0	0	0	0
21:00	74	48.5	42.2	5.7	0	0	0	0
22:00	60	45.2	39.2	7	0	0	3	5
23:00	33	49.6	44.1	5.5	0	0	0	0
12H,7-19	3497	45.1	39.8	6.1	0	0	33	114
16H,6-22	4030	45.4	40	6.2	0	0	33	123
18H,6-24	4123	45.4	40.1	6.2	0	0	36	128
24H,0-24	4320	45.5	40.2	6.2	0	0	36	136
Am	07:30	-	02:45	02:45	-	-	11:00	07:30
Peak	467	-	45.3	8.3	-	-	3	29
Pm	16:30	20:30	23:00	22:30	-	-	13:00	15:45
Peak	362	49.8	44.1	7.6	-	-	8	16

Collated from 15 minutes

Created at 11:43:52 on 11 Dec 2014

Site No: 04121404 Site Reference: 04121404
B579 Luton Road, Chalgrave (N)

Sat 06-Dec-14

Channel: Northbound

Time Begin	Total Vol.	85th %ile	Mean Ave.	Std. Dev.	Bin 1 <16Mph	Bin 2 16-<21	Bin 3 21-<26	Bin 4 26-<31
00:00	36	46.8	41.4	5	0	0	0	1
01:00	14	44	39.2	4.9	0	0	0	0
02:00	15	49.8	43.5	7.7	0	0	0	1
03:00	15	49.1	41.5	7.1	0	0	0	1
04:00	21	46.6	42.1	5.2	0	0	0	0
05:00	39	48.2	39.7	7.8	0	0	1	3
06:00	69	46.1	40	6.4	0	0	0	5
07:00	94	45	39.5	5.1	0	0	0	1
08:00	173	44.9	39.8	5.5	0	1	0	4
09:00	211	44.2	39.4	4.7	0	0	0	6
10:00	220	45.2	40.4	5	0	0	0	5
11:00	230	45.7	40.8	6.2	0	4	1	0
12:00	289	45	40.6	4.7	0	0	0	0
13:00	262	45.9	42.1	5.7	0	0	0	2
14:00	230	47.7	42.7	6.2	0	0	0	0
15:00	226	46.1	41.2	5.1	0	0	0	0

16:00	201	44.8	39.6	5.4	0	0	0	3
17:00	186	45.5	40.6	6.1	0	0	0	4
18:00	185	44.5	39.4	5.2	0	0	0	1
19:00	135	44.3	39.5	4.8	0	0	0	2
20:00	83	46	41.2	5.5	0	0	0	3
21:00	60	48.5	42.3	6.2	0	0	0	1
22:00	56	45.7	40.9	5.6	0	0	0	3
23:00	48	45.8	41.4	5.8	0	0	0	1
12H,7-19	2507	45.5	40.6	5.5	0	5	1	26
16H,6-22	2854	45.5	40.6	5.5	0	5	1	37
18H,6-24	2958	45.5	40.6	5.5	0	5	1	41
24H,0-24	3098	45.6	40.7	5.6	0	5	2	47
Am	10:30	02:15	02:00	02:15	-	11:00	11:00	08:45
Peak	235	51.6	43.5	8.1	-	4	1	7
Pm	12:00	21:30	13:45	13:30	-	-	-	16:15
Peak	289	48.6	43.4	7	-	-	-	7

Collated from 15 minutes

Created at 11:43:52 on 11 Dec 2014

Site No: 04121404 Site Reference: 04121404
B579 Luton Road, Chalgrave (N)

Sun 07-Dec-14

Channel: Northbound

Time	Total	85th	Mean	Std.	Bin 1	Bin 2	Bin 3	Bin 4
Begin	Vol.	%ile	Ave.	Dev.	<16Mph	16-<21	21-<26	26-<31
00:00	28	50.1	43	8	0	0	0	2
01:00	25	47.8	41.3	6.9	0	0	0	1
02:00	18	45.7	38.5	6.1	0	0	0	1
03:00	11	45.6	40.3	5.8	0	0	0	0
04:00	12	45.3	43.5	9.4	0	0	0	1
05:00	26	45.5	42	4.2	0	0	0	0
06:00	51	49.3	42.8	5.9	0	0	0	0
07:00	58	47.9	41.6	7.1	0	2	0	1
08:00	85	49.6	43.6	5.5	0	0	0	0
09:00	161	47.3	41.8	6.1	0	0	0	4
10:00	216	45.6	41.2	5	0	0	0	0
11:00	197	46.2	41.5	4.6	0	0	0	0
12:00	223	46	41.4	5.2	0	0	0	0
13:00	220	45.4	40.7	5.3	0	0	0	0
14:00	200	45.9	41.5	4.8	0	0	0	0
15:00	174	46.7	42.3	4.5	0	0	0	0
16:00	137	45.5	40.7	5.8	0	0	0	1
17:00	154	46.4	41.1	6.3	0	0	0	9
18:00	158	47.3	41.5	6.1	0	0	0	5
19:00	75	48.6	43.2	6.8	0	0	0	1
20:00	55	48.2	42.2	5.7	0	0	0	0
21:00	56	50.7	44	7	0	0	0	1
22:00	33	50.1	44.4	6.5	0	0	0	0
23:00	24	49.1	43.1	6.4	0	0	0	0
12H,7-19	1983	46.5	41.5	5.4	0	2	0	20

16H,6-22	2220	47	41.6	5.6	0	2	0	22
18H,6-24	2277	47.1	41.7	5.6	0	2	0	22
24H,0-24	2397	47.1	41.7	5.7	0	2	0	27

Am	10:15	-	07:45	03:30	-	07:15	-	09:00
Peak	228	-	44.8	10.7	-	2	-	4

Pm	12:30	21:30	21:30	21:30	-	-	-	17:30
Peak	236	53.3	45.7	7.2	-	-	-	9

Collated from 15 minutes

Created at 11:43:52 on 11 Dec 2014

Site No: 04121404 Site Reference: 04121404
B579 Luton Road, Chalgrave (N)

Mon 08-Dec-14

Channel: Northbound

Time	Total	85th	Mean	Std.	Bin 1	Bin 2	Bin 3	Bin 4
Begin	Vol.	%ile	Ave.	Dev.	<16Mph	16-<21	21-<26	26-<31
00:00	13	47.4	42.3	6	0	0	0	0
01:00	10	49.3	46	7.3	0	0	0	0
02:00	12	50.3	43.9	5.2	0	0	0	0
03:00	10	52.7	45	7.2	0	0	0	0
04:00	33	50.4	43.8	6.5	0	0	0	1
05:00	72	49.4	43.7	6.1	0	0	0	0
06:00	177	48	41.8	5.9	0	0	0	8
07:00	408	43.9	39.5	6.5	0	0	0	13
08:00	341	45	39.5	5.6	0	0	3	12
09:00	236	44.6	39	5.1	0	0	1	7
10:00	236	43.9	38.6	5	0	0	0	9
11:00	223	45.2	39.8	5.8	0	0	0	11
12:00	199	46.1	40.9	5.7	0	0	0	3
13:00	220	47.8	41.4	6.2	0	0	0	6
14:00	218	45.3	40	5.4	0	0	0	1
15:00	276	46.3	41.4	6.1	0	0	0	5
16:00	363	44.4	38	6.6	0	8	8	28
17:00	368	45.2	40	6.3	0	0	0	12
18:00	221	46.7	41.6	5.4	0	0	0	10
19:00	168	47.4	41.8	5.9	0	0	0	6
20:00	111	46.4	41	5.6	0	0	0	0
21:00	76	48.1	41.3	6	0	0	0	2
22:00	52	49.7	41.7	8.1	0	0	0	5
23:00	20	45.2	38.3	5.7	0	0	0	0

12H,7-19	3309	45.3	39.9	6	0	8	12	117
16H,6-22	3841	45.5	40.1	6	0	8	12	133
18H,6-24	3913	45.6	40.1	6.1	0	8	12	138
24H,0-24	4063	45.7	40.2	6.1	0	8	12	139

Am	07:15	-	01:00	03:30	-	-	08:15	06:45
Peak	435	-	46	8.4	-	-	3	18

Pm	16:30	22:00	20:45	22:00	-	16:00	16:15	16:00
Peak	390	49.7	43.1	8.1	-	8	8	28

Collated from 15 minutes

Created at 11:43:52 on 11 Dec 2014

Site No: 04121404 Site Reference: 04121404
B579 Luton Road, Chalgrave (N)

Tue 09-Dec-14

Channel: Northbound

Time Begin	Total Vol.	85th %ile	Mean Ave.	Std. Dev.	Bin 1 <16Mph	Bin 2 16-<21	Bin 3 21-<26	Bin 4 26-<31
00:00	20	50.2	45.8	5.2	0	0	0	0
01:00	7	-	43.5	5.2	0	0	0	0
02:00	12	44.5	41.8	7	0	0	0	0
03:00	19	48.7	41.9	6.4	0	0	0	0
04:00	18	48	43.5	6.8	0	0	0	0
05:00	78	45.9	40	6.2	0	0	0	7
06:00	197	44.8	39.7	5.3	0	0	0	13
07:00	424	41	37.2	6.2	0	2	1	27
08:00	356	43.1	37.9	5.7	0	0	3	12
09:00	263	43.5	38.3	4.9	0	0	0	14
10:00	214	44.7	39.1	5.5	1	0	1	4
11:00	210	44.5	39.7	5.5	0	0	0	4
12:00	203	45	39.8	5.9	0	0	1	15
13:00	214	45.4	38.2	7.8	0	3	9	23
14:00	240	45.7	39.9	6.3	0	1	2	14
15:00	295	45.9	40.9	6	0	0	0	15
16:00	370	44.3	38.6	6.2	0	0	3	23
17:00	313	43.7	38.6	7.2	1	0	1	23
18:00	245	46.7	40.6	7.5	0	0	1	13
19:00	154	46.9	40.9	6	0	0	1	2
20:00	93	46.6	41	5.8	0	0	0	2
21:00	71	45.5	40.3	5.3	0	0	0	1
22:00	69	47.2	41.7	6.4	0	0	0	1
23:00	19	45.4	41.9	4.3	0	0	0	0

12H,7-19	3347	44.6	38.9	6.3	2	6	22	187
16H,6-22	3862	44.7	39.1	6.3	2	6	23	205
18H,6-24	3950	44.8	39.2	6.3	2	6	23	206
24H,0-24	4104	44.9	39.3	6.3	2	6	23	213

Am	07:15	-	00:00	03:15	10:45	07:15	08:30	07:15
Peak	451	-	45.8	7.1	1	2	3	29

Pm	16:15	19:15	22:30	13:15	17:45	13:15	13:00	16:45
Peak	377	48	42.3	7.8	1	4	9	27

Collated from 15 minui

Created at 11:43:52 on 11 Dec 2014

Site No: 04121404 Site Reference: 04121404
B579 Luton Road, Chalgrave (N)

Wed 10-Dec-14

Channel: Northbound

Time Begin	Total Vol.	85th %ile	Mean Ave.	Std. Dev.	Bin 1 <16Mph	Bin 2 16-<21	Bin 3 21-<26	Bin 4 26-<31
00:00	17	54.3	46.4	7.6	0	0	0	0
01:00	9	-	41.8	3.8	0	0	0	0
02:00	12	44.5	41.8	5.5	0	0	0	0
03:00	15	52.6	43.8	7.8	0	0	0	0

15:00	-	-	-	-	-	-	-	-
16:00	-	-	-	-	-	-	-	-
17:00	-	-	-	-	-	-	-	-
18:00	-	-	-	-	-	-	-	-
19:00	-	-	-	-	-	-	-	-
20:00	-	-	-	-	-	-	-	-
21:00	-	-	-	-	-	-	-	-
22:00	-	-	-	-	-	-	-	-
23:00	-	-	-	-	-	-	-	-
12H,7-19	-	-	-	-	-	-	-	-
16H,6-22	-	-	-	-	-	-	-	-
18H,6-24	-	-	-	-	-	-	-	-
24H,0-24	-	-	-	-	-	-	-	-
Am	-	-	-	-	-	-	-	-
Peak	-	-	-	-	-	-	-	-
Pm	-	-	-	-	-	-	-	-
Peak	-	-	-	-	-	-	-	-

Collated from 15 minutes

Created at 11:43:52 on 11 Dec 2014

Site No: 04121404 Site Reference: 04121404
 B579 Luton Road, Chalgrave (N)

Thu 04-Dec-14

Channel: Southbound

Time Begin	Total Vol.	85th %ile	Mean Ave.	Std. Dev.	Bin 1 <16Mph	Bin 2 16-<21	Bin 3 21-<26	Bin 4 26-<31
00:00	-	-	-	-	-	-	-	-
01:00	-	-	-	-	-	-	-	-
02:00	-	-	-	-	-	-	-	-
03:00	-	-	-	-	-	-	-	-
04:00	-	-	-	-	-	-	-	-
05:00	-	-	-	-	-	-	-	-
06:00	-	-	-	-	-	-	-	-
07:00	-	-	-	-	-	-	-	-
08:00	-	-	-	-	-	-	-	-
09:00	-	-	-	-	-	-	-	-
10:00	-	-	-	-	-	-	-	-
11:00	-	-	-	-	-	-	-	-
12:00	208	45.6	41	5.8	0	0	0	5
13:00	224	45.5	40.2	6.1	0	0	0	4
14:00	250	45.1	40.1	5.2	0	0	2	4
15:00	350	45.3	40.1	6.1	0	0	7	5
16:00	442	41.8	37.1	6.2	1	0	4	45
17:00	481	42.5	37.5	5.4	0	0	1	37
18:00	356	44.7	39.2	5.4	0	0	0	6
19:00	187	44.6	38.3	6.6	0	0	0	27
20:00	151	46.6	39.3	7.1	0	0	0	18
21:00	140	45.5	39.5	6.5	0	0	0	15
22:00	105	47.3	40.8	6.1	0	0	0	2
23:00	75	44.9	39.7	5.1	0	0	0	1

12H,7-19	-	-	-	-	-	-	-	-
16H,6-22	-	-	-	-	-	-	-	-
18H,6-24	-	-	-	-	-	-	-	-
24H,0-24	-	-	-	-	-	-	-	-
Am	-	-	-	-	-	-	-	-
Peak	-	-	-	-	-	-	-	-
Pm	16:30	21:30	21:30	20:00	16:30	-	15:15	16:15
Peak	487	48.3	42.3	7.1	1	-	7	56

Collated from 15 minutes

Created at 11:43:52 on 11 Dec 2014

Site No: 04121404 Site Reference: 04121404
 B579 Luton Road, Chalgrave (N)

Fri 05-Dec-14

Channel: Southbound

Time	Total	85th	Mean	Std.	Bin 1	Bin 2	Bin 3	Bin 4
Begin	Vol.	%ile	Ave.	Dev.	<16Mph	16-<21	21-<26	26-<31
00:00	29	47.9	42.5	6.7	0	0	0	0
01:00	23	49.4	42.6	6.3	0	0	0	0
02:00	11	42.4	37.1	5.7	0	0	0	2
03:00	13	44.9	39.7	5.3	0	0	0	0
04:00	19	45.4	39	5.7	0	0	0	0
05:00	52	47.9	41.1	7.2	0	0	2	2
06:00	160	45.1	39.2	7	2	0	0	9
07:00	429	45	39.9	6	1	0	0	13
08:00	345	44.8	39.5	5.1	0	0	0	11
09:00	218	45.5	39.8	6.5	0	4	3	4
10:00	182	46	40.2	6.5	0	0	0	11
11:00	203	45.3	40.4	6.2	0	0	0	3
12:00	217	46	40	6.6	0	0	0	15
13:00	224	46.1	40.9	5.2	0	0	0	8
14:00	280	45.5	40.8	5.5	0	0	0	0
15:00	336	45.4	40.2	5.5	1	0	0	2
16:00	492	43.6	38.7	4.8	0	1	0	18
17:00	499	43.6	38.2	6.3	0	0	7	36
18:00	301	45.5	40.5	5.9	0	0	0	11
19:00	178	46.4	40.9	7.4	0	3	1	3
20:00	139	45.5	40	5.9	0	0	0	8
21:00	119	47.8	41.4	6.9	0	0	0	2
22:00	121	45.7	40.2	5.4	0	0	0	0
23:00	100	45.3	39.5	6.4	0	0	0	3

12H,7-19	3726	45.1	39.7	5.9	2	5	10	132
16H,6-22	4322	45.2	39.8	6	4	8	11	154
18H,6-24	4543	45.2	39.8	6	4	8	11	157
24H,0-24	4690	45.3	39.8	6	4	8	13	161
Am	07:15	-	00:45	05:45	06:00	09:45	09:30	07:15
Peak	443	-	44.7	8	2	4	3	18
Pm	16:45	20:30	20:30	19:15	15:45	19:45	17:15	17:00
Peak	500	48.5	41.7	7.6	1	3	7	36

Collated from 15 minutes

Created at 11:43:52 on 11 Dec 2014

Site No: 04121404 Site Reference: 04121404
B579 Luton Road, Chalgrave (N)

Sat 06-Dec-14

Channel: Southbound

Time Begin	Total Vol.	85th %ile	Mean Ave.	Std. Dev.	Bin 1 <16Mph	Bin 2 16-<21	Bin 3 21-<26	Bin 4 26-<31
00:00	51	43	38.6	6.8	0	0	1	2
01:00	28	44.6	39.9	4.5	0	0	0	0
02:00	20	42.3	36.5	6.3	0	0	0	4
03:00	13	44.6	40.4	7.3	0	0	0	1
04:00	18	43.7	38.5	5.6	0	0	0	3
05:00	38	45.1	39.4	6	0	0	1	1
06:00	56	44	38.9	5.1	0	0	0	2
07:00	70	44.3	38.7	5.1	0	0	0	2
08:00	91	44.5	39.7	4.5	0	0	0	1
09:00	137	44.8	39.9	4.7	0	0	0	1
10:00	163	44.4	39.8	5.3	0	0	0	3
11:00	208	45.7	40.9	5.4	0	0	0	2
12:00	232	45.4	40.6	6.2	2	2	0	1
13:00	267	46.5	41.9	5.9	0	1	0	0
14:00	280	46.8	41.5	5.7	1	0	0	3
15:00	274	45.7	40.9	4.9	0	0	0	0
16:00	256	43.6	38.4	5	0	0	0	9
17:00	228	44	38.5	5.8	0	0	2	14
18:00	197	45	39.7	5	0	0	0	4
19:00	157	45.4	40.1	5.6	0	0	0	8
20:00	110	44.9	40.1	4.7	0	0	0	1
21:00	113	46.2	40.4	5.7	0	0	0	1
22:00	83	44.6	39.1	5.7	0	0	0	7
23:00	78	45.7	39.9	5.9	0	0	0	3

12H,7-19	2403	45.3	40.2	5.5	3	3	2	40
16H,6-22	2839	45.3	40.2	5.5	3	3	2	52
18H,6-24	3000	45.3	40.2	5.5	3	3	2	62
24H,0-24	3168	45.3	40.1	5.5	3	3	4	73

Am	11:00	02:30	11:00	02:30	-	-	05:15	02:00
Peak	208	47.8	40.9	9	-	-	1	4

Pm	13:15	14:15	12:45	12:15	12:30	12:30	17:30	17:15
Peak	285	47.1	42.3	6.5	2	2	2	16

Collated from 15 minui

Created at 11:43:52 on 11 Dec 2014

Site No: 04121404 Site Reference: 04121404
B579 Luton Road, Chalgrave (N)

