

CENTRAL BEDFORDSHIRE COUNCIL

At a meeting of the **DEVELOPMENT MANAGEMENT COMMITTEE** held in Council Chamber, Priory House, Monks Walk, Shefford on Wednesday, 11 February 2015

PRESENT

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

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

Members in Attendance: Cllrs A R Bastable
Mrs G Clarke
Mrs S A Goodchild
Ms A M W Graham
D Jones
B Saunders
P Williams,

Officers in Attendance:	Miss H Bell	Committee Services Officer
	Miss S Boyd	Senior Planning Officer
	Miss N Chillcott	Minerals and Waste Planning Officer
	Mr A Davie	Development Infrastructure Group Manager
	Mr A Davies	Principal Planning Officer
	Mr J Ellis	Planning Manager West
	Mr D Lamb	Planning Manager East
	Mr A McMurray	Team Leader - Development Management - Highways, Transport Strategy Countryside Services
	Mrs L Newcombe	Principal Planning Officer
	Mrs A Robinson	Senior Planning Officer
	Ms J Self	Planning Officer

DM/14/141. **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 the Councillors and members of the public that the order of business would be varied as follows:

15, 11, 7, 12 ,8 , 9, 13, 14 & 10.

The Chairman advised that a site inspection had been undertaken by all Members of the Committee in respect of every application on the agenda.

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 discussions on a proposal unless they have been present to hear the entire debate, including the officer's introduction to the matter.

The Chairman, under Part E3 paragraph 9.2 has a second 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/14/142. **Minutes**

RESOLVED

that the Minutes of the meeting of the Development Management Committee held on the 14 January 2015 be confirmed and signed by the Chairman as a correct record subject to a replacement Condition 8 in respect of Planning Application No CB/14/03678/VOC Motorcycle Track South of Stanbridge Road, Great Billington as follows:

The development hereby approved shall not commence until a noise management plan has been submitted to and approved in writing by the Local Planning Authority and in the event that the development commences or is carried out in breach of this condition, the use shall cease forthwith until such a time as the operation of the use permitted complies in full with the approved noise management plan. The noise management plan shall include:

- i) A detailed monitoring methodology for assessing noise levels from individual motorcycles in accordance with the Code of Practice on Noise from Organised Off-road Motor Cycle Sport (1994) and ACU standards and a procedure for recording motorcycles using the track and excluding motorcycles that do not meet the specified noise limits. No motorcycles with customised silencers fitted will be permitted on the track and exhausts fitted on all motorcycles shall be restricted to the manufacturers standards. This record shall be kept on site and made available on request to the Local Planning Authority.**
- ii) A detailed layout of the track including information on track construction, jumps, direction of flow and bunds around the track shall be in conformity with condition 7 of this permission.**

- iii) **A detailed noise monitoring scheme to assess noise levels at the boundary locations as identified in condition 12, including measurement intervals, a monitoring record sheet and action to be taken should the boundary limits be exceeded.**
- iv) **The approved noise management plan shall be reviewed and submitted to the Local Planning Authority annually for approval prior to October 1st in any given year and thereafter, following written approval, the use of the site shall be carried out in strict accordance with those approved details.**

Reason: To protect the amenities of the occupiers of nearby properties. (Policies BE8 & R16 SBLPR and 43 & 44 DSCB)

DM/14/143. Members' Interests

(a) Personal Interests:-

Member	Item	Nature of Interest	Present or Absent during discussion
Cllr Brown	14	Discussed with applicant & Agent and know Public Speaker	Present
Cllr Young	All	Executive Member for Sustainable Communities	Present

(b) Personal and Prejudicial Interests:-

None declared.

(c) Prior Local Council Consideration of Applications

Member	Item	Parish/Town Council	Vote Cast
Cllr Clark	11	Lidlington Parish Council	Did not vote
Cllr Matthews	11	Lidlington Parish Council	Did not vote
Cllr Chapman	11	Steppingley Parish Council	Did note Vote

DM/14/144. 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/14/145. Late Sheet

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

During consideration of 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/14/146. Determination of an application to add a claimed bridleway through the Crown Hotel and yard, Biggleswade

Due to legal advice determination of this item was withdrawn from the agenda.

DM/14/147. Planning Application No. CB/14/04856/FULL

RESOLVED

that Planning Application no. CB/14/04856/FULL relating to 15 a High Street, Langford be approved as set out in the Schedule appended to these Minutes.

DM/14/148. Planning Application No. CB/14/04585/FULL

RESOLVED

that Planning Application no. CB/14/04585/FULL relating to Westmead Farm, Sheep Tick End, Lidlington be approved as set out in the Schedule appended to these Minutes.

DM/14/149. Planning Application No. CB/14/01589/FULL

RESOLVED

that Planning Application No. CB/14/01589/FULL relating to Pig & Whistle, 40 Brook Street, Stotfold be approved as set out in the Schedule appended to these Minutes.

DM/14/150. **Planning Application No. CB/14/04532/FULL**

RESOLVED

that Planning Application no. CB/14/04532/FULL relating to Toddington Manor, Park Road, Toddington be approved subject to referral The Secretary of State as set out in the Schedule appended to these Minutes.

DM/14/151. **Planning Application No. CB/14/03056/FULL**

RESOLVED

That the Planning Infrastructure Group Manager be authorised to grant Planning Application no. CB/14/03056 relating to Land at Bedford Road, Houghton Regis subject to the prior consultation of the Secretary of State, in accordance with the Town and Country Planning (Consultation)(England) Direction 2009, and satisfactory completion of a Section 106 Agreement and conditions as set out in the Schedule appended to these Minutes.

(It was requested that the Secretary of State be made aware that two members of the Committee did not agree that the application complied with the Framework Plan.)

DM/14/152. **Planning Application No. CB/14/03047/OUT**

RESOLVED

That the Development Infrastructure Group Manager be authorised to grant Application no. CB/14/03047/OUT relating to Land to the Rear of the Old Red Lion, Bedford Road, Houghton Regis subject to the prior consultation of The Secretary of State in accordance with the Town and Country Planning (Consultation)(England) Direction 2009, the completion of a prior Section 106 agreement and subject to conditions as set out in the Schedule appended to these Minutes.

(It was requested that the Secretary of State be made aware that two Members of the Committee did not agree that the application complied with the Development Framework Plan)

DM/14/153. **Planning Application No. CB/14/02717/FULL**

RESOLVED

that Planning Application no. CB/14/02717/FULL relating to Land West of Barton Road, Silsoe be approved subject to the expiry of the advert in the local press and completion of a Section 106 Agreement as set out in the Schedule appended to these Minutes.

DM/14/154. **Planning Application No. CB/14/04324/OUT**

RESOLVED

that Planning Application no. CB/14/04324/OUT relating to Bridge Farm, Ivel Road, Shefford be approved subject to the expiry of the advertisement in the local press, and the completion of a S106 Agreement to secure a contribution to / provision of a pedestrian crossing on Ivel Road in consultation with Ward Members, the Chairman, Vice-Chairman and Officers as set out in the Schedule appended to these Minutes.

DM/14/155. **Planning Application No. CB/14/04605/MW**

RESOLVED

that Planning Application no. CB/14/04605 relating to Kiln Farm, Steppingley Road, Flitwick be approved as set out in the Schedule appended to these Minutes.

DM/14/156. **Site Inspection Appointment(s)**

RESOLVED

That all Members of the Committee be invited to conduct site inspections to be undertaken on Monday 9 March 2015.

(Note: The meeting commenced at 10.00 a.m. and concluded at 3.42 p.m.)

Chairman

Dated

LATE SHEET**DEVELOPMENT MANAGEMENT COMMITTEE – 11/02/2015*****Item 07 (Pages 43-68) – CB/14/01589/FULL – Pig & Whistle, 40 Brook Street, Stotfold*****Additional informative:**

The following note to the applicant is recommended to advise of the impact that piling could have upon the nearby residential properties during the construction phases of the development:

12. The applicant is advised that the proposed works will be in close proximity to nearby residential properties. As such, due consideration should be given to the potential impact that the demolition and construction phases of the development may have upon the structural stability and integrity of nearby buildings. Accordingly impact piling should be avoided. If however this method is to be adopted the applicant is advised to first seek the advice of Building Control on telephone number 0300 300 8635 or via email address building.control@centralbedfordshire.gov.uk

Item 08 (Pages 69-122) – CB/14/03056/FULL – Land at Bedford Road, Houghton Regis**Content of Report:**

Paragraph 8.1.3 details Green Belt issues and should refer to Section 8.6 of the report.

Paragraph 8.1.4 details design considerations and should refer to Section 8.8 of the report.

Anglian Water -

To provide additional clarification, the site is within the area covered by Anglian Water. Anglian Water were commissioned by the developers to undertake a Pre-Planning Assessment Report in relation to the site, a copy of the report has been submitted as part of the Flood Risk Assessment and Foul Sewerage and Utilities Report supporting the application. This confirms that there is currently sufficient capacity within the existing foul sewerage network to accommodate the development (as set out in section 8.19 of the report). Also as set out in section 8.16 of the Officers Report, Anglian Water are satisfied that all options for the disposal of surface water have been explored and that attenuating water onsite prior to discharge to the Anglian Water sewer at the agreed greenfield rate is therefore the most sustainable surface water drainage strategy available.

Additional Comments:

The following neighbour representation was received however was not reported within the Officer report.

Bidwell Farmhouse

22/08/2014:

- Concern is raised regarding the cumulative impact of this development together with other development and the loss of existing green spaces which have been planned to be retained/undeveloped as part of the proposed urban extension.
- Given existing traffic levels on Bedford Road, and other planned development in the area which will also increase traffic, the proposal would have a negative effect on people's ability to travel freely and their quality of life. New roads provided as part of the planned urban extension are unlikely to change this and there will still be congestion on Bedford Road.
- Given the scale of planned development in the area, concern is raised regarding the cumulative impact on natural drainage which could affect older properties not built to current building standards for foundations and drainage.

[OFFICER NOTE: The matters raised are addressed within the existing report].

A late representation has also been received from Barton Willmore on behalf of the Houghton Regis Development Consortium in respect of the two applications on Bedford Road (CB/14/03056/FULL and CB/14/03047/OUT). The following observations are made:

- No assessment work has been undertaken with the A5-M1 Link and Woodside Link in place. We understand that this is because a run of CBC's AECOM model has not been undertaken. We believe that it would have been prudent for this model run to have been completed to properly assess the impact of the proposed developments and deliver a suitable mitigation package; and
- No allowance has been made for the permitted early release development on the HRN1 scheme – up to 375 houses in the A5120 area and 450 houses in the Pastures Way area, prior to the opening of the Woodside Link. At the time of the original assessment HRN1 did not have planning permission. The TA and associated base case in the modelling should have been updated to take account of the change in circumstances.
- We note the comments from highways in the committee reports about the TA.
- We hope that both transport schemes (Woodside Link and A5-M1 link) are fully committed prior to decisions on both planning applications being issued.