Sun 07-Dec-14

Channel: Southbound

Time Begin	Total Vol.	85th %ile	Mean Ave.	Std. Dev.	Bin 1 <16Mph	Bin 2 16-<21	Bin 3 21-<26	Bin 4 26-<31
00:00	42	44.7	39	5.5	0	0	0	2
01:00	30	44.3	38.8	6.3	0	0	1	2
02:00	20	43.9	39.3	4.6	0	0	0	0

03:00	6	-	38.5	6.4	0	0	0	1
04:00	12	47.8	41.8	7.9	0	0	0	1
05:00	18	45.5	40.4	6.8	0	0	0	1
06:00	27	45.7	40.2	6.7	0	0	0	2
07:00	46	45.7	41.9	4.9	0	0	0	1
08:00	56	48.9	43.9	7.8	0	0	0	1
09:00	91	47.1	41.9	6.1	0	0	0	1
10:00	131	45.8	41.1	5.2	0	0	0	3
11:00	178	45.5	41	5.2	1	0	0	0
12:00	195	45.5	40.8	5.5	0	0	0	7
13:00	230	45.1	41	5.1	0	0	0	1
14:00	265	45.6	40.7	4.8	0	0	0	1
15:00	278	46.4	41.2	5.2	0	0	0	0
16:00	228	44.8	39.2	5.6	0	0	5	8
17:00	200	45.1	40.4	5.1	0	0	0	2
18:00	187	44.2	39	5.1	0	0	0	5
19:00	134	46.1	40.6	5.6	0	0	0	1
20:00	87	46.8	40.7	6.7	0	0	0	5
21:00	78	48.6	41.8	7.5	0	0	0	2
22:00	59	45	39.7	5.5	0	0	0	5
23:00	38	47.5	42.1	6.2	0	0	0	0

12H,7-19	2085	45.6	40.7	5.4	1	0	5	30
16H,6-22	2411	45.7	40.7	5.5	1	0	5	40
18H,6-24	2508	45.7	40.7	5.6	1	0	5	45
24H,0-24	2636	45.7	40.6	5.6	1	0	6	52

Am	11:00	-	07:45	08:15	11:00	-	01:00	00:45
Peak	178	-	44.3	8.2	1	-	1	4

Pm	15:00	20:15	20:15	20:30	-	-	16:45	16:30
Peak	278	49.9	42.4	8.3	-	-	5	8

Collated from 15 minui

Created at 11:43:52 on 11 Dec 2014

Site No: 04121404 Site Reference: 04121404
B579 Luton Road, Chalgrave (N)

Mon 08-Dec-14

Channel: Southbound

Time Begin	Total Vol.	85th %ile	Mean Ave.	Std. Dev.	Bin 1 <16Mph	Bin 2 16-<21	Bin 3 21-<26	Bin 4 26-<31
00:00	8	-	44.1	5.1	0	0	0	0
01:00	10	44.8	41.5	3.8	0	0	0	0
02:00	6	-	43.5	8.4	0	0	0	0
03:00	5	-	46.5	3.1	0	0	0	0
04:00	10	47.7	42.5	5.8	0	0	0	0
05:00	54	47.3	42.1	4.7	0	0	0	0
06:00	145	45.6	40.4	5.9	0	0	0	8
07:00	399	43.8	38.5	6.3	3	4	2	11
08:00	362	43.8	38.4	5.4	0	0	9	16
09:00	301	44.9	39.9	5.5	0	0	0	3
10:00	186	46.3	41.2	5.9	0	0	0	4
11:00	200	47.9	41.7	6.3	0	0	0	6
12:00	206	45.9	40.4	5.9	0	0	0	2
13:00	219	46.1	41.3	5.4	0	0	0	4

14:00	234	45.5	39.5	6.7	0	0	5	13
15:00	374	45	39.8	5.9	0	0	0	12
16:00	451	44.3	39	5.6	1	0	2	15
17:00	493	43.7	38.4	5.5	0	0	3	25
18:00	339	45	39.8	5.4	1	0	0	8
19:00	137	47	41	6.2	0	0	0	9
20:00	98	45.9	39.7	6.4	0	0	1	3
21:00	81	48.6	42	6.8	0	0	2	0
22:00	93	48.7	41.2	6.8	0	0	1	2
23:00	44	45.1	39.8	5.9	0	0	0	2

12H,7-19	3764	45	39.5	5.9	5	4	21	119
16H,6-22	4225	45.1	39.7	5.9	5	4	24	139
18H,6-24	4362	45.2	39.7	5.9	5	4	25	143
24H,0-24	4455	45.3	39.8	5.9	5	4	25	143

Am	07:00	-	02:45	02:00	07:30	07:30	07:30	07:45
Peak	399	-	46.5	8.4	3	4	10	19
Pm	16:45	21:15	20:45	21:30	18:15	-	16:30	16:45
Peak	512	48.9	42.2	7.3	1	-	5	27

Collated from 15 minui

Created at 11:43:52 on 11 Dec 2014

Site No: 04121404 Site Reference: 04121404
B579 Luton Road, Chalgrave (N)

Tue 09-Dec-14

Channel: Southbound

Time Begin	Total Vol.	85th %ile	Mean Ave.	Std. Dev.	Bin 1 <16Mph	Bin 2 16-<21	Bin 3 21-<26	Bin 4 26-<31
00:00	16	48.1	40.7	6.7	0	0	0	1
01:00	14	46.7	38.1	7.3	0	0	0	3
02:00	11	42.4	37.1	5.7	0	0	0	2
03:00	8	-	39.1	5.8	0	0	0	0
04:00	16	46.2	38.8	8	0	0	1	2
05:00	55	45	40.3	5.1	0	0	0	3
06:00	145	44.5	39.9	5.4	0	0	1	3
07:00	438	40.3	35.6	6.9	1	7	10	51
08:00	382	42.7	37.8	6.1	0	0	6	13
09:00	258	44.5	39.3	5.2	0	0	0	11
10:00	171	45.4	39.8	5.8	1	0	2	5
11:00	191	45.4	40.2	5.7	0	0	0	10
12:00	234	44.9	39.3	5.3	0	0	0	6
13:00	208	45.6	40.4	6.3	0	3	1	3
14:00	263	44.5	38.6	7.2	1	8	2	5
15:00	330	44.5	38.6	6.8	1	2	9	26
16:00	508	40.9	36.3	5.5	0	2	8	50
17:00	695	40.3	35.3	7.3	19	6	18	68
18:00	448	40.6	34.2	7.9	24	3	20	66
19:00	184	44.4	38.6	5.8	0	0	0	14
20:00	101	45.5	39.5	6.3	0	0	1	6
21:00	97	44.3	38.6	5.9	0	0	0	6
22:00	70	44.7	39.6	5.4	0	0	0	1
23:00	41	46.3	40.7	5.6	0	0	0	0

12H,7-19	4126	43.2	37.2	6.9	47	31	76	314
16H,6-22	4653	43.4	37.4	6.8	47	31	78	343
18H,6-24	4764	43.5	37.5	6.8	47	31	78	344
24H,0-24	4884	43.6	37.5	6.8	47	31	79	355

Am	07:30	-	05:30	01:30	10:30	07:30	07:30	07:00
Peak	449	-	40.9	8.5	1	7	16	51

Pm	16:45	23:00	23:00	17:15	17:30	13:30	17:30	17:30
Peak	704	46.3	40.7	8.5	43	11	36	91

Collated from 15 minutes

Created at 11:43:52 on 11 Dec 2014

Site No: 04121404 Site Reference: 04121404
B579 Luton Road, Chalgrave (N)

Wed 10-Dec-14

Channel: Southbound

Time	Total	85th	Mean	Std.	Bin 1	Bin 2	Bin 3	Bin 4
Begin	Vol.	%ile	Ave.	Dev.	<16Mph	16-<21	21-<26	26-<31
00:00	17	43.4	38.5	6.3	0	0	0	2
01:00	14	44.7	40.6	4.5	0	0	0	0
02:00	12	47.8	39.8	7.8	0	0	0	2
03:00	8	-	39.1	6.3	0	0	0	1
04:00	17	49.7	43.2	7.5	0	0	0	1
05:00	59	49	41.6	6.9	0	0	0	2
06:00	164	45.2	39.1	6.2	0	0	4	12
07:00	521	44	37.8	6.8	6	12	6	27
08:00	391	45.2	40.1	6.6	0	0	5	12
09:00	236	45.9	40.1	6.3	1	0	0	12
10:00	156	46.8	40.5	7.5	1	0	0	9
11:00	177	44.8	40.3	4.8	0	0	0	1
12:00	201	47.1	40.7	5.9	0	0	0	7
13:00	211	45.5	39.8	6.5	0	0	5	10
14:00	259	45	40.1	5.9	0	0	0	6
15:00	339	44.2	38.5	5.6	0	1	2	21
16:00	426	42.9	38.2	5.2	0	0	0	10
17:00	499	43.5	38.2	6.3	0	0	10	23
18:00	343	43.9	38.9	4.9	0	0	0	17
19:00	193	44.9	39.7	6.1	0	0	0	6
20:00	108	47.9	41.3	6.1	0	0	0	3
21:00	90	48	41.2	7.2	0	0	0	4
22:00	102	45.6	39.6	6.7	0	0	0	6
23:00	56	45	39.7	6	0	0	0	1

12H,7-19	3759	44.7	39.1	6.2	8	13	28	155
16H,6-22	4314	44.9	39.2	6.2	8	13	32	180
18H,6-24	4472	44.9	39.2	6.2	8	13	32	187
24H,0-24	4599	45	39.3	6.2	8	13	32	195

Am	07:15	-	03:30	01:15	07:30	07:30	06:45	07:00
Peak	523	-	43.5	8.1	6	12	8	27

Pm	17:00	20:45	20:45	20:45	-	15:30	17:45	17:30
Peak	499	48.5	41.5	7.6	-	1	10	30

Collated from 15 minui

Created at 11:43:52 on 11 Dec 2014

Site No: 04121404 Site Reference: 04121404
B579 Luton Road, Chalgrave (N)

Thu 11-Dec-14

Channel: Southbound

Time Begin	Total Vol.	85th %ile	Mean Ave.	Std. Dev.	Bin 1 <16Mph	Bin 2 16-<21	Bin 3 21-<26	Bin 4 26-<31
00:00	20	47.3	41.3	6.5	0	0	0	1
01:00	19	44.3	41.9	5.5	0	0	0	0
02:00	16	44.5	37.6	7.2	0	0	0	2
03:00	8	-	41.6	3	0	0	0	0
04:00	21	48.4	41.1	6.8	0	0	0	1
05:00	53	48.1	41.8	7.8	0	0	0	2
06:00	166	46.6	41.6	6.8	0	0	0	7
07:00	444	44.2	38.2	6.6	4	1	4	24
08:00	375	45.1	39.6	6.1	0	0	0	27
09:00	258	44.7	39.5	6.4	0	0	2	13
10:00	-	-	-	-	-	-	-	-
11:00	-	-	-	-	-	-	-	-
12:00	-	-	-	-	-	-	-	-
13:00	-	-	-	-	-	-	-	-
14:00	-	-	-	-	-	-	-	-
15:00	-	-	-	-	-	-	-	-
16:00	-	-	-	-	-	-	-	-
17:00	-	-	-	-	-	-	-	-
18:00	-	-	-	-	-	-	-	-
19:00	-	-	-	-	-	-	-	-
20:00	-	-	-	-	-	-	-	-
21:00	-	-	-	-	-	-	-	-
22:00	-	-	-	-	-	-	-	-
23:00	-	-	-	-	-	-	-	-
12H,7-19	-	-	-	-	-	-	-	-
16H,6-22	-	-	-	-	-	-	-	-
18H,6-24	-	-	-	-	-	-	-	-
24H,0-24	-	-	-	-	-	-	-	-
Am	-	-	-	-	-	-	-	-
Peak	-	-	-	-	-	-	-	-
Pm	-	-	-	-	-	-	-	-
Peak	-	-	-	-	-	-	-	-

Collated from 15 minui

Created at 11:43:52 on 11 Dec 2014

9	27	26	11	4	1	0	0	0
19	67	65	30	4	1	1	0	0
59	190	96	30	2	1	0	0	3
88	146	91	29	2	3	1	0	7
54	75	54	17	2	0	0	0	0
30	108	62	11	7	0	0	0	0
37	79	54	21	4	1	0	0	1
48	108	51	16	1	0	1	0	1
46	118	69	19	5	1	0	0	3
30	108	87	38	4	2	1	0	0
38	146	85	37	5	0	0	0	3
66	137	93	23	4	0	0	2	2
68	149	81	17	3	0	0	0	3
56	98	84	21	7	0	0	0	0
20	65	53	18	8	1	0	0	2
8	28	31	21	2	4	2	0	0
8	27	20	15	3	1	0	0	0
5	25	15	5	1	1	0	0	0
2	8	9	12	2	0	0	0	0

620	1462	907	279	46	8	3	2	23
675	1649	1076	363	63	15	6	2	25
682	1682	1100	380	66	16	6	2	25
697	1750	1157	411	80	20	6	2	25

07:30	07:15	07:30	07:30	09:45	08:00	08:15	-	08:00
97	195	116	33	9	3	1	-	7

16:30	15:15	15:45	14:30	19:00	20:15	20:00	16:30	17:15
85	158	101	38	8	4	2	2	3

Bin 5	Bin 6	Bin 7	Bin 8	Bin 9	Bin 10	Bin 11	Bin 12	Bin 13
31-<36	36-<41	41-<46	46-<51	51-<56	56-<61	61-<66	66-<71	=>71
2	15	11	7	0	0	0	0	0
4	5	4	1	0	0	0	0	0
1	3	5	3	1	1	0	0	0
1	7	2	2	2	0	0	0	0
2	7	8	3	1	0	0	0	0
8	14	4	6	2	1	0	0	0
13	21	19	8	3	0	0	0	0
22	39	22	9	1	0	0	0	0
26	81	44	13	2	2	0	0	0
32	104	58	7	4	0	0	0	0
25	101	66	18	5	0	0	0	0
20	105	69	25	3	1	1	0	1
26	153	82	25	2	0	0	0	1
18	90	115	31	2	0	1	0	3
17	75	91	35	7	1	1	0	3
29	87	75	29	5	1	0	0	0

42	87	51	16	1	0	0	0	1
26	82	51	16	3	2	1	0	1
45	82	41	11	4	1	0	0	0
25	62	38	6	1	1	0	0	0
6	35	26	9	4	0	0	0	0
4	25	16	9	4	0	1	0	0
2	27	16	5	3	0	0	0	0
5	18	17	4	2	1	0	0	0
328	1086	765	235	39	8	4	0	10
376	1229	864	267	51	9	5	0	10
383	1274	897	276	56	10	5	0	10
401	1325	931	298	62	12	5	0	10
09:00	10:45	10:30	10:45	09:30	08:30	11:00	-	11:00
32	110	72	27	7	2	1	-	1
18:15	12:00	13:00	13:45	14:00	17:00	13:30	-	13:30
48	153	115	39	7	2	2	-	6

Bin 5	Bin 6	Bin 7	Bin 8	Bin 9	Bin 10	Bin 11	Bin 12	Bin 13
31-<36	36-<41	41-<46	46-<51	51-<56	56-<61	61-<66	66-<71	=>71
3	5	10	4	3	0	1	0	0
5	6	7	5	0	1	0	0	0
6	6	2	3	0	0	0	0	0
3	3	3	2	0	0	0	0	0
1	0	9	0	0	0	0	1	0
1	10	11	4	0	0	0	0	0
6	16	11	15	3	0	0	0	0
3	20	19	10	2	1	0	0	0
4	27	24	23	7	0	0	0	0
22	43	62	20	7	3	0	0	0
16	107	65	19	7	1	1	0	0
18	73	75	30	1	0	0	0	0
26	83	80	30	1	1	2	0	0
32	97	66	18	5	1	0	1	0
17	83	70	27	2	0	1	0	0
5	68	71	24	6	0	0	0	0
29	39	52	13	1	0	2	0	0
13	58	49	17	6	1	0	1	0
17	57	50	19	6	4	0	0	0
2	28	27	10	4	1	1	0	1
7	17	17	12	1	1	0	0	0
6	11	17	13	5	3	0	0	0
3	6	12	8	2	2	0	0	0
3	7	5	8	0	1	0	0	0
202	755	683	250	51	12	6	2	0

223	827	755	300	64	17	7	2	1
229	840	772	316	66	20	7	2	1
248	870	814	334	69	21	8	3	1
10:15	10:15	10:45	11:00	10:15	09:00	10:45	04:00	-
27	111	76	30	7	3	1	1	-
12:30	12:30	14:45	12:00	17:30	21:30	16:00	17:45	19:15
38	106	81	30	8	4	2	1	1

Bin 5 31-<36	Bin 6 36-<41	Bin 7 41-<46	Bin 8 46-<51	Bin 9 51-<56	Bin 10 56-<61	Bin 11 61-<66	Bin 12 66-<71	Bin 13 =>71
2	3	5	2	1	0	0	0	0
0	2	4	3	0	0	1	0	0
0	3	7	0	2	0	0	0	0
0	5	0	2	3	0	0	0	0
1	9	12	5	4	1	0	0	0
6	17	26	17	4	1	1	0	0
13	58	60	27	11	0	0	0	0
72	209	90	14	2	0	0	0	8
62	139	91	32	1	0	0	0	1
60	83	69	16	0	0	0	0	0
59	104	49	12	3	0	0	0	0
37	92	58	19	4	1	1	0	0
26	86	53	22	7	1	1	0	0
33	69	66	34	8	4	0	0	0
56	68	70	19	2	2	0	0	0
27	114	86	34	7	0	0	0	3
63	151	74	26	4	1	0	0	0
74	136	107	31	3	0	2	0	3
15	66	92	33	5	0	0	0	0
21	38	71	23	8	1	0	0	0
18	45	30	12	5	1	0	0	0
13	23	19	17	2	0	0	0	0
9	11	9	13	3	2	0	0	0
9	6	2	3	0	0	0	0	0

584	1317	905	292	46	9	4	0	15
649	1481	1085	371	72	11	4	0	15
667	1498	1096	387	75	13	4	0	15
676	1537	1150	416	89	15	6	0	15
07:30	07:00	07:15	08:00	06:00	11:00	11:00	-	07:15
80	209	106	32	11	1	1	-	8
17:00	16:15	16:30	17:15	12:30	13:30	17:45	-	17:00
74	162	108	39	12	5	2	-	3

Bin 5 31-<36	Bin 6 36-<41	Bin 7 41-<46	Bin 8 46-<51	Bin 9 51-<56	Bin 10 56-<61	Bin 11 61-<66	Bin 12 66-<71	Bin 13 =>71
0	4	6	7	3	0	0	0	0
1	0	4	2	0	0	0	0	0
2	4	4	1	0	1	0	0	0
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837	1589	912	279	55	15	3	1	22
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07:15 164	07:15 193	07:45 67	10:00 18	08:45 4	11:00 2	04:00 1	- -	07:15 6
16:00 94	16:45 150	15:00 97	14:45 39	18:00 10	13:45 6	18:15 2	22:00 1	17:00 6

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-	-	-	-	-	-	-	-	-
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21	69	52	22	4	0	0	0	3
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16	29	19	9	1	1	0	0	0

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Bin 5	Bin 6	Bin 7	Bin 8	Bin 9	Bin 10	Bin 11	Bin 12	Bin 13
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25	31	23	13	1	0	1	0	0
8	30	21	14	4	1	1	0	0
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Bin 5	Bin 6	Bin 7	Bin 8	Bin 9	Bin 10	Bin 11	Bin 12	Bin 13
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Bin 5	Bin 6	Bin 7	Bin 8	Bin 9	Bin 10	Bin 11	Bin 12	Bin 13
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25	35	22	7	6	0	1	0	0
15	20	14	3	2	1	0	0	0

774	1553	895	257	51	4	3	1	17
878	1740	1052	319	61	6	5	2	18
918	1795	1088	329	69	7	6	2	18
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16:15	16:45	16:45	12:15	12:30	21:00	21:30	19:00	17:15
140	216	99	32	7	2	2	1	4

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Appendix C

Item 17 – CB/14/04277/FULL – R/O 1-5 Kingsbury Avenue, Dunstable.