- The committee report sets out a range of contributions towards infrastructure. It does not, at this juncture, set out timing of provision of new infrastructure such as schools. We hope that the S106 agreement will control and co-ordinate the amount of new development that takes place in advance of the provision of new facilities on the HRN1 site. We would recommend that further discussions take place in this regard.
- Finally, we would also like to point out that we have not had any discussions with either developer about the schemes. We would be happy to enter in dialogue with both the developers, and with CBC regarding these schemes prior to their determination.

Highways colleagues advise that while there has not been any A5-M1 Link and Woodside Link modelling presented in the Transport Assessments, there was an acknowledgement from those managing the Model that the site under consideration had been included within the final scenario (with the links in place). While there is an argument to include this information within the application it was decided that it was not necessary and the only horizon year which had to be a consideration was that just before opening of 'The Links'.

The Applicant's highway consultant (Matrix Transport Planning) have submitted a supplementary transport analysis dated 5 February 2015. This analysis demonstrates the predicted delays which will be experienced when considering the permitted development known as HRN1 (375 dwellings onto Bedford Road) on the Bedford Road corridor plus the proposed development. This analysis reported the following:

Bedford Road/High Street Junction:

In the worst case scenario the difference between the 'ratio of flow to capacity' (RFC) will change from 1.20 to 1.21 on Bedford Road and 1.12 to 1.16 on High Street East. The change in High Street west is negligible as the figure of 0.95 is unchanged.

Thorn Road Junction:

In the worst case scenario the difference between the RFC at Bedford Road North will change from 1.525 to 1.570 and Bedford Road South from 1.542 to 1.586. The change in Bedford Road is negligible as the figure of 0.325 is unchanged.

The maximum practical RFC should be 0.85. The permitted development of 375 dwellings as part of HRN1 increases the RFC significantly while the proposed 169 dwellings only marginally increases that figure and hence the delay.

The delays and congestion mentioned above is only short term as it is proposed that the A5-M1 and the Woodside Links will be in place in 2017.

It is sound to conclude therefore that it could not be demonstrated that the proposed development would cause significant detriment (in the short term) to the highway network and for that reason, in highway terms, could not be refused.

[OFFICER NOTE: Transport and highways matters are addressed in detail with Section 8.9 of the Committee report. CBC Highways have advised that the cumulative traffic impact of the proposed development cannot be determined as

'severe'. Therefore the development should not be refused on transport grounds in line with NPPF paragraph 32.]

Additional/Amended Conditions/Reasons/ Informative Notes:

- Condition 7 – Bird and Bat boxes

A further sentence is recommended to be added to this condition to provide for the implementation of the approved work:

"The bat and bird boxes and bricks shall be provided in accordance with the approved details prior to occupation of the dwellings on which they are situated."

- Condition 12 – Play equipment provision

The final sentence of Condition 12 (provision of play provision) currently states: -

"The approved scheme shall be implemented prior to the first occupation of any part of the development"

It is recommended this be amended to: -

"The approved scheme shall be implemented in accordance with a timetable to be submitted to and agreed in writing by the Local Planning Authority."

This suggested amendment is for reasons of health and safety for any children that are within the first occupations on site whilst construction is continuing.

- Condition 17 – Noise attenuation – Gospel Hall

The following re-wording of this condition is recommended to provide clarification on the noise sources that may require mitigation: -

Prior to the construction of the dwellings hereby approved on plots 1, 12, 13, 14, 15, 16, 17 and 18, the applicant shall submit in writing for the written approval of the Local Planning Authority, a scheme of noise attenuation measures for the Gospel Hall's external ventilation and extraction equipment which will ensure that internal noise levels from these sources shall not exceed 35dB LAeq, 07:00 – 23:00 in any habitable room or 30dB LAeq 23:00 – 07:00 and 45dB LAmax 23:00 – 07:00 inside any bedroom, and that external noise levels from these sources shall not exceed 55dB LAeq, (1hr) in outdoor amenity areas. Any works which form part of the scheme approved by the Local Planning Authority shall be completed and the effectiveness of the scheme shall be demonstrated through validation noise monitoring, with the results reported to the Local Planning Authority in writing, before any permitted dwelling is occupied, unless an alternative period is approved in writing by the Authority.

- Condition 23 – Roads

This condition is reworded for consistency purposes to accord with the wording of the other pre-commencement conditions and is also shown as bold for this reason: -

23) No development shall commence until the detailed plans and sections of the proposed roads, 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 in accordance with Policy BE8 of the South Bedfordshire Local Plan and policies 25 and 43 of the Development Strategy for Central Bedfordshire Pre-Submission Version June 2014.

An additional note is recommended with regards to the Environmental Impact Assessment: -

12) All environmental information has been taken into full consideration by the Local Planning Authority in reaching this decision.

Item 9 (Page 123-177) – CB/14/003047/OUT – Land to the rear of The Old Red Lion, Bedford Road, Houghton Regis

Additional Consultation/Publicity Responses

1. CBC Green Infrastructure Co-ordinator

04/09/2014:

- Based on the Houghton Regis North Framework Plan, development in relation to the identified green infrastructure and open space corridor make the principle of development unacceptable.
- The location and scale of the green corridor identified on the framework plan are important to the green infrastructure policy component of the proposed urban extension.
- The identified green infrastructure and open space infills the area adjoining the Plaiters Way open space, Bluewater Wood and a woodland copse and complements the planned Bidwell West and HRN1 developments.
- The application contends the green corridors within the Framework Plan are indicative without reference to features on the ground. This is not the case. The Framework Plan has been developed with awareness of the existing green infrastructure assets and opportunities. The strategic corridor comprises Plaiters Way, Bluewater Wood and the adjoining copse.
- The scale of green buffer proposed is not of the strategic scale required under the Framework Plan in the context of the scale of the urban extension as a whole.
- The application refers to neighbouring children's play space and open space as poorly maintained. This is unsubstantiated and inaccurate. Bluewater Wood and Plaiters Way are maintained as informal, semi-natural spaces. Survey data does not reflect a user perception that the sites are poorly maintained.
- Concerns are raised regarding the relationship between the adjoining play space and the proposed housing. There is a need for a suitable buffer, natural surveillance and a positive interface to address the potential for anti-social use.
- Central Bedfordshire Sustainable Drainage Guidance SPD reinforces the priority for infiltration SuDS to manage surface water. The application indicates the use of piped conveyance and an attenuation pond but does not provide any testing rationale behind the design of SuDs in this way. The design

approach is untested and is not therefore in line with the Council's drainage guidance.

[OFFICER NOTE: The matters raised are addressed in detail with Sections 6, 7 and 8 of the Committee report.]

2. Barton Wilmore on behalf of Land Improvement Holdings.

2/2/2015:

- No assessment work has been undertaken with the A5-M1 Link and Woodside Link in place. We understand that this is because a run of CBC's AECOM model has not been undertaken. We believe that it would have been prudent for this model run to have been completed to properly assess the impact of the proposed developments and deliver a suitable mitigation package; and
- No allowance has been made for the permitted early release development on the HRN1 scheme – up to 375 houses in the A5120 area and 450 houses in the Pastures Way area, prior to the opening of the Woodside Link. At the time of the original assessment HRN1 did not have planning permission. The TA and associated base case in the modelling should have been updated to take account of the change in circumstances.
- We note the comments from highways in the committee reports about the TA.
- We hope that both transport schemes (Woodside Link and A5-M1 link) are fully committed prior to decisions on both planning applications being issued.
- The committee report sets out a range of contributions towards infrastructure. It does not, at this juncture, set out timing of provision of new infrastructure such as schools. We hope that the S106 agreement will control and co-ordinate the amount of new development that takes place in advance of the provision of new facilities on the HRN1 site. We would recommend that further discussions take place in this regard.
- Finally, we would also like to point out that we have not had any discussions with either developer about the schemes. We would be happy to enter in dialogue with both the developers, and with CBC regarding these schemes prior to their determination.

3. The applicant's Highways consultant Peter Evans Partnership has submitted two supplementary traffic notes which can be summarised as follows.

5/2/2015:

- The applicant has been asked to provide further information on traffic generation and distribution both with and without the A5/M1 and Woodside Link roads in place. Consideration has been given to the following Bedford Road junctions; the site access; Thorn Road; and the High Street.
- Various development scenarios have been modelled including those with and without the planned link roads and housing on HRN1. All scenarios modelled show that the development would only result in one additional vehicle at the High Street and Thorn Road junctions every 2 to 4 minutes during the AM and PM peak periods. The development would not therefore materially increase traffic levels at the key junctions.
- The proposed development is would not materially increase traffic on the local road network, and thus would have no impact on junction capacity test modelling. Therefore with or without the A5-M1 and Woodside links the

development would not impact on the operation of the Bedford Road junctions with High Street or Thorn Road.

- Given the low level of traffic proposed as a result of the development, junction capacity testing would not provide any meaningful results as the increase in traffic is minimal.
- As a result in the interim when additional HRN1 traffic may use Bedford Road the development traffic would still not have a material impact on the level of vehicles passing along this road, given the low level of development traffic proposed.
- The cumulative traffic impact of the proposed development cannot be determined as 'severe'. Therefore the development should not be refused on transport grounds in line with National Planning Policy Framework paragraph 32.

6/2/2015:

- Additional development scenarios have been modelled including those with and without housing on HRN1, the proposed Taylor Wimpey development and 62 houses proposed as part of this application. In all scenarios it is assumed that the A5-M1 Link and Woodside Link roads are not in place.
- The Thorn Road junction and High Street junctions with Bedford Road are anticipated to be at capacity in 2017. However the proposed development would not materially increase traffic on the local road network. Therefore the junction modelling has indicated that the addition of this development traffic does not impact on the results determined and would not severely impact on existing conditions.
- The cumulative impact of the proposed site and Taylor Wimpey would marginally increase the proposed queues at both Thorn Road to the north and Bedford Road to the south. However again this increase is not material in relation to the overall predicted queue lengths noted.
- The cumulative traffic impact of the proposed development cannot be determined as 'severe'. Therefore the development should not be refused on transport grounds in line with National Planning Policy Framework paragraph 32.
- To address the concerns of the Highway Authority as part of the development of the 62 houses a financial contribution has been agreed as a contribution to the Woodside link.