Seymour Griffiths
On behalf of objectors to Application No CB/14/04277/FULL
c/o 9 Kingsbury Gardens
Dunstable
LU5 4PX

The Chairman and Members of the
Development Management Committee
Central Bedfordshire Council
Priory House, Monks Walk
Chicksands
Shefford, Bedfordshire
SG17 5TQ

10th December 2014

Dear Chairman and Members

Application No: CB/14/04277/FULL

Location: Land r/o 1-5 Kingsbury Avenue, Dunstable, LU5 4PU

Proposal: Construction of two semi detached dwellings and a detached double garage

Prior to the site visit planned for Tuesday, 16th December 2014 and subsequent determination of the application at the Committee meeting on Wednesday, 17th December 2014, on behalf of the group of objectors resident in Kingsbury Gardens and Avenue I would like to raise the following objections and comments for the Committee's attention:

- 1) The planning officer's report pages 6/7 under "Considerations" describes the site as a "garage court". As you will see on your site visit, this is not the case. There is no concreted area on the site or adjacent to the garages, only grass/landscaping. The site comprises grass/mature landscaping, plants, shrubs, trees, a greenhouse, washing line, and wooden summerhouse, with the row of garages in one corner. It is clearly a private garden, not a garage court, and therefore does not constitute land which has already been developed.
- 2) Please note the comment in the tree survey regarding Trees T2 to T5 – that "*due to the particular site layout as proposed, it will not be possible to maintain protective fencing in respect of trees T2-T5*". The applicant's site layout plan shows protective fencing for tree T6, but none for trees T2-T5. The planning officer's report makes a condition of protective fencing for trees but has not addressed the issue that protective fencing is not considered possible for these four mature sycamore trees.
- 3) The planning officer's report page 8 under "Living conditions for the residents" states the development would not cause overlooking or loss of privacy for

residents. However the stipulated condition 4 on page 10 states that boundary treatment must be put in place “to safeguard the amenity and privacy of residents”. This is contradictory, on the one hand the officer is saying there is no impact on privacy, then later on saying that there is and that boundary treatment is needed to protect privacy. Clearly then, the building of two-storey houses will definitely impact on privacy for current residents to an unacceptable level.

- 4) Please see the Unacceptable Schemes A and B for Infill/Backland developments highlighted in the Central Bedfordshire Design Guide Supplement 5 Pages 39 and 40 – a scanned copy is included at the end of this letter. A number of the design features deemed unacceptable are included in the plans for this site, including a road and parking dominated scheme, no regard to the enclosed and green character of the site, proximity of the two storey walls almost on the boundary creating overlooking and intrusive effect (with the acknowledgement in the Guide that this is a consideration even beyond the conventional minimum of 21 metres).
- 5) During the site visit please take note of the mature trees adjacent to the boundary of the site in the gardens of Nos 9, 11 and 13 Kingsbury Gardens. As the main living areas and gardens of the new houses will be north-east facing, the permanent shadow cast by the houses themselves and the mature trees will result in insufficient daylight for residents of the new houses, which is not recommended in Council guidelines:

Central Bedfordshire Design Guide Supplement 5 page 7 subsection 5.05.07: “Developers should ensure that key rooms within new dwellings and outdoor spaces have sufficient daylight to allow their comfortable use. As well as providing for the amenity of residents the provision of buildings and dwellings with good quality natural light allows opportunities for passive solar gain.”

South Bedfordshire Local Plan Review Policy BE8: “Proposals for development...should ensure that (ix) the development proposed makes efficient use of scarce resources including land. It should maximise energy efficiency and conservation through the orientation, layout and design of buildings, landscaping and planting, and use of natural lighting and solar gain.”

- 6) Please also take note of the row of 3-4 metre high tree stumps in the site along the boundary of Nos 5 to 9 Kingsbury Gardens, very close to mature trees and shrubs in the adjacent gardens. The planning officer’s conditions have not adequately addressed how the trees/shrubs in adjacent gardens will be protected when the stumps are removed.

We would be most grateful if you could bear the above in mind when making the site visit and coming to a decision.

Yours sincerely

Seymour Griffiths FCCA CTA
On behalf of the objectors:
1, 3, 7, 9, 11, 13 Kingsbury Gardens
3, 5 Kingsbury Avenue

SCHEME B (UNACCEPTABLE)

5.13.17 Four semi-detached 2 storey, 3 bedroom houses, are laid out along the long axis of the property, set back by 0.5 metres from the east and west boundaries.

5.13.18 Garages are provided between the houses and at the head of the approach road. A turning head is provided. The specimen tree is removed for the provision of a garage for the existing house.

5.13.19 The scheme is unacceptable as it is dominated by an estate road which is over- designed for the accommodation on the site, erodes the original front boundary and severely encroaches on the eastern side of the house. The scheme has a severe geometry at odds with the bucolic character of the site.

5.13.20 The twin garages at the end of a very long estate road, fail to terminate this view effectively, and reinforce the effect of car domination. The house at the northern boundary of the site may present overlooking issues for neighbours. The remnant rear garden area for the existing house is unacceptably cramped. Whilst this scheme could be 'softened' by house design and east-west boundary planting, other factors above would suggest a redesign of the overall scheme.

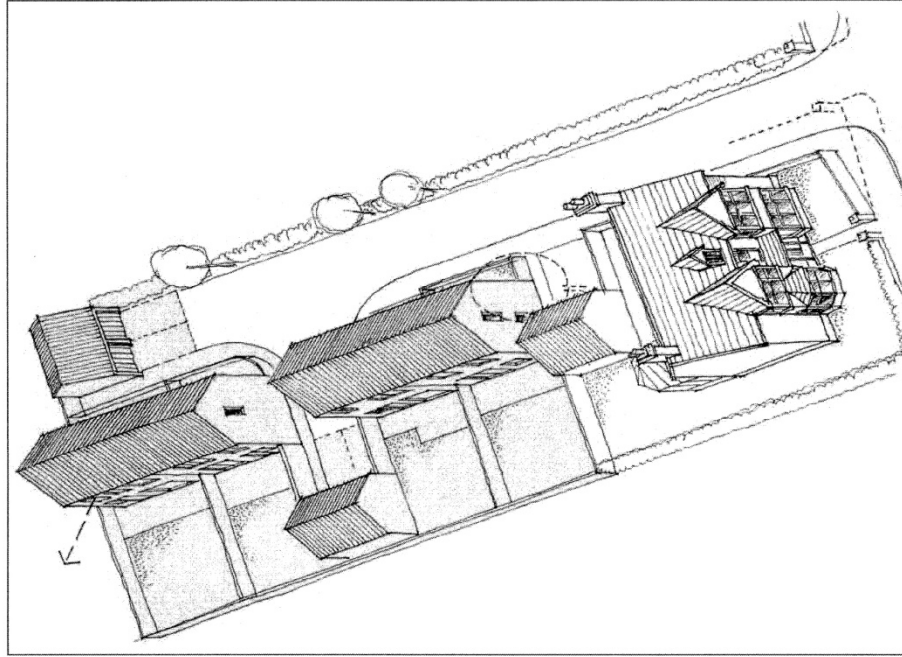


Fig 5.67 Scheme B (Unacceptable)

SCHEME A (UNACCEPTABLE)

5.13.14

A terrace of 5 narrow fronted 2 storey, 3 bedroom houses is located across the site, 11 metres from the rear boundary. A range of 5 garages with associated hard standing lies on the western boundary. An access road has been created, with a turning head, which has significantly widened the existing driveway. A garage has been provided for the existing house, near the specimen tree.

5.13.15

The scheme is unacceptable as it creates a road and parking dominated scheme, eroding the front boundary and severely encroaching onto the eastern side of the existing house.

5.13.16

The terrace of houses and the garage block are laid out with no regard to the enclosed and green character of the site or to its relationship to the house and with the implication that a new suburban street of terraces could be extended on an east-west axis. The proximity of the ends of the terrace to the site boundary would create the feeling of neighbours being overlooked, even if existing development is beyond the conventional minimum of 21 metres. Two storey gable walls almost on the boundary, may also have an intrusive effect.

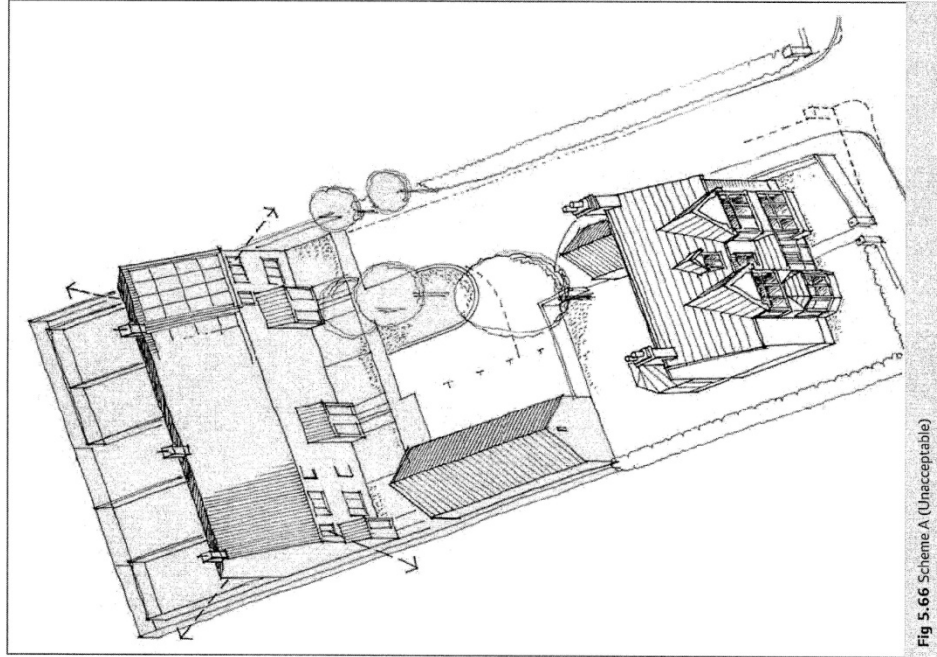


Fig 5.66 Scheme A (Unacceptable)

Item No. 7

APPLICATION NUMBER	CB/14/03520/FULL
LOCATION	Site of Former The Gables, Mill Lane, Potton
PROPOSAL	Erection of 14 dwellings for residential development including garages, roads and all ancillary works.
PARISH	Potton
WARD	Potton
WARD COUNCILLORS	Cllrs Mrs Gurney & Zerny
CASE OFFICER	Alex Harrison
DATE REGISTERED	26 September 2014
EXPIRY DATE	26 December 2014
APPLICANT	Mr Fenlon
AGENT	Woods Hardwick Ltd
REASON FOR COMMITTEE TO DETERMINE	Town Council objections to a major application.
RECOMMENDED DECISION	Full Application - Approval

Reasons for Granting

It is considered that the redevelopment of the site is acceptable in principle.

Outline planning permission has previously been granted at appeal on this site for 14 dwellings and the Council was unable to defend refusal grounds relating to highway safety. The Parish Council concerns are noted however the proposal is such that the development can be contained within the application site and it is considered to reflect the appeal proposal in terms of scale and amount of development. Additionally, the scheme is considered to present buildings appropriate in their design, scale and mass to the character and context of the surrounding local development. The scheme will not unduly impact upon the residential amenity currently enjoyed by neighbouring properties, nor will it have any significant adverse impact upon highway safety and any potential impacts upon existing local infrastructure will be acceptably mitigated by the securing of S106 contributions.

The proposal is considered acceptable and in accordance with policies CS1, CS2, CS5, CS13, CS14, DM2, DM3 and DM4 of the Core Strategy and Development Management Policies (2009), Central Government guidance contained within the National Planning Policy Framework (2012) and with guidance provided by the Central Bedfordshire Council's Design Guide (2014).

Recommendation

That, subject to the completion of a S106 agreement, Planning Permission be granted subject to the following:

RECOMMENDED CONDITIONS / REASONS

- 1 The development hereby permitted shall begin not later than three years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

- 2 **No development shall take place until samples of the materials to be used in the construction of the external surfaces of the development hereby permitted have been 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 control the appearance of the building in the interests of the visual amenities of the locality.
(Policy 43, DSCB)**

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

**Reason: To ensure an acceptable standard of landscaping.
(Policies 43 and 58, DSCB)**

- 4 No development shall take place until details have been submitted to and approved in writing by the Local Planning Authority of a scheme for surface water disposal showing infiltration systems used only where it can be demonstrated that they will not pose a risk to groundwater quality. The works shall then be carried out in accordance with the approved details.

Reason: To protect and prevent the pollution of controlled waters from potential pollutants associated with the current and previous land uses in line with National Planning Policy Framework paragraphs 109, 120, 121 and Environment Agency Groundwater Protection: Principles and Practice.

- 5 **Prior to the first occupation of the dwelling at plot 3 , the first floor windows in the rear elevation of those plots with the exception of the bedroom window, shall be fitted with obscured glass of a type to substantially restrict vision through it at all times, and restriction on its opening, details of which shall have been previously submitted to and agreed in writing by the Local Planning Authority.**

Reason: To safeguard the amenities of occupiers of adjoining properties.

- 6 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, any material alteration of its external appearance (including additional openings) or the erection of any building or structure within its curtilage 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.

- 7 No building shall be occupied until the junction of the proposed vehicular accesses 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.

- 8 Before the access is first brought into use a triangular vision splay shall be provided on each side of the new access for plots 2 and 13 and shall measure 1.8m along the fence, wall, hedge or other means of definition of the front boundary of the site, and 1.8m measured into the site at right angles to the same line along the side of the new access drive. The vision splays 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.

- 9 Before the access is first brought into use a triangular vision splay shall be provided on the east side of the new access for the development and plot 1 and shall measure 1.8m along the fence, wall, hedge or other means of definition of the front boundary of the site, and 1.8m measured into the site at right angles to the same line along the side of the new access drive. The vision splays 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.

- 10 Visibility splays shall be provided at the junction of the access for the development and with Mill Lane and the junction of the access for plot 1 before the development is brought into use. The minimum dimensions to provide the required splay lines shall be 2.4m measured along the centre line of the proposed access from its junction with the channel of the public highway and 43.0m measured from the centre line of the proposed access along the line of the channel of the public highway. The required vision splays shall, on land in the applicant's control, be kept free of any obstruction.

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.

- 11 Before the premises are occupied the on site vehicular areas shall be constructed and surfaced in a stable and durable manner 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 soak away within the site so that it does not discharge into the highway or into the main drainage system.

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 .

- 12 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.

- 13 **No development shall take place until details of the stands/brackets to be used for the cycle parking have been submitted to and approved in writing by the Local Planning Authority. The cycle parking shall be fully implemented before the development is first occupied or brought into use 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.

- 14 **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.

- 15 **Prior to the commencement of development a scheme setting out measures for protecting all trees, shrubs and other natural features during construction work shall be submitted to and approved in writing by the Local Planning Authority. No work shall commence on site until all trees, shrubs and features to be protected are fenced with 2.3 high weldmesh fencing securely mounted on standard scaffolding poles driven firmly in the ground in accordance with BS 5837:2005;**

- **for trees and shrubs the fencing shall follow a line 1.0m outside the furthest extent of the crown spread, unless otherwise agreed in writing by the Local Planning Authority;**
- **for upright growing trees at a radius from the trunk not less than 6.0m, or two thirds of the height of the tree whichever is the greater;**
- **for other natural features along a line to be approved in writing by the Local Planning Authority.**

Such fencing shall be maintained during the course of the works on the site. No unauthorised access or placement of goods, fuels or chemicals, soil or other materials shall take place inside the fenced area.

Reason: To safeguard the existing trees on the site in the interests of visual amenity.

- 16 **A scheme shall be submitted for approval in writing by the Local Planning Authority indicating the positions, design, materials and type of boundary treatment to be erected. The boundary treatment shall be completed in accordance with the approved scheme before the first dwelling on site occupied and be thereafter retained.**

**Reason: To safeguard the appearance of the completed development and the visual amenities of the locality.
(Policy 43, DSCB)**

- 17 **No development shall take place until details of finished external ground levels and ground floor slab levels of the buildings hereby approved have been submitted to and approved in writing by the Local Planning Authority. Development shall then be carried out in accordance with the approved details.**

Reason. To ensure development integrates successfully into the existing character of the area and in the interests of the impact on neighbouring residential amenity.

- 18 No development shall take place until details have been submitted to and approved in writing by the Local Planning Authority showing how renewable and low energy sources would generate 10% of the energy needs of the development and also showing water efficiency measures achieving 110 litres per person per day. The works shall then be carried out in accordance with the approved details.

Reason: In the interests of sustainability.

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 all cycle parking to be provided within the site shall be designed in accordance with Central Bedfordshire Council's "Cycle Parking Guidance - August 2006".
3. 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, Priory House, Chicksands, Shefford, SG17 5TQ 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.
4. Applicant is advised to note that the revised landscaping scheme required by Condition 03 of this decision should take account of, but not be limited to, the comments made by the Landscape Officer dated 16 October 2014 and also reflect the recommendations of the Ecological Appraisal as submitted (Ref: VIG19393) with regards to siting multiple bat boxes within the development. Furthermore, hard landscaping details should include street furniture used to define on-road visitor parking spaces.

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 and engaged 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.

[Notes:

1. In advance of consideration of the application the Committee were advised of a correction to Note to Applicant No. 4 and additional consultation responses as set out in the Late Sheet attached to these minutes.
2. In advance of consideration of the application the Committee received representations made under the Public Participation Scheme.]

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Item No. 13

APPLICATION NUMBER	CB/14/01480/FULL
LOCATION	Land adjacent Chalgrave Manor, Luton Road, Toddington
PROPOSAL	Installation of Photovoltaic Panels (Circa 92,240 panels), Installation of Inverter Stations, erection of boundary fencing & CCTV cameras and connection to the existing electricity grid. Formation of temporary construction compound.
PARISH	Chalgrave
WARD	Heath & Reach
WARD COUNCILLORS	Cllr Versallion
CASE OFFICER	Abel Bunu
DATE REGISTERED	27 August 2014
EXPIRY DATE	26 November 2014
APPLICANT	R. Upchurch & Partners
AGENT	Buckle Chamberlain Partnership Ltd
REASON FOR COMMITTEE TO DETERMINE	Unresolved Parish Council objections to Major Development and Departure from the Development Plan for development in the Green Belt.
RECOMMENDED DECISION	Full Application - Recommended for approval subject to referral to the Secretary of State

Reasons for Recommendation

Whilst the proposed development would be inappropriate in the Green Belt and would be harmful to its openness, it is considered that very special circumstances exist to outweigh the harm by reason of inappropriateness and any other harm. In reaching this conclusion, great weight has been placed on the NPPF's presumption in favour of developments for renewable energy which requires that Local Planning Authorities recognise the responsibility on all communities to contribute to energy generation from renewable or low carbon sources',(paragraph 97). Principally, this national advice stresses that very special circumstances in such cases may include the wider environmental benefits associated with increased production of energy from renewable sources,(paragraph 91). Furthermore, Paragraph 98 makes it clear that 'when determining planning applications, Local Planning Authorities should,' ...approve the application if its impacts are (or can be made) acceptable.' In this case, the suggested mitigation measures which would be secured by planning conditions are considered satisfactory. In taking this approach, the Local Planning Authority (LPA) is mindful of the NPPF advice at paragraph 203 which makes it clear that LPAs should consider whether otherwise unacceptable development could be made acceptable through the use of conditions or planning obligations. Taking into account all the other benefits to be had from approving the development which include, farm diversification, biodiversity, community benefits, regeneration of agricultural land, improvement of highway safety at the site entrance, restoration of the historic width of the Theedway Footpath, restoration of the broken hedgerow and new planting which includes an Oak Tree avenue, burying of existing overhead cables and the fact that the development is temporary being capable of complete

reversal, it is considered that on balance, the proposal has passed the tests for renewable energy development set out in Policies SD1, BE8, NE10, R15 (SBLPR) and Policies 1, 3, 23, 36, 43, 45, 46, 49, 50, 57 and 58 (DSCB) and the CBC 'Guidance Note 2: Solar Farm Developments and national advice within the NPPF and PPG.