[OFFICER NOTE: Transport and highways matters are addressed in detail with Section 9 of the Committee report. CBC Highways have advised that the cumulative traffic impact of the proposed development cannot be determined as 'severe'. Therefore the development should not be refused on transport grounds in line with NPPF paragraph 32.]

Amended and Additional Conditions

The following recommended condition is amended to more accurately describe the purpose of the condition:

- 9 **No development shall commence until a scheme of habitat mitigation, enhancement and conservation measures has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be informed by the following ecological survey data undertaken in support of the Ecological Assessment (July 2014) forming part of the application:**
- a) **Three on-site bat activity surveys undertaken between the months of April and October to cover Spring, Summer and Autumn seasons. One or more of these surveys should comprise a dusk/dawn survey in line with BCT survey guidance.**
 - b) **One on-site reptile survey undertaken between the months of April and June.**

The outcomes of the ecological survey data shall in turn inform the details required by Condition 1 of this permission and the scheme of habitat mitigation, enhancement and conservation measures shall be implemented in full in accordance with the approved details prior to the first occupation of the development.

Reason: To ensure the development will not have an adverse effect on a protected species in accordance with Policy 57 of the Development Strategy for Central Bedfordshire Revised Pre-Submission Version June 2014.

In line with the advice of CBC Archaeology and Officer's recommendation under Section 10 of the committee report, the following additional condition is required to secure further investigation and recording of any archaeological deposits that may be affected by the development:

- 15 **No development shall commence until a written scheme of archaeological investigation for an open area excavation followed by post excavation analysis and publication, has been submitted to and approved in writing by the Local Planning Authority. The said development shall only be implemented in full accordance with the approved archaeological scheme.**

Reason: To record and advance understanding of the heritage assets with archaeological interest which will be unavoidably affected as a consequence of the development in accordance with Policy 45 of the Development Strategy for Central Bedfordshire Revised Pre-Submission Version June 2014.

Accordingly the recommended Condition 15 is renumbered Condition 16.

Item 10 (Page 179-192) – CB/14/04605/MW – Kiln Farm, Steppingley Road, Flitwick.

Additional Consultation/Publicity Responses

Condition 2. Date of commencement

Steppingley parish suggest that the development permitted under permission CB/09/06977/MW had not commenced in accordance with condition 2.

Condition 2 of permission CB/09/06977/MW dated 1st April 2010 states:

“The development hereby permitted shall be begun not later than the expiry of three months from the date of this permission. Written notification of the date of commencement shall be sent to the Local Planning Authority within seven days of such commencement.

Reason: To comply with section 91 of the Town and Country Planning Act 1990.”

An email sent from Broughton Beatty to the Local Planning Authority on the 4th January 2011 confirmed that development commenced during the week commencing 28th June 2010. Whilst the LPA recognise that written confirmation was provided after the one week deadline, it has no reason to believe the permission had not been implemented in time.

Condition 3. Time period to carry out the development

Steppingley parish suggest that the development had not been completed in accordance with condition 3 of permission CB/09/06977/MW.

Condition 3 of permission CB/09/06977/MW states:

“Unless otherwise approved in writing by the Local Planning Authority, the development shall be carried out in accordance with details shown on Drawing Nos. 7768/EW21 Rev. A and 7768/EW22 (received on 5/01/10) and shall be completed within 6 months from the date of commencement, which shall include spreading of the indigenous topsoils, ripping and grass seeding (but excluding aftercare requirements).

Reason: To ensure that a good standard of restoration is achieved within an acceptable timescale (Policies GE5 and GE26 of the MWLP)”

The condition therefore requires the development to be completed by 28th December 2010. The site was inspected on 16th December 2010 by the case officer and the CBC monitoring officer. The monitoring report that followed the visit states:

“Spreading of indigenous topsoils, ripping and grass seeding was completed by mid November 2010. Frosty weather during the latter part of November is likely to mean that seed has not germinated. To be assessed at next monitoring visit.” This means Central Bedfordshire Council has evidence of compliance with condition 3.

Contaminated waste

Steppingly parish suggest that the land has become contaminated with diesel waste and that an investigation has been carried out by CBC.

According to the CBC public protection officer concerns regarding land contamination were raised in March 2011 but as the site has been capped, turfed and is used as a paddock the risks from any potentially buried material to human health are likely to be minimal. For this reason the site has been ranked on CBCs list of potential Part 2A investigations as lower than many other sites and has not been investigated further.

Nevertheless the public protection officer advises that the database of “Potentially Contaminated Land” has been updated with a new risk profile for potential future investigation. This will be considered if proposals to redevelop the site and the surrounding area come forward.

Condition 8 HGV movements

Condition 10 of Permission CB/09/00816/Full states:

*“No vehicle shall enter or leave the site in connection with the development hereby permitted and no operations authorised or required under this permission shall take place on site except between 0800: and 17:00 Monday to Fridays, and no activity whatsoever shall take place on Sundays or Public Holidays.
Reason: To safeguard local amenity (policies GE5 and GE18 of the MWLP).”*

The site is currently in its final year of restoration and as such no HGVs will be required to enter or leave the site in connection with the development. For this reason the condition will be updated with the following wording and renumbered to become condition 8:

“No HGVs associated with this development shall access the site at any time.”

Item 12 (page 209-224) CB/14/04532/Full Toddington Manor, Park Road, Toddington

Additional Consultation/Publicity Responses

Response received from London – Luton Airport

“The proposed development has been examined from an aerodrome safeguarding aspect and does not conflict with safeguarding criteria. Accordingly, London Luton Airport Operations Ltd. has no safeguarding objection to the proposal.

As the plans make provision for a Helicopter pad and Hangar I have forwarded the proposal to our local air traffic provider (NATS) for review and possible comment”.

Additional Comments

The due to the scale of the development it will be necessary to refer the application to the secretary of state. As such the decision will read as following:

‘Recommended for Approval subject to referral to the Secretary of State.’

Additional/Amended Conditions or Informatives

Informative Note to Committee

3. 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.

Ecology (condition 6)

We have received additional information from the applicant with regards to condition 6. Following discussions with the Ecology Officer condition 6 now reads as following:

“The development shall be implemented in accordance with the relevant mitigation, compensation and monitoring requirements as set out in (i) “Proposed Leisure Building, Toddington Manor, Bedfordshire: Maintenance of Favourable Conservation Status of great crested newts in light of the proposals to demolish the disused commercial rare breeds farm and the construction of a leisure building” dated November 2014; (ii) “Extended Phase 1 Survey and Bat Survey” dated June 2014; and (iii) the document dated 5th February 2015 from Chris Damant of Bernwood Environmental Services Ltd relating to bat mitigation, in each case subject to any differing requirement imposed by Natural England under any protected species licence issued by it in respect of the development”.

Reason: to ensure that all impacts from development on biodiversity area taken into account and mitigated.”

Item 13 (page 225-246) CB/14/02717/Full Land West of Barton Road Silsoe

Additional response from Local Development Framework Team

Sam,

Further to my email below:

In light of the marketing report received for the application site, we have no objection to this application.

Kind regards
Saskia

Item 15 (Page 271-278) – CB/14/04324/OUT, Bridge Farm Shefford**Additional information received - Applicants response to comments from Highways Officer dated 29/01/15**

Dear Mark,

We have received your response to the above planning application dated 23 January 2013 and are pleased that you have been able to offer your general support for the scheme subject to highways conditions C1, C2 and C3.

We note that the planning officer has drafted her report to committee in accordance with your recommendations and that the application is to be heard by Members at the Planning Committee Meeting on 11 February with an officer recommendation for approval.

Ahead of the committee meeting we would be grateful if we could explore with you the potential for amending two of the clauses that you have put forward under condition C3. This relates to the first two bullet points requiring the provision of a footway along the entire highway frontage of the site and the provision of a raised pedestrian crossing point of Ivel Road south of the Churchill Road roundabout. We deal with these in reverse order as the arguments are sequential.

With regards to the requirement for a pedestrian crossing on Ivel Road, whilst we appreciate that there may be an aspiration for such a crossing to serve the wider development of land at Ivel Farm (of which the application site forms only a small part) we do not believe that the care home scheme necessitates this requirement in its own right. Given that proposals for the remaining part of the site are uncertain it is similarly considered unreasonable for the first part of any development on the wider site to trigger the need for any such provision, particularly when substantially fewer pedestrian movements will be generated by the care home than by the existing residential development or any of the proposed uses on the remaining part of the site. Moreover, there are already crossing points installed with tactile paving as part of the approved roundabout improvement works that would suffice to accommodate the few pedestrian movements associated with the care home. We do not therefore consider that the need for the crossing is warranted under the terms of the CIL Regulations in that it goes beyond a site specific impact mitigation.

Without prejudice to the above position, in the event that the Council does consider the proposed use to generate a need for a new pedestrian crossing and can substantiate such a need, the applicant would potentially be willing to contribute towards the provision of such a crossing on a proportional basis. The care home site comprises 0.48ha of a wider 1.82ha site. On this basis the care home scheme might reasonably contribute 26% of the costs of these works which could be ring-fenced until such time as a scheme for the remaining part of the site is approved and for the works to then be delivered by others. This is in fact considered to be generous on the basis that the care home is a lower traffic generator than either the approved B1 scheme or other proposed residential schemes.

The applicant's highways consultants estimate that the total cost of providing a new pedestrian crossing would be in the region of £40,000 and applying a ratio of 26% the care home might therefore reasonably contribute a total of £10,400. This could be agreed by means of a unilateral undertaking.

We would welcome your response on the above in order to determine whether a more proportionate contribution would be acceptable to the Council in this case. If in agreement, we would request that the second bullet point of C3 be removed and a new requirement be put forward requiring a part-contribution towards the provision of a raised pedestrian zebra crossing point of Ivel Road south of the Churchill Road roundabout. Although the implementation of any works would be carried out by others, the care home applicant would ensure that the land within their control that is required for a pedestrian visibility splay is made available under their reserved matters application.

In respect of the first point, and in line with our approach outlined above, we question the need for a footpath running the full length of the Ivel Road frontage. A footpath takes pedestrians from the care home to either the existing or proposed crossing points on Ivel Road where they are able to cross the road to reach the footpath on the western side of Ivel Road. The footpath then continues south on the opposite side of the road as far south as the petrol station and convenience store. There are no facilities directly to the south of the site that would benefit from a footpath running the length of the Ivel Road frontage and its provision would in fact be likely to impact upon highways safety by encouraging people to proceed to its southernmost extent to cross the road other than at the existing traffic islands and the proposed pedestrian crossing. Additionally, the installation of the footpath would necessitate the removal of the important existing hedgerow and the culverting of a substantial length of ditch that runs along the line of the proposed footpath, between the hedge and the road. We therefore request that the first bullet point of condition 1 be removed or, at the very least, amended as follows: 'Pedestrian and cycle linkages to existing routes including the provision of a footway along the access frontage and as far south on Ivel Road as the proposed pedestrian crossing point'.