Recommendation

That subject to the referral of the application to the Secretary of State as a Departure from Green Belt policy and to the completion of a section 106 Agreement requiring the provision of community benefit, that Planning Permission be **GRANTED** subject to the following:

RECOMMENDED CONDITIONS

- 1 The development hereby permitted shall begin not later than three years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

- 2 The permission hereby granted shall endure for a period of 25 years from the date when electricity is first generated by the Solar Farm (the 'First Export Date'). Written confirmation of the First Export Date shall be provided to the Local Planning Authority no later than 1 calendar month after the event. Within 6 months, following the completion of the 25 year period, or the cessation of their use for electricity generating purposes, whichever is the sooner, the solar panels together with any supporting apparatus, mountings, cabling, foundations, inverter stations, fencing, CCTV cameras and other associated equipment shall be removed from the site and the land restored to agricultural use or to a condition to be agreed in writing by the Local Planning Authority.

Reason: To ensure that the development is decommissioned and the land returned to its original use prior to the development in the interest of preserving versatile agricultural land and to preserve the openness of the Green Belt and countryside.

(Policies BE8 & N10, S.B.L.P.R and 36,43 & 50, DSCB).

- 3 **No development shall take place until full details of soft landscape have been submitted to and approved in writing by the Local Planning Authority and these works shall be carried out as approved. Soft landscape works shall include: plans for establishing hedgerows, understorey vegetation and trees around the perimeter of the site; written specifications (including cultivation and other operations associated with tree and plant establishment); schedules of plants, noting species, plant sizes and proposed numbers/densities where appropriate; an implementation programme.**

Reason: To ensure a satisfactory level of planting around the site in the interest of visual amenity

(Policies BE8, SBLPR and 43 & 58, DSCB)

- 4 If within a period of 5 years from the date of the planting of any tree or hedgerow, that tree or hedgerow, or any tree or hedgerow planted in replacement for it, is removed, uprooted or destroyed or dies, or becomes, in the opinion of the Local Planning Authority, seriously damaged or defective, another tree or hedgerow of the same species and size as that originally planted shall be planted at the same place, unless the Local Planning Authority gives its written approval to any variation.

Reason: To ensure a satisfactory level of landscaping in the interest of preserving the character and visual appearance of the open countryside.
(Policies BE8, SBLPR and 43,50 & 58, DSCB)

- 5 **Prior to or within one month of their installation, the transformer enclosures, grid connection building, CCTV support posts and deer fencing shall be finished in a dark green colour or any colour agreed in writing by the Local Planning Authority upon submission of appropriate details and shall be permanently retained as such thereafter.**

**Reason: To preserve the visual amenity of the Green Belt and open countryside.
(Policies BE8, SBLPR and 36,43,and 50, DSCB)**

- 6 No external lighting shall be installed without the prior written approval of the Local Planning Authority.

Reason: To protect the character of the open countryside
(Policies BE8, S.B.L.P.R and 43 & 50 DSCB).

- 7 Noise resulting from the use of the plant, machinery or equipment shall not exceed a level of 5dBA below the existing background level (or 10dBA below if there is a tonal quality or distinguishable characteristics) when measured or calculated according to BS4142:1997, at a point one metre external to the nearest noise sensitive building.

Reason : To protect residential amenity
(Policies BE8, SBLPR and 43, DSCB)

- 8 The solar panels and associated framework shall not exceed 2.5m in height above ground level unless otherwise agreed in writing with the Local Planning Authority.

Reason: To protect the visual amenity of neighbouring property occupiers, the Green Belt and open countryside .
(Policies BE8, S.B.L.P.R and 36,43 & 50).

- 9 The development hereby approved shall be completed in accordance with the recommendations in Section 7.0 of the Extended Phase 1 Habitat Survey by Acer Ecology dated November 2013. The measures shall be implemented in full throughout the life of the development, and no variations shall be permitted other than with specific written consent from the Local Planning Authority.

Reason: To ensure the development hereby approved supports biodiversity.
(Policies 43 and 57 DSCB)

- 10 The Environmental Management Plan prepared by TDA, Environment, Landscape, Design and dated October 2014 shall be implemented in full accordance with the details therein.

Reason: To ensure that the development preserves the character and visual appearance of the open countryside and provide adequate screening for the development.
(Policies BE8, SBLPR and 43,50 & 57, DSCB)

- 11 **The poles to accommodate the CCTV cameras shall not exceed 2.5m above ground level. No development shall take place until details of the siting, direction and orientation, camera specifications and fields of vision have been submitted to and approved in writing by the Local Planning Authority. The CCTV cameras shall be installed in accordance with the approved details, and retained in accordance with those details thereafter.**

Reason: To preserve the character and visual appearance of the open countryside and to protect the privacy of users of the adjoining footpaths.
(Policies BE8, SBLPR and 43 & 50, DSCB)

- 12 **Notwithstanding the details submitted with the application, no part of the development hereby approved shall be commenced (within the meaning of Section 56 of the Town and Country Planning Act 1990) until highway/access improvement works have been constructed in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority.**

Reason: To ensure safe ingress and egress of the site and to minimise obstruction and inconvenience to users of the adjoining highway.
(Policies BE8, S.B.L.P.R and 24 & 43, D.S.C.B)

- 13 **Development shall not commence until a scheme detailing access provision to and from the site for construction traffic, 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: To ensure the safe operation of the surrounding road network in the interests of road safety.
(Policies BE8, S.B.L.P.R and 43, D.S.C.B)

- 14 **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.

(Policies BE8, S.B.L.P.R and 43, D.S.C.B)

- 15 **Development shall not commence until details of a Construction Traffic Management Plan have been approved in writing by the Local Planning Authority. The development shall thereafter be implemented in strict accordance with the approved details.**

Reason: To ensure safe ingress and egress of the site and to minimise obstruction and inconvenience to users of the adjoining highway.

(Policies BE8, S.B.L.P.R and 24 & 43, D.S.C.B)

- 16 **No development approved by this permission shall be commenced until a scheme for the provision of surface water drainage works has been submitted to and approved in writing by the Local Planning Authority. The drainage works shall be completed in accordance with the details and timetable agreed.**

Reason: To prevent the increased risk of flooding by ensuring the provision of a satisfactory means of surface water disposal.

(Policy 49, DSCB)

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

Reason: To record and advance the understanding of the significance of the heritage assets with archaeological interest which will be unavoidably affected as a consequence of the development and to make the record of this work publicly available in accordance with paragraph 141 of the National Planning Policy Framework and to give due consideration to the significance of the heritage assets with archaeological interest and ensure that any impact on the archaeological resource which takes place as a result of the development is appropriately mitigated.

(Policies 43 & 45 DSCB)

- 18 **The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers 1116[BD]001A, 1116[BD]002B, 1116[BD]003A, 1116[BD]004A, 1116[BD]005A, 1116[BD]006A, 1116[BD]007B, 1116[BD]008A, 0216-01, 1116[BD]009, 0216-01, TDA/2009/02 Rev. E, CBC/01 and CBC/02.**

Reason: To identify the approved plans and to avoid 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 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, P.O.Box 1395, Bedford, MK42 5AN 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.
4. 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 Bedfordshire Highways, Streetworks Co-ordination Unit, County Hall, Cauldwell Street, Bedford MK42 9AP.
5. 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.
6. 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.
7. Please note that the unnumbered drawings submitted in connection with this application have been given unique numbers by the Local Planning Authority. The numbers can be sourced by examining the plans on the View a Planning Application pages of the Council's website www.centralbedfordshire.gov.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 approval 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 of the following comments:
 - a. Well Cottage, Featherbed Lane:
 - i. Unhappy to be unable to speak due to process of registering
 - ii. Their property boundary faces the said application site
 - iii. What are the Council's policy for future developments and will it be compulsory for both residential and businesses?
 - iv. Bookers Cash and Carry in Luton would have ample space on their roof for the development. There are many warehouses across the area which could have these on their roofs.
 - v. Will the Chalgrave Manor development be covered with substantially high trees? Particularly evergreen varieties such as leylandi.
 - vi. This is without prejudice to Mr Upchurch who is a fine outstanding man and have upmost respect for him.
 - b. The applicant's agent has submitted a traffic speed survey.
 - c. The Highways Officer has commented on the speed survey results as detailed.
3. Cllr M A G Versallion asked for the comments from DCLG Minister Kris Hopkins MP be recorded as follows:

“New planning guidelines published in March 2014 sets out the particular factors relating to solar farms that a local council will need to consider. These include making effective use of brownfield land.

“ The National Planning Policy Framework and the guidance can be a material consideration in planning decisions.”]

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Item No. 18

APPLICATION NUMBER	CB/14/03113/FULL
LOCATION	Land North of Leighton Road West of Hawthorn, Leighton Road, Eggington
PROPOSAL	Installation and operation of a solar farm and associated infrastructure, including PV panels, mounting frames, inverter, transformer, pole mounted CCTV cameras and fence.
PARISH	Eggington
WARD	Heath & Reach
WARD COUNCILLORS	Cllr Versallion
CASE OFFICER	Abel Bunu
DATE REGISTERED	18 August 2014
EXPIRY DATE	19 December 2014
APPLICANT	Lightsource SPV 106 Ltd
AGENT	Lightsource Renewable Energy Ltd
REASON FOR COMMITTEE TO DETERMINE	Major Development and Departure from the Development Plan for development in the Green Belt.
RECOMMENDED DECISION	Full Application - Recommended for Approval subject to referral to the Secretary of State

Reasons for Recommendation

Whilst the proposed development would be inappropriate in the Green Belt and would be harmful to its openness, it is considered that very special circumstances exist to outweigh the harm by reason of inappropriateness and any other harm. In reaching this conclusion, great weight has been placed on the NPPF's presumption in favour of developments for renewable energy which requires that Local Planning Authorities recognise the responsibility on all communities to contribute to energy generation from renewable or low carbon sources',(paragraph 97). Principally, this national advice stresses that very special circumstances in such cases may include the wider environmental benefits associated with increased production of energy from renewable sources,(paragraph 91). Furthermore, Paragraph 98 makes it clear that 'when determining planning applications, Local Planning Authorities should,' ...approve the application if its impacts are (or can be made) acceptable.' In this case, the suggested mitigation measures which would be secured by planning conditions are considered satisfactory. In taking this approach, the Local Planning Authority (LPA) is mindful of the NPPF advice at paragraph 203 which makes it clear that LPAs should consider whether otherwise unacceptable development could be made acceptable through the use of conditions or planning obligations. Taking into account all the other benefits to be had from approving the development which include, farm diversification, biodiversity, community benefits, regeneration of agricultural land, contribution to the rural economy, new hedgerow planting along the site boundaries and the fact that the development is temporary being capable of complete reversal, it is considered that on balance, the proposal has passed the tests for renewable energy development set out in Policies SD1, BE8, NE10, R15 (SBLPR) and Policies 1, 3, 23, 36, 43, 45, 46, 49, 50, 57 and 58 (DSCB) and the CBC 'Guidance Note 2: Solar Farm Developments and national advice within the NPPF and PPG.

Recommendation

That subject to the referral of the application to the Secretary of State as a Departure from Green Belt policy and to the completion of a section 106 Agreement requiring the provision of community benefit, that Planning Permission be **GRANTED** subject to the following:

RECOMMENDED CONDITIONS

- 1 The development hereby permitted shall begin not later than three years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

- 2 The permission hereby granted shall endure for a period of 25 years from the date when electricity is first generated by the Solar Farm (the 'First Export Date'). Written confirmation of the First Export Date shall be provided to the Local Planning Authority no later than 1 calendar month after the event. Within 6 months, following the completion of the 25 year period, or the cessation of their use for electricity generating purposes, whichever is the sooner, the solar panels together with any supporting apparatus, mountings, cabling, foundations, inverter stations, fencing, CCTV cameras and other associated equipment shall be removed from the site and the land restored to agricultural use or to a condition to be agreed in writing by the Local Planning Authority.

Reason: To ensure that the development is decommissioned and the land returned to its original use prior to the development in the interest of preserving versatile agricultural land and to preserve the openness of the Green Belt, countryside and setting of the heritage assets.

(Policies BE8 & N10, S.B.L.P.R and 36,43,45 & 50, DSCB).

- 3 **Notwithstanding the details submitted, no development shall take place until full details of soft landscape have been submitted to and approved in writing by the Local Planning Authority and these works shall be carried out as approved. Soft landscape works shall include: plans for establishing hedgerows, understorey vegetation and trees around the perimeter of the site and along the footpath; written specifications (including cultivation and other operations associated with tree and plant establishment); schedules of plants, noting species, plant sizes and proposed numbers/densities where appropriate; an implementation programme.**

Reason: To ensure a satisfactory level of planting in the interest of visual amenity

(Policies BE8, SBLPR and 43 & 58, DSCB)

- 4 If within a period of 5 years from the date of the planting of any tree or hedgerow, that tree or hedgerow, or any tree or hedgerow planted in replacement for it, is removed, uprooted or destroyed or dies, or becomes, in the opinion of the Local Planning Authority, seriously damaged or defective,

another tree or hedgerow of the same species and size as that originally planted shall be planted at the same place, unless the Local Planning Authority gives its written approval to any variation.

Reason :To ensure a satisfactorily level of landscaping in the interest of preserving the character and visual appearance of the open countryside.
(Policies BE8, SBLPR and 43,50 & 58, DSCB)

- 5 **Prior to or within one month of their installation, the transformer enclosures, grid connection building, CCTV support posts and fencing shall be finished in a dark green colour or any colour agreed in writing by the Local Planning Authority upon submission of appropriate details and shall be permanently retained as such thereafter.**

**Reason : To preserve the visual amenity of the Green Belt and open countryside.
(Policies BE8, SBLPR and 36,43,and 50, DSCB)**

- 6 No external lighting shall be installed without the prior written approval of the Local Planning Authority.

Reason: To protect the character of the open countryside
(Policies BE8, S.B.L.P.R and 43 & 50 DSCB).

- 7 The noise mitigation scheme stated in Acoustics Report Ref 4397-2 (Dated 10/11/2014) shall be implemented in full prior to the use hereby permitted being first brought into use.

Reason : To protect residential amenity
(Policies BE8, SBLPR and 43, DSCB)

- 8 The solar panels and associated framework shall not exceed 2.4m in height above ground level unless otherwise agreed in writing with the Local Planning Authority.

Reason: To protect the visual amenity of neighbouring property occupiers, the Green Belt and open countryside .
(Policies BE8, S.B.L.P.R and 36, 43 & 50).

- 9 The development hereby approved shall be completed in accordance with the recommendations in the Biodiversity Management Plan by Avian Ecology dated 4th August 2014. The measures shall be implemented in full throughout the life of the development, and no variations shall be permitted other than with specific written consent from the Local Planning Authority.

Reason :To ensure the development hereby approved supports biodiversity.
(Policies 43 and 57 DSCB)

- 10 **The poles to accommodate the CCTV cameras shall not exceed 2.4m above ground level. No development shall take place until details of the siting, direction and orientation, camera specifications and fields of vision have been submitted to and approved in writing by the Local Planning Authority. The CCTV cameras shall be installed in accordance with the approved details, and retained in accordance with those**

details thereafter.

Reason :To preserve the character and visual appearance of the open countryside and to protect the privacy of users of the adjoining footpaths.

(Policies BE8, SBLPR and 43 & 50, DSCB)

- 11 **Notwithstanding the details submitted with the application, no part of the development hereby approved shall be commenced (within the meaning of Section 56 of the Town and Country Planning Act 1990) until the construction details of the junction of the proposed vehicular access with the highway have been approved by the Local Planning Authority and no vehicle associated with the construction of the solar farm shall cross the highway verge until the access has been constructed in accordance with the approved details.**

Reason: To ensure safe ingress and egress of the site and to minimise obstruction and inconvenience to users of the adjoining highway.

(Policies BE8, S.B.L.P.R and 24 & 43, D.S.C.B)

- 12 **Development shall not commence until a scheme detailing access provision to and from the site for construction traffic, which details shall show what arrangements will be made for restricting such vehicles to approved points of access and egress and provision for on-site parking for construction workers 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: To ensure the safe operation of the surrounding road network in the interests of road safety.

(Policies BE8, S.B.L.P.R and 43, D.S.C.B)

- 13 **No development shall take place until a Construction Transport Management Plan (CTMP) has been submitted to and approved in writing by the Local Planning Authority. The CTMP shall include proposals for construction traffic routes, the scheduling and timing of movements, any traffic control, signage within the highway inclusive of temporary warning signs, the management of junctions to, and crossing of, the public highway and other public rights of way. The CTMP shall be implemented in accordance with the approved details for the duration of the construction period.**

Reason :To ensure safe ingress and egress of the site and to minimise obstruction and inconvenience to users of the adjoining highway.

(Policies BE8, S.B.L.P.R and 24 & 43, D.S.C.B)

- 14 **Visibility splays shall be provided at the junction of the new access with the public highway before the development is brought into use. The minimum dimensions to provide the required splay lines shall be 2.4m measured along the centre line of the proposed access from its junction with the channel of the public highway and 195m in a north easterly direction and 215m in a south westerly direction, measured from the centre line of the proposed access along the line of the channel of the public highway. The required**

vision splays shall, on land in the applicant's control, be kept free of any obstruction.

Reason: To provide adequate visibility between the existing highway and the proposed access and to make the access safe and convenient for the traffic which is likely to use it.
(Policy 43, DSCB)

- 15 The development shall not be brought into use until a turning space for articulated vehicles has been constructed within the curtilage of the site in a manner to be approved in writing by the Local Planning Authority.

Reason: To enable vehicles to draw off, park and turn outside of the highway limits thereby avoiding the reversing of vehicles on to the highway.
(Policy 43, DSCB)

- 16 Before the new access is first brought into use, any existing access within the frontage of the land to be developed, not incorporated in the access hereby approved shall be closed in a manner to the Local Planning Authority's written approval.

Reason: In the interest of road safety and to reduce the number of points at which traffic will enter and leave the public highway.
(Policy 43, DSCB)

- 17 No development shall commence until a wheel cleaning facility has been provided at the site exit in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority. The wheel cleaner 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.
(Policies BE8, SBLPR and 43 DSCB)

- 18 The proposed vehicular access shall be constructed and surfaced in accordance with details to be approved in writing by the Local Planning Authority for a distance of 17m into the site, measured from the highway boundary, before the premises are occupied. Arrangements shall be made for surface water drainage from the site to be intercepted and disposed of separately so that it does not discharge into the highway.

Reason: To avoid the carriage of mud or other extraneous material or surface water from the site into the highway so as to safeguard the interest of the highway.
(Policies BE8 SBLPR and 43, DSCB)

- 19 Any gates provided shall open away from the highway and be set back a distance of at least 17 metres from the limit of the public highway.