I have copied the planning officer into this email to ensure that the local planning authority are party to these discussions in full.

Further comments from applicant dated 05/02/15-

Mark,

Further to the ongoing discussions in respect of the care home application at Bridge Farm, Shefford I set out below a technical review of the requirement for the Zebra crossing on Ivel Road.

Pedestrian Flows

In terms of the potential pedestrian crossing movements that could occur on Ivel Road south of the roundabout in the morning and evening traffic peak hours our view in principle is that these would be minimal. This is because at these peak times the majority of local residents from the Bovis scheme travelling to work would either be driving, cycling or walking northwards to the town centre to work or to catch a bus.

Children walking to school would also be traveling to the west on Churchill Way or to the north and would therefore be walking on the northern side of Harvest Rise from the Bovis site.

In practice the only reason to walk to the south of the roundabout and cross Ivel Road would be to visit the convenience store at the petrol filling station or potentially for car passengers to meet with their lift to work.

Based on multi-modal TRICS residential sites for a scheme of 85 dwellings around 20 pedestrian trips would be undertaken in the morning peak hour and some 17 in the evening peak hour. The number of TRICS multi-modal care home sites are limited but these indicate that for a 60 unit care home around 7 pedestrian trips would be undertaken in the morning peak hour and some 9 in the evening peak hour. The maximum number of pedestrian movements at the care home would be about 18 between 14:00-15:00 which is around the typical shift change period and when visitors could be leaving after lunch with residents.

The care home pedestrians would consist of staff and visitors only as residents because of their frailty would not walk outside of the care home grounds. In any case the care home is a self-contained facility and provides for all the residents' needs. A small number of staff could walk to and from the convenience store to purchase day to day personal supplies.

Given the low number of pedestrians that would cross Ivel Road adjacent to the care home site the existing dropped kerb crossing at the roundabout island is satisfactory and on the natural desire line. The provision of the island minimises the individual crossing distance by providing a refuge halfway across the road and therefore pedestrians do not need to cross the whole width of Ivel Road in one go. The roundabout and therefore crossing point are also located within the 20mph Zone which further benefits safety conditions.

Vehicular Flows

The Opus International Consultants Transport Assessment, March 2012 accompanied the planning application for the Bovis residential and commercial developments. The TA includes details of traffic surveys undertaken on Ivel Road in January 2012 as well as the permitted development traffic for the residential and commercial schemes. Total flows growthed to 2017 and allowing for additional permitted development traffic in the area are provided for the Ivel Road/Churchill Way/Harvest Rise roundabout from which the flows on Ivel Road south of the roundabout can be confirmed.

We have calculated the total flows on Ivel Road south of the roundabout and deducted the commercial scheme flows given that this element has not come forward. This gives the agreed traffic flows based on the existing and permitted traffic growthed to 2017 plus the Bovis residential traffic.

On this basis in the morning peak hour there are some 292 vehicle movements northbound and 212 movements southbound which is 504 movements two-way. In the evening peak hour there are some 386 vehicle movements northbound and 266 movements southbound which is 652 movements two-way. The higher flows in the

evening equate to only some 6-7 vehicles per minute northbound and 4-5 vehicles per minute southbound.

Based on the PEP Transport Statement for the care home application the care home traffic would be some 10 two-way movements in the morning peak hour and 11 in the evening peak hour. Even assuming that all movements arrive from and leave to the south of the roundabout the additional care home traffic would make no difference to the traffic conditions.

Assessment Criteria

Previously the numerical criteria for assessing whether a Zebra or signalised crossing could be required was based on the PV2 calculation where P is the number of two-way hourly pedestrian crossing movements and V is the two-way hourly vehicular movements. If PV2 is greater than 108 for an undivided road then this provides justification to fully assess the requirement for a crossing in consideration of Local Transport Notes 1/95 and 2/95. Whilst the PV2 methodology is not current in England, as indicated in DMRB Vol.8 TA 68/96 'The Assessment and Design of Pedestrian Crossings', the approach is generally accepted for the practical assessment of a crossing requirement.

Based on the 108 threshold and using the higher 652 two-way hourly vehicle movements a minimum of some 235 pedestrian two-way movements in the hour would be required to trigger an assessment for a crossing. Even if all of the Bovis and care home pedestrians diverted via the convenience store to and from their destination this would only amount to a maximum of some 26 two-way movements in the peak hour. However given the site context and location of the town centre and local facilities as described above we would expect the number of pedestrians crossing Ivel Road south of the roundabout to be only a small percentage of this.

Conclusions

On the basis of the PV2 calculation the levels of existing and future pedestrian and vehicle movements do not meet the minimum technical criteria that would be required to consider the provision of a Zebra crossing on Ivel Road south of the roundabout. There is therefore no technical justification for providing the Zebra crossing on Ivel Road and no reasonable grounds for requiring the care home developer to provide this.

In any event the existing dropped kerb crossing point at the roundabout island provides an appropriate and convenient facility for the few pedestrians that would need to cross Ivel Road in this location.