Reason: To enable vehicles to draw off the highway before the gates are opened.
(Policy 43, DSCB)

- 20 The development hereby permitted shall not be commenced until such time as a surface water drainage scheme, based on the approved Flood Risk Assessment (FRA) dated 30 July 2014, ref. 5001-UA007283-NE-UU41-01, has been submitted to, and approved in writing by, the Local Planning Authority. The scheme shall include details of how the surface water drainage system will be monitored and maintained for the lifetime of the development. The scheme shall be fully implemented and subsequently maintained in accordance with the timing / phasing arrangements embodied within the scheme.

Reason: To ensure there is no increase in flood risk elsewhere as a result of the proposed development.
(Policy 49, DSCB)

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

**Reason: To record and advance the understanding of the significance of the heritage assets with archaeological interest which will be unavoidably affected as a consequence of the development and to make the record of this work publicly available in accordance with paragraph 141 of the National Planning Policy Framework and to give due consideration to the significance of the heritage assets with archaeological interest and ensure that any impact on the archaeological resource which takes place as a result of the development is appropriately mitigated.
(Policies 43 & 45 DSCB)**

- 22 The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers UK-1611-S100 P15, MFE_02, 101-UA007283 Issue 2, FIG 1.9 UA007283 Issue 06, TYP_P_E, CSR_01, DNO_01, SB_01, UK Hullavington C600 Inverter details, UK Hullavington C620 Transformer details, CCTV_01, UK-Hullavington-C610-Building-MV-Details, L332/1 Rev.B, L332/2 Rev.A, &CBC/001(DEER FENCE)

Reason: To identify the approved plans and to avoid 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 applicant is advised that it will be necessary for the developer of the site to enter into a 'small works' 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 closure of the redundant access. 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 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 Street Works Co-ordinator, Bedfordshire Highways, by contacting the Highways Helpdesk 0300 300 8049.
5. 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.
6. In order to comply with the details of the surface water drainage scheme, a clearly labelled surface water drainage plan should be provided, which shows the layout of the proposed SuDS features. The plan should demonstrate that the required attenuation storage volume can be provided on site. If an outfall discharge control device is to be used, such as a hydrobrake or twin orifice, this should be shown on the plan with the rate of discharge stated. Details of how the SuDS features will be monitored and maintained for the lifetime of the development should be provided to ensure these will operate effectively and there will be no increase in flood risk elsewhere.
7. Please note that the unnumbered drawings submitted in connection with this application have been given unique numbers by the Local Planning Authority. The numbers can be sourced by examining the plans on the View a Planning Application pages of the Council's website www.centralbedfordshire.gov.uk.
8. 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.

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 approval for this proposal. 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 the consideration of the application the Committee received representations made under the Public Participation Scheme.
2. In advance of the consideration of the application the Committee were advised of corrections to the report, additional/amended documents submitted and additional consultation responses as set out in the Late Sheet attached to these minutes.
3. In advance of consideration of the application the Committee were advised of amendments to the following conditions:

Condition 9 – Biodiversity Management Plan dated December 2014

Condition 22 – UK-1611-S100 P15, MFE_02, 101-UA007283 Issue 2, FIG 1.9 UA007283 Issue 06, TYP_P_E, CSR_01, DNO_01, SB_01, UK Hullavington C600 Inverter details, UK Hullavington C620 Transformer details, CCTV_01, UK-Hullavington-C610-Building-MV-Details, L332/1 Rev.B, L332/2 Rev.A, &CBC/001(DEER FENCE).

4. Cllr M A G Versallion asked for the comments from DCLG Minister Kris Hopkins MP be recorded as follows:

“New planning guidelines published in March 2014 sets out the particular factors relating to solar farms that a local council will need to consider. These include making effective use of brownfield land.

“ The National Planning Policy Framework and the guidance can be a material consideration in planning decisions.”

5. **The Committee requested the S106 agreement be amended from 20 years to 25 years and to allow for Hockliffe Parish Council in addition to Eggington Parish Council.]**

Item No. 19

APPLICATION NUMBER	CB/14/04064/FULL
LOCATION	Land at Millfield Farm (Phase 2) Millfield Lane, Caddington, Luton, LU1 4AJ
PROPOSAL	Proposed solar park, incorporating installation of solar PV panels, associated infrastructure and access
PARISH	Caddington
WARD	Caddington
WARD COUNCILLORS	Cllrs Collins & Stay
CASE OFFICER	Abel Bunu
DATE REGISTERED	21 October 2014
EXPIRY DATE	20 January 2015
APPLICANT	Emsrayne Ltd
AGENT	Pegasus Group
REASON FOR COMMITTEE TO DETERMINE	Major Development and Departure from the Development Plan for development in the Green Belt.
RECOMMENDED DECISION	Full Application - Recommended for approval subject to referral to the Secretary of State

Reasons for Recommendation

Whilst the proposed development would be inappropriate in the Green Belt and would be harmful to its openness, including harm to the Area of Outstanding Natural Beauty (AONB), it is considered that very special circumstances exist to outweigh the harm by reason of inappropriateness and any other harm. In reaching this conclusion, great weight has been placed on the NPPF's presumption in favour of developments for renewable energy which requires that Local Planning Authorities recognise the responsibility on all communities to contribute to energy generation from renewable or low carbon sources',(paragraph 97). Principally, this national advice stresses that very special circumstances in such cases may include the wider environmental benefits associated with increased production of energy from renewable sources,(paragraph 91). Furthermore, Paragraph 98 makes it clear that 'when determining planning applications, Local Planning Authorities should,' ...approve the application if its impacts are (or can be made) acceptable.' In this case, the suggested mitigation measures which would be secured by planning conditions are considered satisfactory. In taking this approach, the Local Planning Authority (LPA) is mindful of the NPPF advice at paragraph 203 which makes it clear that LPAs should consider whether otherwise unacceptable development could be made acceptable through the use of conditions or planning obligations. Taking into account all the other benefits to be had from approving the development which include, farm diversification, biodiversity, community benefits, regeneration of agricultural land, contribution to the rural economy, new hedgerow planting along the site boundaries and the fact that the development is temporary being capable of complete reversal, it is considered that on balance, the proposal has passed the tests for renewable energy development set out in Policies SD1, BE8, NE10, R15 (SBLPR) and Policies 1, 3, 23, 36, 43, 45, 46, 49, 50, 57 and 58 (DSCB) and the CBC 'Guidance Note 2: Solar Farm Developments and national advice within the NPPF and PPG.

Recommendation

That subject to the referral of the application to the Secretary of State as a Departure from Green Belt policy and to the completion of a section 106 Agreement requiring the provision of community benefit, that Planning Permission be **GRANTED** subject to the following:

RECOMMENDED CONDITIONS

- 1 The development hereby permitted shall begin not later than three years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

- 2 The permission hereby granted shall endure for a period of 25 years from the date when electricity is first generated by the Solar Farm (the 'First Export Date'). Written confirmation of the First Export Date shall be provided to the Local Planning Authority no later than 1 calendar month after the event. Within 6 months, following the completion of the 25 year period, or the cessation of their use for electricity generating purposes, whichever is the sooner, the solar panels together with any supporting apparatus, mountings, cabling, foundations, inverter stations, fencing, and other associated equipment shall be removed from the site and the land restored to agricultural use or to a condition to be agreed in writing by the Local Planning Authority.

Reason: To ensure that the development is decommissioned and the land returned to its original use prior to the development in the interest of preserving versatile agricultural land and to preserve the openness of the Green Belt and visual interest of the AONB and countryside.
(Policies BE8 & N10, S.B.L.P.R and 36,43 & 50, DSCB).

- 3 **Notwithstanding the details submitted with the application, no development shall take place until full details of soft landscape have been submitted to and approved in writing by the Local Planning Authority and these works shall be carried out as approved. Soft landscape works shall include: plans for establishing hedgerows, understorey vegetation and trees around the perimeter of the site; written specifications (including cultivation and other operations associated with tree and plant establishment); schedules of plants, noting species, plant sizes and proposed numbers/densities where appropriate; an implementation programme.**

**Reason: To ensure a satisfactory level of planting around the site in the interest of visual amenity in the AONB and countryside.
(Policies BE8, SBLPR and 43 & 58, DSCB)**

- 4 If within a period of 5 years from the date of the planting of any tree or hedgerow, that tree or hedgerow, or any tree or hedgerow planted in replacement for it, is removed, uprooted or destroyed or dies, or becomes, in

the opinion of the Local Planning Authority, seriously damaged or defective, another tree or hedgerow of the same species and size as that originally planted shall be planted at the same place, unless the Local Planning Authority gives its written approval to any variation.

Reason: To ensure a satisfactory level of landscaping in the interest of preserving the character and visual appearance of the open countryside and AONB.

(Policies BE8, SBLPR and 43,50 & 58, DSCB)

- 5 **Prior to or within one month of their installation, the transformer enclosures, grid connection building, perimeter fencing shall be finished in a dark green colour or any colour agreed in writing by the Local Planning Authority upon submission of appropriate details and shall be permanently retained as such thereafter.**

Reason: To preserve the visual amenity of the Green Belt and open countryside.

(Policies BE8, SBLPR and 36,43,and 50, DSCB)

- 6 No external lighting shall be installed without the prior written approval of the Local Planning Authority.

Reason: To protect the character of the open countryside and AONB.

(Policies BE8, S.B.L.P.R and 43 & 50 DSCB).

- 7 A noise mitigation scheme shall be submitted to and approved by the Local Planning Authority prior to the development hereby permitted first being brought into use and thereafter maintained throughout the life of the development.

Reason: To protect residential amenity

(Policies BE8, SBLPR and 43, DSCB)

- 8 The solar panels and associated framework shall not exceed 2.4m in height above ground level unless otherwise agreed in writing with the Local Planning Authority.

Reason: To protect the visual amenity of neighbouring property occupiers, the Green Belt and open countryside .

(Policies BE8, S.B.L.P.R and 36,43 & 50).

- 9 The development hereby approved shall be completed in accordance with the recommendations in Section 4.0 of the Extended Phase 1 Habitat Survey by Prime Environment Ecology Consultancy dated September 2014. The measures shall be implemented in full throughout the life of the development, and no variations shall be permitted other than with specific written consent from the Local Planning Authority.

Reason: To ensure the development hereby approved supports biodiversity.

(Policies 43 and 57 DSCB)

- 10 Notwithstanding the details submitted with the application, an Environmental Management Plan shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development. The development shall thereafter be implemented in full accordance with the approved details.

Reason: To ensure that the development preserves the character and visual appearance of the open countryside and AONB and provide adequate screening for the development.

(Policies BE8, SBLPR and 43,50 & 57, DSCB)

- 11 **Notwithstanding the details submitted with the application, no part of the development hereby approved shall be commenced (within the meaning of Section 56 of the Town and Country Planning Act 1990) until highway/access improvement works have been constructed in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority.**

Reason: To ensure safe ingress and egress of the site and to minimise obstruction and inconvenience to users of the adjoining highway.

(Policies BE8, S.B.L.P.R and 24 & 43, D.S.C.B)

- 12 **Notwithstanding the details submitted with the application, development shall not commence until a scheme detailing access provision to and from the site for construction traffic, 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: To ensure the safe operation of the surrounding road network in the interests of road safety.

(Policies BE8, S.B.L.P.R and 43, D.S.C.B)

- 13 **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.

(Policies BE8, S.B.L.P.R and 43, D.S.C.B)

- 14 **Development shall not commence until details of a Construction Traffic Management Plan have been approved in writing by the Local Planning Authority. The development shall thereafter be implemented in strict accordance with the approved details.**

Reason: To ensure safe ingress and egress of the site and to minimise obstruction and inconvenience to users of the adjoining highway.

(Policies BE8, S.B.L.P.R and 24 & 43, D.S.C.B)

- 15 **The approved development shall be implemented in strict accordance with the recommendations of the Flood Risk Assessment prepared by RMA Environmental Ltd, dated October 2014.**

**Reason: To prevent the increased risk of flooding by ensuring the provision of a satisfactory means of surface water disposal.
(Policy 49, DSCB)**

- 16 The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers CBC/001, CBC/002, CBC/003, BNL.0617_06-E, TS14-278W\1, BNL.0617_01-A, BNL.0617_02-A, BNL.0617_03-A, BNL.0617_04-A, BNL.0617_07-A, BNL.0617_10-A, SCP/14920/F01 Rev.A and SCP/14920/F02 Rev.A

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

17. Development shall not commence until construction details of the proposed access, including details of materials and gates to be installed have been submitted to and approved by the Local Planning Authority.

Reason: In the interest of preserving the visual amenities of the AONB. (Policies BE8, SBLPR and 43, 50 & 58, DSCB).

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 applicant is advised that it will be necessary for the developer of the site to enter into a 'small works' 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 closure of the redundant access. 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 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 Street Works Co-ordinator, Bedfordshire Highways, by contacting the Highways Helpdesk 0300 300 8049.

5. 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.
6. Please note that the unnumbered drawings submitted in connection with this application have been given unique numbers by the Local Planning Authority. The numbers can be sourced by examining the plans on the View a Planning Application pages of the Council's website www.centralbedfordshire.gov.uk.
7. 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.

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 approval for this proposal. 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 the consideration of the application the Committee received representations made under the Public Participation Scheme.
2. In advance of the consideration of the application the Committee were advised of a correction to the report, additional/amended documents submitted and additional consultation responses as set out in the Late Sheet attached to these minutes.
3. In advance of the consideration of the application the Committee were advised of an additional condition 17 and a correction to condition 16 as follows:

CBC/001, BNL.0617_06-6, CBC/002, CBC/003, BNL.0617_06-E, TS14-278W\1, BNL.0617_01-A, BNL.0617_02-A, BNL.0617_03-A, BNL.0617_04-A, BNL.0617_07-A, BNL.0617_10-A, SCP/14920/F01 Rev.A and SCP/14920/F02 Rev.A.
4. **The Committee requested the S106 agreement be amended from 20 years to 25 years.**

Item No. 16

APPLICATION NUMBER	CB/14/03419/FULL
LOCATION	Land North of Clayhill Farm, Greenfield Road, Westoning
PROPOSAL	Proposed 21MW solar photovoltaic (PV) installation
PARISH	Flitton/Greenfield
WARD	Westoning, Flitton & Greenfield
WARD COUNCILLORS	Cllr Jamieson
CASE OFFICER	Lisa Newlands
DATE REGISTERED	01 September 2014
EXPIRY DATE	01 December 2014
APPLICANT	Axiom Solar Limited
AGENT	Berrys
REASON FOR COMMITTEE TO DETERMINE	Departure
 RECOMMENDED DECISION	 Full Application - Granted

Summary of Representations

The proposed development is within the Green Belt and is considered to be inappropriate development, however, it is considered that very special circumstances exist that would outweigh the harm to the Green Belt. The site is well screened and with supplementary planting and the proposed mitigation measures would not have a detrimental impact on the character and appearance of the surrounding area. The proposed development would provide sufficient energy for some 5,800 homes. The proposal is considered to be acceptable in principle and would not have a detrimental impact on the residential amenity of any neighbouring residential properties. The proposal is therefore in conformity with the National Planning Policy Framework (2012), Policies CS13, CS14, CS16, CS18, DM1, DM3, DM4, DM14 and DM15 of the Core Strategy and Development Management Policies for Central Bedfordshire (North).

Recommendation

That subject to the referral of the application to the Secretary of State as a Departure from Green Belt policy and to the completion of a Section 106 Agreement requiring the provision of community benefit, that Planning Permission be **GRANTED** 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 The planting and landscaping scheme shown on approved Drawing No. 3624_LVIA_007 Rev B dated 3rd December 2014 shall be implemented by the end of the full planting season immediately following the commencement of development (a full planting season shall mean the period from October to March). The approved landscaping 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 with others of a similar size and species.

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

- 3 **The development shall be carried out and maintained in accordance with the approved Landscape & Habitat Management Plan dated December 2014 and Ecological Mitigation Strategy dated November 2014.**

Reason: To ensure existing or new habitats affected by development are managed effectively over an established period.

- 4 Within 12 months of the completion of the development hereby approved, in the event of any complaint to the Council relating to Glint or Glare from the development, upon notification by the local planning authority, the applicant or operator of the solar farm shall within 28 days submit for approval to the Council details of a scheme of remedial measures to address the concerns raised with details of a timescale for the implementation of the works. The works shall be carried out in accordance with the approved details and timetable.

Reason: To ensure safety of users of the railway.

- 5 Should the solar panels not be used for the production of energy for a continual period of six months, the panels, support structures and associated buildings shall be removed in their entirety and the land shall be restored to its former condition in accordance with a scheme of work submitted to and approved in writing by the Local Planning Authority.

Reason: To prevent the retention of development in the countryside that is not being used for its intended purpose.

- 6 The permission hereby granted shall endure for a period of 25 years from the date when electricity is first generated by the Solar Farm (the 'First Export Date'). Written confirmation of the First Export Date shall be provided to the local planning authority no later than 1 calendar month after the event. Within 6 months, following the completion of the 25 year period, the solar panels, support structures, associated buildings and cabling shall be removed in their entirety and the land shall be restored to its former condition.

Reason: To ensure that the development is decommissioned and to protect the character and appearance of the locality

- 7 Prior to operation the footpath known as Westoning Public Footpath No.1 and Flitton and Greenfield FP17 shall be diverted in accordance with the details submitted. At no time during the construction phase should the footpath be obstructed.

Reason: To ensure that the footpath remains open for all users during and after the construction phase.

- 8 The external finish of the inverter stations and substation shall be RAL 6020 in Matt unless otherwise approved by the Local Planning Authority.

Reason: In the interest of visual amenity and landscape character.

- 9 **No development shall take place until a Construction Traffic Management Plan (CTMP) has been submitted to and approved in writing by the Local Planning Authority. The CTMP shall include proposals for construction traffic routes, the scheduling and timing of movements, any traffic control, signage within the highway inclusive of temporary warning signs, the management of junctions to, and crossing of, the public highway and other public rights of way, details of escorts for abnormal loads, temporary removal and replacement of highway infrastructure and street furniture, the reinstatement of any signs, verges or other items displaced by construction traffic, banksman and escort details. The CTMP shall be implemented in accordance with the approved details for the duration of the construction period.**

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

- 10 **No development shall commence until tracking diagrams have been provided and approved in writing by the Local Planning Authority for a 16.0m length heavy goods vehicle entering and exiting the site, and tracking diagrams of these vehicles passing each other at the passing area located at the junction of the access track. The development shall not be brought into use until the temporary alterations to the junction, the temporary widening of the access and the temporary passing bays have been constructed in accordance with the approved details for the duration of the construction phase only and thereafter shall be returned and reinstated to their original dimensions.**

Reason: To provide adequate and temporary access and passing of vehicles clear of the highway during the construction phase.

- 11 **No development shall commence until details of an additional temporary passing bay located within the site have been submitted to**

and approved in writing by the Local Planning Authority. The development shall not be brought into use until the additional temporary passing bay has been constructed in accordance with the approved details for the duration of the construction phase only and thereafter shall be removed and the area reinstated.

Reason: To provide adequate passing and manoeuvring of vehicles along the access.

- 12 The vehicular access shall be surfaced in bituminous or other similar durable material as may be approved in writing by the Local Planning Authority for a distance of 11.0m into the site, measured from the highway boundary, before the premises are occupied. Arrangements shall be made for surface water drainage from the site to be intercepted and disposed of separately so that it does not discharge into the highway.

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

- 13 The turning space for vehicles illustrated on the approved drawing no. 1029-821/A shall be constructed before the development is first brought into use.

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

- 14 The siting of the security cameras shall be carried out in accordance with the details shown on plan numbers; 1029-511 Rev A and 1029-113 Rev h and remain as such for the life of the development unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of visual amenity and landscape character.

- 15 The development hereby approved will not be externally lit except in an emergency. Prior to the operation of the development details of the emergency lighting, including the siting of any lighting columns, shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved scheme.

Reason: In the interest of visual amenity and landscape character.

- 16 The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers Site location; 1029-111-D; 1029-112/T; 1029-113/H; 1029-141/B; 1029-142/A; 1029-144/A; 1029-145/A; 1029-146/B; 1029-147/B; 1029-511/A; 1029-821/A; 14020; TS13-184L\1; TS13-184L\2; 3624_LVIA_007_B; Noise Assessment; Planning Statement; Agricultural Land Classification; Agricultural Statement; Habitat Creation; Landscape and Visual Impact Assessment; Flood Risk Assessment; Solar Photovoltaic Glint and Glare Study; Ecological Appraisal; Landscape & Habitat Management Plan dated December 2014 and Ecological Mitigation Strategy dated November 2014..

Reason: For the avoidance of doubt.

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 no works associated with the construction of the widened 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 contact Central Bedfordshire Council's Highway Help Desk, Tel: 0300 300 8049 quoting the Planning Application number. 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 widened 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.
3. 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, Priory House, Monks Walk, Chicksands, Shefford, SG17 5TQ
4. 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.
5. The applicant is advised that no works associated with the CTMP 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 contact Central Bedfordshire Council's Highway Help Desk, Tel: 0300 300 8049 quoting the Planning Application number. This will enable the necessary consent and procedures under the Highways Act to be implemented.

[Notes:

1. In advance of the consideration of the application the Committee received representations made under the Public Participation Scheme.

2. In advance of the consideration of the application the Committee were advised of a correction to the report, additional/amended documents submitted and additional consultation responses as set out in the Late Sheet attached to these minutes.
3. In advance of the consideration of the application the Committee were advised of amendments to the conditions and Notes to Applicants as detailed in the Late Sheet and amended above.
4. **The Committee asked that the S106 be amended to run for 25 years and be index linked.]**

Item No. 6

APPLICATION NUMBER	CB/14/02013/FULL
LOCATION	Land Fronting Potton Road, Biggleswade, SG18 0EJ
PROPOSAL	The erection of 301 dwellings including access from Potton Road, parking and open space provision.
PARISH	Biggleswade
WARD	Biggleswade North
WARD COUNCILLORS	Cllrs Jones & Mrs Lawrence
CASE OFFICER	Jennie Selley
DATE REGISTERED	16 July 2014
EXPIRY DATE	15 October 2014
APPLICANT	Bellway Homes Ltd (Northern Home Counties) & Bloor Homes Ltd
AGENT	DLA Town Planning Ltd
REASON FOR COMMITTEE TO DETERMINE RECOMMENDED DECISION	Departure from the Development Plan
	Full Application - Granted

Recommendation

It is recommended that planning permission be resolved to be **GRANTED** subject to the conditions detailed below.

RECOMMENDED CONDITIONS / REASONS

- 1 The development hereby permitted shall begin not later than three years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

- 2 **No development shall take place on site prior to 1 April 2015 and no construction of any dwellings shall commence until after 1 May 2015. Ground works are defined as site clearance, excavation and site setting out.**

Reason: To allow for the opening of the Biggleswade Eastern Relief Road to traffic and thereby ensure the local highway network has adequate capacity to deal with traffic generated as a result of this development. (Policy 25, DSCB)

- 3 **No development shall take place until samples of the materials to be used in the construction of the external surfaces of the development hereby permitted have been 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 control the appearance of the building in the interests of the visual amenities of the locality.
(Policy 43, DSCB)**

- 4 **No demolition or development shall take place until a written scheme of archaeological investigation, which reflects the final foundation design, has been submitted to and approved in writing by the Local Planning Authority.**

The written scheme shall include details of the following components:

- **A method statement for the investigation of any archaeological remains present at the site;**
- **An outline strategy for post-excavation assessment, analysis and publication;**
- **A strategy for community engagement.**

The said development shall only be implemented in full accordance with the approved archaeological scheme and this condition shall only be fully discharged when the following components have been completed to the satisfaction of the Local Planning Authority:

- **The completion of the archaeological investigation, which shall be monitored by the Local Planning Authority;**
- **The implementation of a programme of community engagement;**
- **The submission within eight months of the completion of the archaeological investigation (unless otherwise agreed in advance in writing by the Local Planning Authority) of a Post Excavation Assessment and an Updated Project Design, which shall be approved in writing by the Local Planning Authority.**
- **The completion within two years of the approval of the Updated Project Design (unless otherwise agreed in advance in writing by the Planning Authority) of the post-excavation analysis as specified in the approved Updated Project Design; the preparation of the site archive ready for deposition at a store approved by the Local Planning Authority, the completion of an archive report, and the submission of a publication report.”**

Reason: In accordance with paragraph 141 of the NPPF; to record and advance the understanding of the significance of the heritage assets with archaeological interest which will be unavoidably destroyed as a consequence of the development and to make the record of this work publicly available. In accordance with Policy 45 of the emerging Development Strategy for Central Bedfordshire (2014); to give due consideration to the significance of the heritage assets with archaeological interest and ensure that any impact on the archaeological resource which takes place as a result of the development is appropriately mitigated.

5 No development shall take place until a Construction Traffic Management Plan (CTMP) has been submitted to and approved in writing by the Local Planning Authority. The CTMP shall include:

- proposals for construction traffic routes;
- proposed construction traffic routes in the event the Biggleswade Eastern Relief Road is not open to the public as at 1 April 2014;
- the scheduling and timing of movements, any traffic control, signage within the highway inclusive of temporary warning signs;
- the management of junctions to, and crossing of, the public highway and other public rights of way.

The CTMP shall be implemented in accordance with the approved details for the duration of the construction period.

Reason: In order to minimise danger, obstruction and inconvenience to users of the highway and the site.
(Policy 43, DSCB)

6 No development shall take place until a scheme detailing provision for:

- On site parking for construction workers
- Material Storage and compound
- Wheel Cleaning arrangements

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 and to prevent the deposit of mud or other extraneous material on the highway during the construction period.
(Policy 43, DSCB)

7 No development shall take place until the detailed plans and sections of the proposed roads, including gradients, method of surface water disposal and surfacing materials have been 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.
(Policy 43, DSCB)

8 No development shall commence until full engineering details of the junction arrangements including visibility splay provision as shown on the approved in principle plan JNY8043-02 Revision B and other off-site highway works to include footway and crossing facilities measures to promote sustainable modes of travel have been submitted to and approved by the Local Planning Authority. No dwelling shall be occupied until such time as the agreed works have been implemented

in accordance with a phasing timescale to be agreed in writing with the Local Planning Authority.

Reason: To ensure the provision of appropriate access arrangements and associated off-site highway works in the interests of highway safety.

(Policy 43, DSCB)

- 9 No development hereby approved shall take place until a Public Art delivery timetable has been submitted to and approved in writing by the Local Planning Authority. The Public Art Strategy shall then be implemented in full as approved in line with the agreed strategy and project timetable prior to the 150th occupation.

Reason: In the interests of promoting local distinctiveness and creating a sense of place. **(Policy 43 DSCB)**

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

Reason: To ensure an acceptable standard of landscaping.

(Policies 43 and 58, DSCB)

- 11 No development shall take place until a surface water drainage scheme for the site, based on sustainable drainage principles and an assessment of the hydrological and hydro geological context of the development, has been submitted to and approved in writing by the Local Planning Authority. The drainage strategy should demonstrate the surface water run-off generated up to and including the 100 years. Infiltration systems shall only be used where it can be demonstrated that they will not pose a risk to groundwater quality.

The scheme shall subsequently be implemented in accordance with the approved details before the development is completed. Critical storm will not exceed the run-off from the undeveloped site following the corresponding rainfall event. The scheme shall also include:

- a. Detailed drainage calculations demonstrating that the drainage system has been designed not to increase the risk of flooding on or off site.
- b. Detailed drainage plan illustrating the layout of the drainage system and the exceedance flow paths.

c. Details of how the scheme shall be maintained and managed after completion

Reason: To prevent the increased risk of flooding, both on and off site, and to protect and prevent the pollution of controlled waters from potential pollutants associated with current and previous land uses in line with paragraphs 109, 120 & 121 of the National Planning Policy Framework.

(Policy 49, DSCB)

- 12 **No development shall take place until a foul water strategy has been submitted to and approved in writing by the Local Planning Authority. No dwellings shall be occupied until the works have been carried out in accordance with the approved foul water strategy.**

Reason: To prevent environmental and amenity problems arising from flooding.

(Policies 43 and 44, DSCB)

- 13 **No development shall take place on site until the following has been submitted to and approved in writing by the Local Planning Authority:**

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

**Reason: To protect human health and the environment
(Policy 44, DSCB)**

- 14 **No occupation of any permitted building shall take place until the following has been submitted to and approved in writing by the Local Planning Authority:**

- 3. Where shown to be necessary by any Phase 2 Desk Study found to be necessary by Condition 13, a Phase 3 detailed remediation scheme 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.**
- 4. 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.**

**Reason: To protect human health and the environment
(Policy 44, DSCB)**

- 15 The parking shall be laid out in accordance with drawing number 56157-101 G (Site Layout Plan) and maintained thereafter.

Reason: To retain the appropriate level of parking.
(Policy 27 DSCB)

- 16 Before the new accesses are first brought into use, any existing access within the frontage of the land to be developed, not incorporated in the accesses hereby approved shall be closed in a manner to the Local Planning Authority's written approval.

Reason: In the interest of road safety and to reduce the number of points at which traffic will enter and leave the public highway.
(Policy 43 DSCB)

- 17 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 vehicle garage accommodation, unless permission has been granted by the Local Planning Authority on an application made for that purpose.

Reason: To retain off-street parking provision and thereby minimise the potential for on-street parking which could adversely affect the convenience of road users.
(Policy 43 DSCB)

- 18 **No equipment, machinery or materials shall be brought on to the site for the purposes of development until details of substantial protective fencing for the protection of any retained tree(s), has been submitted to and approved in writing by the Local Planning Authority. The approved fencing shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed in any area fenced in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavation be made.**

**Reason: To protect the trees so enclosed in accordance with Section 8 of BS 5837 of 2012 or as may be subsequently amended.
(Policies 43 and 59, DSCB)**

- 19 No ground clearance works shall take place until a site check has been conducted by an experienced ecologist to ensure no badgers have taken up residence since the last survey was made. The recommendations as set out in the Badger Survey Report by First Environment Consultants Ltd dated 17 October 2014 must be complied with at all times.

Reason: To safeguard and protect any protected species found on the site.
(Policy 50 DSCB)

- 20 The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers 56157-100, 56157-101G, 56157-102B, 56157-103B, 56157-105D, 56157-107B, 56157-110A, 56157-111A, 56157-112A, 56157-113A, 56157-118, 56157-119, 56157-120A, 56157-121B, 56157-122A, 56157-132A, 56157-124A, 56157-125A, 56157-126A, 56157-127A, 56157-128A, 56157-129A, 56157-130A, 56157-131A, 56157-132A, 56157-133A, 56157-134A, 56157-135A, 56157-136A, 56157-137A, 56157-138A, 56157-139B, 56157-140A, 56157-141A, 56157-142A, 56157-143A, 56157-144, 56157-145B, 56157-146A, 56157-150B, 56157-151B, 56157-152A, 56157-153A, 56157-154A, 56157-155B, 56157-160, 56157-161, 56157-162A, 56157-163A, 56157-164, 56157-165, 56157-166, 56157-167, 56157-168A, 56157-169, 56157-170A, 56157-171, 56157-172, 56157-173, 56157-175, 56157-176, 56157-177, 56157-178, 56157-179A, 56157-180, 56157-181, 56157-182, 56157-183, 56157-184, 56157-185, 56157-186, 56157-190, 56157-191A, 56157-192A, 56157-193A, 56157-194A, 56157-195, 56157-196, 56157-197A, 56157-198, 56157-199A, 56157-200A, 56157-201, 56157-202A, 56157-203A, 56157-204A, 56157-205, 097-CMP-01

Reason: To identify the approved plan/s and to avoid doubt.

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. During the construction phase **escape routes** should be provided from any open trenches to prevent small mammals becoming trapped or drowning should they fill with water.

No removal of hedgerows, trees or shrubs shall take place between 1 March and 31 August inclusive, unless a competent ecologist has undertaken a careful, detailed check of vegetation for active birds' nests immediately before the vegetation is cleared and provided written confirmation that no birds will be harmed and/or that there are appropriate measures in place to protect nesting bird interest on site.

3. 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 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 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 Ampthill Road, Bedford MK42 9BD.

5. 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.
6. The applicant is advised that if it is the intention to request Central Bedfordshire Council as Local Highway Authority, to adopt the estate roads as highways 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.
7. 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 developer's 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.
8. The applicant is advised that parking for contractor's vehicles and the storage of materials associated with this development should take place within the site and not extend into within the public highway without authorisation from the highway authority. If necessary the applicant is advised to contact Central Bedfordshire Council's Highway Help Desk on 0300 300 8049. Under the provisions of the Highways Act 1980 the developer may be liable for any damage caused to the public highway as a result of construction of the development hereby approved.
9. The British Standard for Topsoil, BS 3882:2007, specifies requirements for topsoils that are moved or traded and should be adhered to.

There is a duty to assess for Asbestos Containing Materials (ACM) during development and measures undertaken during removal and disposal should protect site workers and future users, while meeting the requirements of the HSE. Applicants are reminded that, should groundwater or surface water courses be at risk of contamination before, during or after development, the

Environment Agency should be approached for approval of measures to protect water resources separately, unless an Agency condition already forms part of this permission.

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 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 of a correction to the report and additional information / Surveys submission as set out in the Late Sheet attached to these minutes.
3. The Committee noted an additional condition No. 19 and amendments to conditions 2, 9, 14 and 20 as set out in the Late Sheet attached to these minutes and as set out above.]

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Item No. 11

APPLICATION NUMBER	CB/14/04317/FULL
LOCATION	Riveroaks (formerly Silver Lake Farm), Stanford Lane, Clifton, Shefford, SG17 5EU
PROPOSAL	Change of use and provision of 5 No. pitch travellers site
PARISH	Southill
WARD	Northill
WARD COUNCILLORS	Cllr Mrs Turner
CASE OFFICER	Vicki Davies
DATE REGISTERED	04 November 2014
EXPIRY DATE	30 December 2014
APPLICANT	Mr & Mrs Porter
AGENT	Christopher James Associates
REASON FOR COMMITTEE TO DETERMINE	Called-in by Cllr Mrs Turner for the following reasons:
	<ul style="list-style-type: none"> • part of the site is within the floodplain - impact on site and potential residents • history of refusals and enforcement on site
RECOMMENDED DECISION	Full Application - Approve

Reasons for Recommendation

The application site is in the open countryside where Planning Policy for Traveller Sites sets out that new traveller sites should be strictly limited, in addition the proposal would have an adverse visual impact however on balance it is considered that the general need for Gypsy and Traveller sites; the provision the site would make towards reducing the backlog of pitches; that there would be no significant adverse impact on residential amenity or the historic environment; that the site is in Flood Zone 1, where there is the lowest risk of flooding; the personal need for a site; health needs of the occupants and the rights of the child and need to access education weigh in favour of the application. In addition the highway safety issues identified in relation to previous applications have been overcome. Overall it is considered that subject to conditions the proposal would be acceptable and is therefore in accordance with policy HO12 of the Mid Bedfordshire Local Plan, policies DM3, DM13 & DM14 and policies 43, 45 & 59 of the emerging Development Strategy for Central Bedfordshire and national policy within the National Planning Policy Framework and Planning Policy for Traveller Sites.

Recommendation

That the planning application should be approved subject to the following:

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 commence until a landscaping scheme to include any hard surfaces and earth mounding 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 in this rural location having regard to the National Planning Policy Framework and to the provisions of Policy HO12 of the Mid Bedfordshire Local Plan Review, Policies DM3 & DM16 of the Core Strategy and Development Management Policies and Policies 43 & 59 of emerging Development Strategy for Central Bedfordshire.

- 3 **No development shall commence until:**

(A) a scheme detailing:

- (i) proposals for foul drainage of the site;**
- (ii) proposals for surface water drainage of the site, based on the site having no impervious areas;**
- (iii) a detailed landscaping scheme for the site;**
- (iv) boundary treatment of the site;**
- (v) waste storage and collection points;**
- (vi) any external lighting;**

(hereafter referred to as the scheme) shall have been submitted for the written approval of the Local Planning Authority and the said scheme shall include a timetable for the implementation of the various components of the scheme;

(B) within 11 months of the date of this decision the scheme shall have been approved by the Local Planning Authority or, if the Local Planning Authority refuse to approve the scheme, or fail to give a decision within the prescribed period, an appeal shall have been made to , and accepted as validly made by, the Secretary of State.

(C) if an appeal is made in pursuance of (B) above, that appeal shall have been finally determined and the submitted scheme shall have been approved by the Secretary of State.

(D) the approved scheme shall have been carried out and completed in accordance with the approved timetable, or in accordance with any amended details and/or revised timetables as might be agreed from

time to time in writing by the Local Planning Authority.

Reason: To ensure an appropriate standard of development and general amenity having regard to the National Planning Policy Framework and to the provisions of Policy HO12 of the Mid Bedfordshire Local Plan Review, Policy DM3 of the Core Strategy and Development Management Policies and Policy 43 of emerging Development Strategy for Central Bedfordshire.

- 4 No caravan located on the Site shall be occupied for residential purposes by persons other than Gypsies and Travellers, as defined in annexe 1 of Planning Policy for Traveller Sites 2012.

Reason: To ensure that the occupation of the residential caravans on the site is restricted to Gypsies and Travellers.

- 5 The occupation of the caravans on the site hereby permitted shall be limited to the following persons and their dependent relatives:

Mr John Porter (senior) & Mrs Silvia Porter
Mr John Porter (junior) & Mrs Simone Porter
Mr John Wetton & Mrs Tracey Wetton
Mr Mark Smith & Mrs Mel Smith
Hayley Lee

Reason: In recognition of the location of the site in the open countryside and the personal circumstances which weighted in favour of the application in accordance with the National Planning Policy Framework and Planning Policy for Traveller Sites.

- 6 No more than 10 caravans shall be located on the site, of which no more than 5 shall be a mobile home/static caravan.

Reason: In recognition of the location of the site in the open countryside and having regard to the provisions of the National Planning Policy Framework and to the provisions of Policy HO12 of the Mid Bedfordshire Local Plan Review, Policy DM3 of the Core Strategy and Development Management Policies and Policy 43 of emerging Development Strategy for Central Bedfordshire.

- 7 No commercial activity shall take place on the Site, including the storage of materials.

Reason: In order to ensure that the development has no unacceptable adverse effect upon general or residential amenity having regard to the National Planning Policy Framework and to the provisions of Policy DM3 of the Core Strategy and Development Management Policies and Policy 43 of emerging Development Strategy for Central Bedfordshire.

- 8 Before first occupation of the site for residential purposes the vehicle access arrangement serving the development shown on the approved plans shall be reconstructed to the specification of the Highway Authority and the Local

Planning Authority's satisfaction

Reason: To secure a satisfactory access appropriate to the development, in the interest of public safety and convenience.

- 9 Concurrent with the reconstructed access being brought into use all other existing access points not incorporated in the development hereby permitted shall be stopped up by raising any existing dropped kerbs and reinstating the verge and highway boundary to the same line, level and detail as the adjoining footway verge and highway boundary

Reason: To limit the number of access points onto the highway where vehicular movements can occur for the safety and convenience of the highway user.

- 10 All on-site vehicle areas shall be surfaced in tarmacadam or similar durable, porous but bound material and 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: To avoid the carriage of extraneous material or surface water from the site into the highway so as to safeguard the interest of highway safety.

- 11 The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plan, numbers 108/01/14 & 108/02/14 rev A.

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 Mid 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 applicants are advised that a Mobile Home Site License will be required
4. **Environment Agency Advice**

The applicant's attention is drawn to the Planning Practice Guidance to the NPPF which requires an applicant to demonstrate that a connection to the public foul sewer is not available.

Further information can be found in the guidance: "Treatment and disposal of sewage where no foul sewer is available: PPG4" which can be found here: <https://www.gov.uk/government/collections/pollution-prevention-guidance-ppg>

Consent

Consent for the discharge of effluent may be required from us. Please call 03708 506506 for further information. *This is irrespective of any planning approval.*

5. The applicant is advised that no works associated with the reconstruction of the vehicular access or closure of any existing 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 contact Central Bedfordshire Council's Highway Help Desk on 03003008049. 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.
6. The applicant is advised that parking for contractor's vehicles and the storage of materials associated with this development should take place within the site and not extend into within the public highway without authorisation from the highway authority. If necessary the applicant is advised to contact Central Bedfordshire Council's Highway Help Desk on 03003008049. Under the provisions of the Highways Act 1980 the developer may be liable for any damage caused to the public highway as a result of construction of the development hereby approved.

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. 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.

[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 a correction to the Note to Applicant No. 1 and additional consultation / publicity responses as set out in the Late Sheet attached to these minutes.]

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Item No. 12

APPLICATION NUMBER	CB/14/03488/FULL
LOCATION	The Dog And Duck, Parkside Drive, Houghton Regis, Dunstable, LU5 5QN
PROPOSAL	Proposed development of 12 x 1 bedroom flats arranged in 3 blocks of 2 storeys with parking and all ancillary works
PARISH	Houghton Regis
WARD	Parkside
WARD COUNCILLORS	Cllr Dr Egan
CASE OFFICER	Debbie Willcox
DATE REGISTERED	16 September 2014
EXPIRY DATE	16 December 2014
APPLICANT	Mr Patel
AGENT	Nett Assets Limited
REASON FOR COMMITTEE TO DETERMINE RECOMMENDED DECISION	Major development with unresolved objections from Houghton Regis Town Council
	Recommended for Approval

Summary of Recommendation

Residential development of the site has already been accepted in principle. The proposal would complement and harmonise with its surroundings, would provide an acceptable degree of amenity to future residents, would not have a detrimental impact on the amenity of surrounding residents and would have an acceptable impact on the surrounding highway network. Having regard to the viability of the development, the proposed development would make sufficient provision for financial contributions towards affordable housing and community infrastructure. The proposal is therefore considered to be in accordance with the National Planning Policy Framework, Policies BE8 and H2 of the South Bedfordshire Local Plan Review, policies 1, 19, 27, 29 and 43 of the emerging Development Strategy, the Central Bedfordshire Planning Obligations Strategy and the Central Bedfordshire Design Guide.

Recommendation

That Planning Permission be GRANTED subject to the following:

RECOMMENDED CONDITIONS

- 1 The development hereby permitted shall begin not later than three years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

- 2 No development shall take place on the existing public house car park until the new replacement car park to the north west of the public house has been completed in accordance with approved drawing no. 1432-P-01 Rev F and made available for use. The car park shall be retained in perpetuity thereafter.

Reason: To ensure that parking provision for the public house is provided throughout the development in the interests of preventing on-street parking. (Policy T10, SBLPR and Policy 27, DSCB).

- 3 **Notwithstanding the details shown on approved drawing no. 1432-P-01 Rev F, no development shall take place until a landscaping scheme to include hedging and replacement trees on the north west boundary of the new replacement car park, all hard and soft landscaping, including details of the proposed Sustainable Urban Drainage measures, and a scheme for landscape maintenance for a period of five years following the implementation of the landscaping scheme have been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented by the end of the full planting season immediately following the completion and/or first use of any separate part of the development (a full planting season means the period from October to March). The trees, shrubs and grass shall subsequently be maintained in accordance with the approved landscape maintenance scheme and any which die or are destroyed during this period shall be replaced during the next planting season.**

Reason: To ensure an acceptable standard of landscaping. (Policy BE8, SBLPR and Policies 43 and 58, DSCB)

- 4 **Prior to the commencement of development, all tree protection fencing, and ground protection, as stipulated on the Tree Protection Plan Ref No. TPP/DDPDHRB/010A, and the Arboricultural Method Statement, prepared by David Clarke, dated November 2014, which forms part of the Arboricultural Report, shall be erected / positioned in strict accordance with these documents.**

Reason: To ensure a satisfactory standard of tree protection, installed prior to all site operations, to ensure the successful retention of retained trees, by preventing damage to their Root Protection Areas. (Policy BE8, SBLPR and Policies 43 and 59, DSCB)

- 5 All pre-development tree work shall be undertaken in strict accordance with Section 17 of the Arboricultural Method Statement, prepared by David Clarke, dated November 2014 and shall fully comply with the recommendations set out in BS 3998 : 2010 "Tree Work - Recommendations" and be carried out by a fully competent and qualified arboriculturist.

Reason: To ensure a satisfactory standard of tree work is undertaken on retained trees, in order to prevent disfigurement, loss of visual amenity and poor pruning practices. (Policy BE8, SBLPR and Policies 43 & 59, DSCB)

- 6 During the course of development, all working practices in respect of reducing the impact on trees shall comply in strict accordance with the requirements set out in the Arboricultural Method Statement, as prepared by David Clark, dated November 2014, which forms part of the Arboricultural Report.

Reason: To ensure a satisfactory standard of arboricultural methodology in order to avoid damaging working practices during the course of development.

(Policy BE8, SBLPR and Policies 43 & 59, DSCB)

- 7 **No development shall take place until details of integral bird boxes to be incorporated within the proposed new buildings have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out thereafter in accordance with the approved details.**

Reason: To create opportunities for biodiversity within the development.

(Policy 57, DSCB)

- 8 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: 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 acceptable parking of vehicles outside highway limits.

(Policy BE8, SBLPR and Policy 43, DSCB)

- 9 The development hereby permitted shall not be occupied until a scheme for the parking of cycles on the site has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be fully implemented before the development is first occupied and thereafter retained for this purpose.

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

(Policy BE8, SBLPR and Policies 24 & 43, DSCB)

- 10 **No development shall take place 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.
(Policy BE8, SBLPR and Policy 43, DSCB)**

- 11 **No development shall commence until a details of the method statement of preventing site debris from being deposited on the public highway have been submitted to and approved in writing by the Local Planning Authority. The approved method statement shall be implemented throughout the construction period and until the completion of the development.**

**Reason: In the interests of highway safety and to prevent the deposit of mud or other extraneous material on the highway during the construction period.
(Policy BE8, SBLPR and Policy 43, DSCB)**

- 12 No dwelling hereby approved shall be first occupied until details of the bin storage for that dwelling and collection point for the development have been submitted to and approved in writing by the Local Planning Authority and the bin storage/collection point have been implemented in accordance with the approved details. The bin storage and collection point shall be retained thereafter.

Reason: In the interest of amenity.
(Policies BE8 SBLPR and 43 DSCB)

- 13 The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers 1432-P-01 Rev F, 1432-P-02 Rev C, 1432-P-03 Rev D, TPP/DDPDHRB/010 A.

Reason: To identify the approved plans and to avoid 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 applicant is advised that no works associated with the construction of the vehicular access should be carried without prior consent, in writing, of the Assets Operations, Improvement and Co-Operations Services, Central Bedfordshire Council, Priory House, Monks Walk, Chicksands, Shefford, Bedfordshire, SG17 5TQ.
4. 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, P.O. Box 1395, Bedford, MK42 5AN.

5. 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.
6. This planning permission is subject to a Section 106 Agreement.

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

Planning permission is recommended to be granted for this proposal. 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 were advised of that the Public Protection Officer had “no comments”, a letter from the applicant, as detailed in the Late Sheet attached to these minutes, and a signed Unilateral Undertaking had been submitted.
2. In advance of consideration of the application the Committee received representations made under the Public Participation Scheme.]

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Item No. 09

APPLICATION NUMBER	CB/14/04099/VOC
LOCATION	Ickwell Fields, Ickwell Road, Upper Caldecote, Biggleswade, SG18 9BS
PROPOSAL	Variation of Condition: Removal of condition 6 (occupancy) of outline planning permission MB/98/0005/OUT Outline application erection of detached dwelling for use with existing stud farm (all matters reserved).
PARISH	Northill
WARD	Northill
WARD COUNCILLORS	Cllr Mrs Turner
CASE OFFICER	Samantha Boyd
DATE REGISTERED	20 October 2014
EXPIRY DATE	15 December 2014
APPLICANT	Mr D Maudlin
AGENT	Mrs C Maudlin
REASON FOR COMMITTEE TO DETERMINE	The applicant is related to an Elected Member
RECOMMENDED DECISION	Variation of Condition - Refusal

Reason for Granting

The removal of the agricultural occupancy condition would ensure that the family occupying the property could remain in the dwelling enabling their local business to continue to operate in the area and therefore benefiting local employment opportunities and the rural economy. The proposal is therefore considered to be in accordance with Policies CS11, DM3 and DM4 of the Core Strategy and Development Management Policies Document and the National Planning Policy Framework 2012.

Recommendation

That Planning Permission be Approved.

RECOMMENDED CONDITIONS / REASONS

- 1 The development hereby permitted shall begin not later than three years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

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

The Council's Development Management Committee decided to approve Planning permission for this proposal for the clear reasons set out in this decision notice. The Council did act pro-actively through early engagement with the applicant during the application process. The requirements of the Framework (paragraphs 186 and 187) have therefore been met 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 that Northill Parish Council approved the removal of the condition. In addition, the agricultural advisor said there was no support for the removal of the condition.]

]

Item No. 8

APPLICATION NUMBER	CB/14/03675/FULL
LOCATION PROPOSAL	Poppy Hill Farm, Cambridge Road, Langford Siting of temporary mobile home (revised application CB/13/03591/FULL)
PARISH	Langford
WARD	Stotfold & Langford
WARD COUNCILLORS	Cllrs Clarke, Saunders & Saunders
CASE OFFICER	Lauren Westley
DATE REGISTERED	24 September 2014
EXPIRY DATE	19 November 2014
APPLICANT	Simpson & Sons
AGENT	Robert J Larman Architectural Services
REASON FOR COMMITTEE TO DETERMINE	Called to Committee by Councillors Gill Clarke and Brian Saunders on the basis that the application is in line with policy 54 of the Draft Development Strategy and is required to ensure a profitable and viable enterprise
RECOMMENDED DECISION	Full Application - Refusal

REASON FOR APPROVAL

The application for an agricultural workers dwelling will help support the farm business and the local community. The applicant has demonstrated an essential functional need for a dwelling on the site through the requirement for caring for livestock. The permission is given on a temporary three year basis, in accordance with the National Planning Policy Framework 2012, policy 54 of the Draft Development Strategy 2014 and Annex A of PPS7.

That Planning Permission be APPROVED subject to the following:

RECOMMENDED CONDITIONS / REASONS

- 1 The mobile home hereby permitted shall be removed and the land re-instated to its former condition on or before 17.12.2017, unless before that date, the Local Planning Authority has granted planning permission for its retention.

Reason: To enable the Local Planning Authority to review the functional need for an agricultural dwelling on this site in accordance with the NPPF, policy 54 of the Draft Development Strategy or Annex A of PPS7.

2. The mobile home hereby permitted shall only be occupied by a person solely or mainly employed, or last employed, in agriculture as defined in Section 336(1) of the Town and Country Planning Act 1990, or in forestry, or a widow or widower or such a person and any resident dependents.

Reason: The Local Planning Authority would not permit the erection of a dwelling on this site unconnected with the use of land for agriculture or forestry purposes, in accordance with the NPPF, policy 54 of the Draft Development Strategy for Central Bedfordshire and Annex A of PPS7.

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

The Council's Development Management Committee decided to approve Planning permission for this proposal for the clear reasons set out in this decision notice. The Council did act pro-actively through early engagement with the applicant during the application process. The requirements of the Framework (paragraphs 186 and 187) have therefore been met in accordance with the Town and Country Planning (Development Management Procedure) (England) (Amendment No. 2) Order 2012.

Notes to Applicant

[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 comments from the agricultural advisors for both the applicant and the Council were included in the Late Sheet attached to these minutes.]

Item No. 17

APPLICATION NUMBER	CB/14/04277/FULL
LOCATION	R/O 1-5 Kingsbury Avenue, Dunstable, LU5 4PU
PROPOSAL	Construction of two semi-detached dwellings and a detached double garage
PARISH	Dunstable
WARD	Dunstable Icknield
WARD COUNCILLORS	Cllrs McVicar & Young
CASE OFFICER	Nicola Darcy
DATE REGISTERED	03 November 2014
EXPIRY DATE	29 December 2014
APPLICANT	Mr W Christie
AGENT	Worth Planning and Design Ltd
REASON FOR COMMITTEE TO DETERMINE	Cllr David McVicar Call-In due to; - Removal of trees - Backland development - Overlooking from 1st Floor windows
RECOMMENDED DECISION	Full Application - Recommended for Approval

Summary of Recommendation

Residential development of the site is accepted in principle. The proposal would complement and harmonise with its surroundings, would provide an acceptable degree of amenity to future residents, would not have a detrimental impact on the amenity of surrounding residents and would have an acceptable impact on the surrounding highway network. Having regard to the viability of the development, the proposed development would make sufficient provision for financial contribution towards community infrastructure. The proposal is therefore considered to be in accordance with the National Planning Policy Framework, Policies BE8 and H2 of the South Bedfordshire Local Plan Review, policies 1, 19, 27, 29 and 43 of the emerging Development Strategy, the Central Bedfordshire Planning Obligations Strategy and the Central Bedfordshire Design Guide.

Recommendation

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

RECOMMENDED CONDITIONS

- 1 The development hereby permitted shall begin not later than three years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 **Prior to development, a specialist method statement shall be submitted to the Local Planning Authority for approval, describing in detail the specification and installation process for the cellular confinement**

system, to be positioned as indicated on the Tree Constraints & Protection Plan, that forms Appendix 3 of the Tree Survey Report (Pre-Development), prepared by RGS Arboricultural Consultants dated October 2014, and shall specify how the works will be sequenced and supervised in relation to the main build.

**Reason: To prevent damage to the Root Protection Areas of trees T2-T5 (inclusive) as indicated in the Tree Survey Report, which would otherwise be incurred by the construction of a conventional driveway surface, in the interests of maintaining the health, stability, amenity and screening value of these trees.
(Policy 59 D.S.C.B)**

- 3 **Prior to the commencement of any development site activity, all tree protection fencing shall be erected in accordance with the recommendations found in Section 6, and as indicated on the Tree Constraints & Protection Plan (Appendix 3), of the Tree Survey Report (Pre-Development), prepared by RGS Arboricultural Consultants dated October 2014, and the fencing shall remain in place throughout the course of development.**

**Reason: To ensure a satisfactory standard of tree protection to maintain the health, stability, and amenity value of the retained trees.
(Policy 59 D.S.C.B)**

- 4 **No development shall take place until a scheme for screen fencing or screen walling including details of the boundary treatment of the site has been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be fully implemented before the development is first occupied or brought into use and shall be retained thereafter.**

**Reason: To safeguard the amenity and privacy of residents.
(Policies BE8 SBLPR & 43 DSCB)**

- 5 **Development shall not begin until details of the junction of the modified vehicular access with the highway have been approved by the Local Planning Authority and no building shall be occupied until the junction 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.
(Policies BE8 S.B.L.P.R & 43 D.S.C.B)**

- 6 **Before the access 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 footway 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 access, and to make the access safe and convenient for the traffic which is likely to use it.

(Policies BE8 S.B.L.P.R & 43 D.S.C.B)

- 7 **Development shall not begin until the detailed plans and sections of the proposed driveway, 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 in accordance with the approved details.**

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

(Policies BE8 S.B.L.P.R & 43 D.S.C.B)

- 8 The parking bay shown as visitor parking on plan WPD-020-13-2D shall be kept as unassigned parking and in an open condition, fully available for this purpose and no bollard, barrier or similar device or designation signs shall be erected thereon.

Reason: To minimise the potential for on-street parking and thereby safeguard the interest of the safety and convenience of road users.

(Policies BE8 S.B.L.P.R, 27 & 43 D.S.C.B)

- 9 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.

(Policies BE8 S.B.L.P.R, 27 & 43 D.S.C.B)

- 10 The turning space for vehicles illustrated on the approved Plan (No WPD-020-13-2D) shall be constructed before the development is first brought into use and thereafter shall be kept clear from all obstruction.

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

(Policies BE8 S.B.L.P.R, 27 & 43 D.S.C.B)

- 11 **No development shall commence until details of a method statement to prevent and deal with site debris from being deposited on the public highway have been submitted to and approved in writing by the Local Planning Authority. The approved method statement shall be implemented throughout the construction works and until the completion of the development.**

Reason: In the interests of highway safety and to prevent the deposit of

mud or other extraneous material on the highway during the construction period.

(Policies BE8 S.B.L.P.R & 43 D.S.C.B)

- 12 Details of bin collection points shall be submitted to and approved by the Local Planning Authority and the collection points provided in accordance with the approved scheme prior to the occupation of any dwelling. The approved collection points shall thereafter be retained.

Reason: To avoid the long term storage of refuse containers on the highway so as to safeguard the interest of highway safety.

(Policies BE8 S.B.L.P.R & 43 D.S.C.B)

- 13 **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.

(Policies BE8 S.B.L.P.R & 43 D.S.C.B)

- 14 **Prior to the commencement of development a survey of the site shall be undertaken to ascertain as to whether there are any bats roosting on the site. If bats are found to exist the details of measures to be undertaken to safeguard these protected species and habitat protection 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.

(Policy 57 D.S.C.B)

- 15 The development hereby permitted shall not be [occupied/brought into use] until a scheme for the parking of cycles on the site has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be fully implemented before the development is [first occupied/brought into use] and thereafter retained for this purpose.

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

(Policy 43, DSCB)

- 16 The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers WPD-020-13-1, WPD-020-13-2D & WPD-020-13-3.

Reason: To identify the approved plans and to avoid 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. This permission is subject to a Legal Obligation under Section 106 of the Town and Country Planning Act 1990.
4.
 - 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 Highways Department. Upon receipt of this Notice of Planning Approval, the applicant is advised to seek approval from the Local Planning Authority for details of the proposed vehicular access junction in accordance with condition 1. Upon formal approval of details, the applicant is advised to contact Central Bedfordshire Council's Highway Help Desk, Tel: 0300 300 8049 quoting the Planning Application number. 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. To fully discharge condition 1 the applicant should provide evidence to the Local Planning Authority that Bedfordshire Highways have undertaken the construction in accordance with the approved plan, before the development is brought into use.
 - 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 Street Works Co-ordinator, Bedfordshire Highways, by contacting the Highways Helpdesk 0300 300 8049.
 - 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.

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 approval 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.

[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 a revised plan having been received, additional consultation / publicity responses and additional comments from the planning officer as detailed in the Late Sheet attached to these Minutes.
3. Conditions, 8, 10 and 16 were amended to reflect the revised plan which was received. New reference WPD-020-13-2D.]

Item No. 14

APPLICATION NUMBER	CB/14/04056/FULL
LOCATION	22 - 38 Croft Green, Dunstable, LU6 1EG
PROPOSAL	Demolition of sheltered housing (bedsit) Nos 22-38 Croft Green and reprovision of sheltered housing apartments including communal accommodation, new parking and landscaping design to the Croft Green Site
PARISH	Dunstable
WARD	Dunstable Northfields
WARD COUNCILLORS	Cllrs Murray & Mrs Coleman
CASE OFFICER	Vicki Davies
DATE REGISTERED	16 October 2014
EXPIRY DATE	15 January 2015
APPLICANT	Central Bedfordshire Council
AGENT	PRP Architects
REASON FOR COMMITTEE TO DETERMINE RECOMMENDED DECISION	The applicant is Central Bedfordshire Council and objections have been made to the application.
	Full Application – Recommended for Approval

Reasons for Recommendation

The proposed development would not detrimentally impact upon the character and appearance or wider streetscene nor would there be any significant adverse impact on the amenities of neighbouring residents. The proposal would not result in any highway, parking or other issues. The proposal would result in a high quality scheme providing sheltered accommodation for older people. The scheme by reason of its siting and design is in conformity with Policy BE8 of the South Bedfordshire Local Plan Review 2004, Policies 4, 43, 47, 48, 57 & 59 of the emerging Development Strategy for Central Bedfordshire, the Local Transport Plan and the National Planning Policy Framework. It is further in conformity with the technical guidance Design in Central Bedfordshire, A Guide for Development (2014).

Recommendation

That the planning application be approved subject to the following:

RECOMMENDED CONDITIONS

- 1 The development hereby permitted shall begin not later than three years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

- 2 **No development, including demolition, shall commence until a Code of Construction Practice has been submitted to and approved in writing by the Local Planning Authority and this shall detail methods that all developers, contractors and sub-contractors will employ at all times during demolition, construction and other engineering operations on the site.**

The Code of Practice shall include:

- Measures to be used to control and suppress dust;**
- Measures to be used to reduce the impact of noise and vibration arising from noise and vibration generating activities on site in accordance with best practice set out in BS5228:2009 'Noise and Vibration Control on Construction and Open Sites'.**
- The siting and appearance of works compounds.**

The implementation of the development shall only be undertaken in accordance with the approved Code of Practice.

Reason: To safeguard the amenities of the occupiers of neighbouring residential premises.

(Policy BE8 SBLPR & Policies 43 &44 DSCB).

- 3 **No development shall commence, including demolition, until all tree protection barriers have been erected in strict accordance with the “Tree Protection Plan” prepared by CBA Trees (CBA Drawing No. CBA10277.03A TPP), which forms Appendix CB3 of the “Aboriginal Statement” dated November 2014 (Document Ref CBA10277 v2), and shall remain securely in place throughout the course of development.**

Reason: to ensure that retained trees are adequately protected throughout the course of development, so as to ensure the long-term good health, stability and amenity value of the retained trees. (Policy BE8 SBLPR & Policies 43 & 59 DSCB).

- 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 an acceptable standard of landscaping and to enhance the amenities of the area.

(Policy BE8 SBLPR & Policies 43 and 58, DSCB)

- 5 **No development shall take place until a strategy of surface water**

drainage for the site using sustainable drainage methods has been submitted to and approved in writing by the Local Planning Authority. The approved development shall be implemented in accordance with the approved strategy prior to the use of the building commencing.

Reason: To ensure that the principles of sustainable drainage are incorporated into this proposal and to enhance the amenities of the area.

(Policies 48 & 49 DSCB)

- 6 The development hereby permitted shall not be occupied or brought into use until the details of any external lighting to be installed on the site, including the design of the lighting unit, any supporting structure and the extent of the area to be illuminated, have been submitted to and approved in writing by the Local Planning Authority. The external lighting and any means of light shielding required shall be installed in accordance with the approved details and thereafter maintained in accordance with the approved details.

Reason: To protect the visual amenity of the site and its surrounding area.
(Policy BE8 SBLPR & Policies 43 & 44, DSCB)

- 7 A scheme shall be submitted for approval in writing by the Local Planning Authority indicating the positions, design, materials and type of boundary treatment to be erected. The boundary treatment shall be completed in accordance with the approved scheme before the building is occupied and be thereafter retained.

Reason: To safeguard the appearance of the completed development and the visual amenities of the locality.
(Policy BE8 & Policy 43, DSCB)

- 8 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 buildings.

Reason: To safeguard the appearance of the completed development by ensuring that the development hereby permitted is finished externally with materials to match the existing building in the interests of the visual amenities of the locality.
(Policy BE8 SBLPR & Policy 43, DSCB)

- 9 The dwellings hereby approved shall not be occupied until details of the bin storage/collection areas have been submitted to and approved in writing by the Local Planning Authority and the bin storage/collection areas have been implemented in accordance with the approved details. The bin storage/collection areas shall be retained thereafter.

Reason: In the interest of amenity.
(Policy 43 DSCB)

- 10 **No development shall commence until, full construction specification details of an appropriate 3-dimensional, cellular confinement system, to be used for those areas marked as “Sections of No-Dig Construction**

Surfacing” on the “Trees Protection Plan” prepared by CBA Trees (CBA Drawing No. CBA10277.03A TPP), which forms Appendix CB3 of the “Arboricultural Statement” dated November 2014 (Document Ref CBA10277 v2) have been submitted to and approved in writing by the Local Planning Authority.

Reason: To provide a specially constructed hard surfacing, within the designated Root Protection Area of retained trees, which shall act a permeable, load suspension layer over the existing soil levels, so as to avoid compaction damage to the rooting medium by vehicle and foot traffic, and physical damage to the roots caused by excavation work, or root asphyxiation caused by the raising of soil levels, so as to ensure the long-term health, stability and amenity value of the root system of the retained trees. (Policies 43 and 59, DSCB)

- 11 At least 4 bird bricks shall be incorporated into the external fabric of the building hereby permitted during construction and retained thereafter.

Reason: To provide new habitats for bats and birds and enhance the biodiversity of the site. (Policy 57 DSCB).

- 12 The development shall not be occupied or brought into use until the parking scheme for cars, cycles and scooters shown on Drawing No AA5060-2009 rev A has been completed. The scheme shall thereafter be retained for this purpose.

Reason: To ensure provision for car parking clear of the highway and the provision of adequate cycle and scooter parking/storage. (Policies 24 & 27, DSCB)

- 13 The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers AA5060-2001, AA5060-2002, AA5060-2003, AA5060-2009 rev A, AA5060-2010 rev A, AA5060-2011, AA5060-2012, AA5060-2013 & AA5060-2015 & CBA Drawing No. CBA10277.33A TPP.

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

- 14 All arboricultural methodology and operations, as stipulated within the “Arboricultural Statement” dated November 2014 (Document Ref CBA 10277 V2), shall be implemented in strict accordance with this document, both at pre-commencement state and throughout the course of development.

Reason: To ensure a satisfactory standard of tree retention and good Arboricultural practice, so as to secure the long-term health, stability and amenity value of the retained trees. (Policy BE8 SBLPR & Policies 43 & 59 DSCB).

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 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)

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 approval 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.

[Notes:

1. In advance of the consideration of the application the Committee were advised of additional consultation responses as set out in the Late Sheet attached to these Minutes.
2. In advance of consideration of the application the Committee received representations made under the Public Participation Scheme.
3. Conditions 3, 10, 13 and 14 were revised as set out in the Late Sheet attached to these minutes and as above.]

Item No. 10

APPLICATION NUMBER	CB/14/04151/FULL
LOCATION	3 Rosemary Lane, Lower Stondon, Henlow, SG16 6NG
PROPOSAL	Proposed 2-Storey Side Extension.
PARISH	Stondon
WARD	Arlesey
WARD COUNCILLORS	Cllrs Dalgarno, Drinkwater & Wenham
CASE OFFICER	Nicola Stevens
DATE REGISTERED	24 October 2014
EXPIRY DATE	19 December 2014
APPLICANT	Mr & Mrs Coombs
AGENT	
REASON FOR COMMITTEE TO DETERMINE	Call in by Cllr Wenham on the grounds of: Loss of amenity - impact on residents Overbearing - overlooks adjoining properties
RECOMMENDED DECISION	Full Application - Approval

See Minute No. DM/14/125

That the Development Infrastructure Group Manager be delegated authority to refuse this application for the following reasons:

1. The proposal would result in an undesirable and unacceptable form of development by reason of its size, design and siting such that it will have adverse impact on the character and appearance of the area and the streetscene, in particular from Pollards Way. As such the proposal is contrary to Policies CS14 and DM3 of the core Strategy and Management Policies, November 2009; National Planning Policy Framework (March 2012) and technical guidance Central Bedfordshire Design Guide 2014.
2. The proposal would result in an undesirable and unacceptable form of development by reason of its size, design and siting such that it will have adverse impact on the residential amenities of the occupiers of nearby residential properties in terms of light, privacy and overbearing impact. As such the proposal is contrary to Policy DM3 of the Core Strategy and Management Policies, November 2009; National Planning Policy Framework (March 2012) and technical guidance Central Bedfordshire Design Guide 2014.

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. However, the Development Management Committee considered that the proposal is unacceptable for the above reasons. 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 of additional consultation responses and photographs as set out in the Late Sheet attached to these minutes.]

Item No. 15

APPLICATION NUMBER CB/14/03686/FULL
LOCATION Land at Former Farris Garden Centre, Clophill Road, Maulden, Bedford, MK45 2AD
PROPOSAL Erection of 12 retirement homes and 5 affordable retirement homes and new access works.
PARISH Maulden
WARD Ampthill
WARD COUNCILLORS Cllrs Duckett, Blair & Smith
CASE OFFICER Judy Self
DATE REGISTERED 18 September 2014
EXPIRY DATE 18 December 2014
APPLICANT Maulden Vale Limited
AGENT Aragon Land & Planning Ltd
REASON FOR COMMITTEE TO DETERMINE Major application and the parish council have objected

RECOMMENDED DECISION Full Application - Granted

Summary of Recommendation

The development is within open countryside and outside the development envelope. However, this is a previously developed site which has been vacant for a significant number of years. Taking into account that the proposed development supplies a specific housing need, it is considered that very special circumstances exist to justify the development and outweighs the harm to the openness of the countryside, having regard to policies DM4, CS2 and CS7 of the Core Strategy and Development Management Policies (2009) and Policies 31, 32, 35, 38 and 43 of the Emerging Development Strategy for Central Bedfordshire. There will be no adverse impact on the residential amenity of any neighbouring property by reason of loss of light, privacy or overbearing impact in accordance with DM3. The proposed development is acceptable with regards to highway safety in accordance with the Local Transport Plan: Appendix F - Parking Standards.

Regarding The Dog & Badger Public House: the findings of the noise assessment or mitigation measures proposed have not been received at the time of preparing this Committee report and will be reported at committee. This recommendation is therefore subject to the submission of a satisfactory noise mitigation scheme.

Conclusion

The site is located outside of the village envelope but is a brownfield site, previously occupied by a garden centre. Whilst the site is not ideally located for shops and services the availability of a similar brownfield site closer to such services has not been advanced and the proposal provides for an extended footpath to an upgraded bus stop. Having regard to the need for this type of elderly accommodation; the

mixed tenure of the units and the low level landscaped design it is considered that the development is acceptable.

Recommendation

That Planning Permission be approved and a grant of permission be delegated to the Head of Development Management subject to the signing of a S106 Agreement; the submission of a satisfactory noise mitigation scheme and the following conditions:

RECOMMENDED CONDITIONS / REASONS

- 1 The development hereby permitted shall begin not later than three years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

- 2 **Development shall not begin until a scheme for surface water disposal has been submitted to and approved in writing by the Local Planning Authority. Infiltration systems shall only be used where it can be demonstrated that they will not pose a risk to groundwater quality. The development shall be carried out in accordance with the approval details.**

Reason: To protect and prevent the pollution of controlled waters from potential pollutants associated with current and previous land uses in line with National Planning Policy Framework (NPPF), paragraphs 109, 120, 121 and Environment Agency Groundwater Protection: Principles and Practice (GP3).

- 3 **Notwithstanding the details shown on the submitted plan development shall not begin until detailed plans and sections of the proposed junction onto Clophill Road, access road, 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.

- 4 **No development shall take place until samples of the materials to be used in the construction of the external surfaces of the development hereby permitted have been 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 control the appearance of the building in the interests of the visual amenities of the locality.

- 5 No development approved by this permission shall take place until the following has been submitted to and approved in writing by the Local Planning Authority:
- A Phase 1 Desk Study incorporating a site walkover, site history, maps and all further features of industry best practice relating to potential contamination.
 - 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.

Reason: To protect human health and the environment

- 6 Notwithstanding the details as submitted with the application no development shall take place until a landscaping scheme (details to include the boundary treatment and the sizes, species and densities of planting) and a scheme for landscape maintenance for a period of five years following the implementation of the 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 in accordance with the approved landscape maintenance scheme and any which die or are destroyed during this period shall be replaced during the next planting season.

Reason: To ensure an acceptable standard of landscaping.

- 7 Prior to the commencement of the development hereby permitted, the applicant shall submit in writing for the approval of the Local Planning Authority a scheme of noise attenuation measures which will ensure that internal noise levels from externally generated sources shall not exceed 35dB LAeq, 0700-2300 in any habitable room or 30dB LAeq, 2300-0700 and 45dB LAmax, 2300-0700 inside any bedroom, and that external noise levels from external sources shall not exceed 55dB LAeq, 1 hour in outdoor amenity areas. 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.

Reason:

- 8 The reptile mitigation shall be undertaken in accordance with the details in section 6.3 of the October 2014 Ecological Appraisal.

Reason: To enable proper consideration of the impact of the development on the contribution of nature conservation interests to the amenity of the area.

- 9 No occupation of any permitted building shall take place until the following has been submitted to and approved in writing by the Local Planning Authority:

- Where shown to be necessary by any Phase 2 Desk Study found to be necessary by Condition 1, a Phase 3 detailed remediation scheme 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.

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

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

Reason: To protect human health and the environment

- 10 Prior to occupation, a “lighting design strategy for biodiversity” shall be submitted to and approved in writing by the local planning authority. The strategy shall:
- identify those areas/features on site that are particularly sensitive for bats and that are likely to cause disturbance along important routes; and
 - show how and where external lighting will be installed so that it can be clearly demonstrated that areas to be lit will not disturb bats.

Reason: To enable proper consideration of the impact of the development on the contribution of nature conservation interests to the amenity of the area.

- 11 Notwithstanding the provisions of Part 1, Class A of Schedule 2 to the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no

extensions to the building(s) hereby permitted shall be carried out without the grant of further specific planning permission from the Local Planning Authority.

Reason: To control the external appearance of the building/s in the interests of the amenities of the area.

- 12 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no fences, gates, walls or other means of enclosure shall be erected within the curtilage of the property without the grant of further specific planning permission from the Local Planning Authority.

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

- 13 Each unit of the development hereby permitted shall be occupied only by:
- (ii) persons aged 55 or above;
 - (iii) persons living as part of a single household with such a person or persons; and/or
 - (iv) persons who were living as part of a single household with such a person or persons who have since died.

Reason: For the avoidance of doubt and Policy 31 of the emerging Development Strategy for Central Bedfordshire.

- 14 The development shall not be brought into use until details of the following have been submitted to and approved in writing by the Local Planning Authority:
- Tracking of the waste collection vehicle on all roads to be accessed by the collection crew. This will need to be to the Council's vehicle dimensions.
 - Any turning point will need to be tracked and information as to how the prevention of vehicles parking in the turning point will be prevented.
 - Confirmation that all roads to be accessed for waste collection are to be adopted

Reason: In the interest of amenity and highways safety

- 15 The dwellings hereby approved shall not be occupied until details of the bin [storage/collection] areas have been submitted to and approved in writing by the Local Planning Authority and the bin storage/collection areas have been implemented in accordance with the approved details. The bin [storage/collection] areas shall be retained thereafter.

Reason: In the interest of amenity.

- 16 Notwithstanding the detail shown on the submitted plan no dwelling shall be occupied until such time as the extended footway on the north side of Clophill Road and the bus-stop provision on the south side of Clophill Road,

has been provided to the specification of the highway authority and satisfaction of the Local Planning Authority..

Reason; To ensure the provision of safe and convenient pedestrian access to sustainable modes of transport.

- 17 Before the premises are occupied all on site vehicular areas shall be surfaced in a stable and durable manner 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 soak away within the site so that it does not discharge into the highway or into the main drainage system.

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.

- 18 Before the new access and modified junction is first brought into use, any existing access within the frontage of the land to be developed, not incorporated in the accesses hereby approved shall be closed in a manner to the Local Planning Authority's written approval.

Reason; In the interest of road safety and to reduce the number of points at which traffic will enter and leave the public highway.

- 19 No development shall take place until details of wheel-cleaning facilities at all site exits have been submitted to and approved in writing by the Local Planning Authority. No development shall take place until the approved facilities have been installed and made operational and the Site Developer shall ensure that these are used by all vehicles exiting the site until the development has been substantially completed or until the roadworks necessary to provide adequate and clean access to and from the public highway have been completed (apart from final surfacing).

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.

- 20 The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers 12-020-100B (site plan); 1639/12/1 (site location plan); 1790 C (site layout); 1790.3 (type A); 1790.4 (type A1); 1790.5 (type A2); 1790.6 (type A3); 1790.7 (type B); 11790.8 (type B1); 1790.9 (type C).

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

Notes to Applicant

1. Advice from the Tree & Landscape Officer
Condition 6 requires an improved and more detailed landscape plan with more emphasis on the choice of planting - bearing in mind the clients who will be living in these properties. Avoid prickly, spiny planting with more emphasis on colour. Consider Cotoneaster, Robinia fraseri Red Robin as hedging. Trees with light tracery leaves Birch is fine but Holly is not to be recommended.
2. Advice from the Environment Agency
The water environment is potentially vulnerable and there is an increased potential for pollution from inappropriately located and/or designed infiltration Sustainable Drainage Systems (SuDS).

We consider any infiltration Sustainable Drainage System (SuDS) greater than 2.0 m below ground level to be a deep system and are generally not acceptable. All infiltration SuDS require a minimum of 1.2 m clearance between the base of infiltration SuDS and peak seasonal groundwater levels. All need to meet the criteria in our Groundwater Protection: Principles and Practice (GP3) position statements G1 to G13. In addition, they must not be constructed in ground affected by contamination.

Contamination

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

3. In line with policies DM1 (Renewable Energy) and DM2 (Resource Efficiency) of the Core Strategy and Development Management Policies it is recommended that 10% energy demand of the development to be secured from renewable sources and water efficiency to be delivered to a Level 3 of the Code for Sustainable Homes standard (105 litres per person per day).
4. It is recommended that the development should comply with the new Part L2013 of Building Regulations and deliver 10% of its energy demand from renewable sources. In addition it is recommended that water efficiency should be delivered to a Level 3 of the Code for Sustainable Homes standard (105 litres per person per day).
5. 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 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.

6. 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.

7. 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.

8. The applicant is advised that parking for contractor's vehicles and the storage of materials associated with this development should take place within the site and not extend into within the public highway without authorisation from the highway authority. If necessary the applicant is advised to contact Central Bedfordshire Council's Highway Help Desk on 03003008049. Under the provisions of the Highways Act 1980 the developer may be liable for any damage caused to the public highway as a result of construction of the development hereby approved.

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 approval for this proposal. 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 the consideration of the application the Committee received representations made under the Public Participation Scheme.
2. In advance of the consideration of the application the Committee were advised of additional information / surveys submitted and a correction to the report as set out in the Late Sheet attached to these minutes.
3. A new condition 7 was added and the subsequent conditions renumbered.]

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