I trust this provides a satisfactory review of the practical context of the crossing related matters and helps confirm that in principle a Zebra crossing is not required in this location. It would therefore be unreasonable to require the care home developer to provide a Zebra crossing.

Additional information (letter and leaflet) from applicant sent directly to Members in support of their proposals.

Officer s comments on additional information regarding highways concerns.

Based on discussions with Highway Officers and the applicants, there appears to be no technical justification for the installation of the new Zebra crossing on Ivel Road. Therefore it is recommended that the condition relating to the provision of the crossing be removed.

Further discussions with the applicant have taken place and the applicant has offered a financial contribution towards additional highway works. Members will be updated further on this matter at the meeting.

Item No. 15

APPLICATION NUMBER	CB/14/04856/FULL
LOCATION	15A High Street, Langford, Biggleswade, SG18 9RU
PROPOSAL	Single & two storey rear extension, garage conversion, & internal alterations.
PARISH	Langford
WARD	Stotfold & Langford
WARD COUNCILLORS	Cllrs Clarke, Saunders & Saunders
CASE OFFICER	Mark Spragg
DATE REGISTERED	12 December 2014
EXPIRY DATE	06 February 2015
APPLICANT	Mr & Mrs J Price
AGENT	Norman Mole Associates
REASON FOR COMMITTEE TO DETERMINE	Called in by Councillor Gill Clarke on the grounds of overdevelopment

RECOMMENDED DECISION	Full Application - Recommended for approval
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Reason for Recommendation:

The proposal would not have a detrimental impact on the existing building or on the surrounding area and would not unduly impact on the residential amenity of neighbouring properties, whilst providing adequate parking provision. As such the proposal is considered in conformity with Policies CS1, DM3 and DM4 of the Core Strategy and Management Policies, November 2009; the Central Bedfordshire Development Strategy (Draft), and The National Planning Policy Framework 2012. It is further in conformity with the Supplementary Design Guide: Design in Central Bedfordshire, 2014.

Recommendation

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

Reason: To safeguard the appearance of the completed development by ensuring that the development hereby permitted is finished externally with

materials to match the existing building in the interests of the visual amenities of the locality.
(Policy 43, DSCB)

- 3 Notwithstanding the provisions of the Town & Country Planning (General Permitted Development) Order 1995, (including any Order amending, revoking or re-enacting that Order, with or without modification) no balustrading, or similar means of enclosing any part of the roof area (including any roof void) of the extension hereby permitted, shall be installed, nor shall any part of the said roof area be used as a balcony, roof garden, or similar amenity area without the grant of a further specific planning permission from the Local Planning Authority.

Reason: To protect the privacy of the occupiers of adjoining properties.
(Policy 43, DSCB).

- 4 The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers CBC001 Location Plan, 1417.01, 1417.02.

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

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

Your property's Council Tax band may change if the property is extended.

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

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

The website link is:

www.centralbedfordshire.gov.uk/council-and-democracy/spending/council-tax/council-tax-charges-bands.aspx

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 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.

- (1) In advance of the consideration of the application the Committee were advised of comments from the Highways Officer and applicant.
- (2) In advance of the consideration of the application the Committee received representations made under the Public Participation Scheme.

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Item No. 11

APPLICATION NUMBER	CB/14/04585/FULL
LOCATION	Westmead Farm, Sheep Tick End, Lidlington, Bedford, MK43 0SF
PROPOSAL	Erection of a replacement detached dwelling.
PARISH	Lidlington
WARD	Cranfield & Marston Moretaine
WARD COUNCILLORS	Cllrs Bastable, Matthews & Mrs Clark
CASE OFFICER	Annabel Robinson
DATE REGISTERED	21 November 2014
EXPIRY DATE	16 January 2015
APPLICANT	Mr A Mullan
AGENT	GC Planning Partnership Ltd
REASON FOR COMMITTEE TO DETERMINE	<p>Called in by Cllr Bastable for the reasons set out by the Parish Council:</p> <ul style="list-style-type: none"> • The application is outside of the Parish Settlement Policy Area. • The proposed replacement dwelling is not on the original dwelling site. • The proposed the dwelling is also significantly larger than the original dwelling. • The dwelling that it is proposed to replace, is a building for tourist use which had an occupancy condition applied to it. Therefore, the Parish Council object to the proposed or any replacement dwelling being a residential building given that the original permission on the site is for a restricted occupancy. If permission, were to be granted, then restricted occupancy rules should be applied as well. • The supporting plans fail to demonstrate exact intended location of the replacement dwelling which is of a concern to the Parish Council. • The site has recently had a permanent structure built with a tiled roof, so it is unclear if this is a retrospective application or for an additional building. There are a number of large buildings on site, which are not reflected on the accompanying site plans. • There is no reference in the application title or the supporting plans regarding the demolition of the existing dwelling, a tourist log cabin.
RECOMMENDED DECISION	Full Application - Recommended Approval

Reasons for call in:

- The application is outside of the parish Settlement Policy Area
- The proposed replacement dwelling is not on the original dwelling site.
- The proposed dwelling is also significantly larger than the original dwelling.
- The dwelling that it is proposed to replace, is a building for tourist use which had an occupancy condition applied to it. Therefore, the Parish Council object to the proposed or any replacement dwelling being a residential building given that the original permission on the site is for a restricted occupancy. If permission, were to be granted, then restricted occupancy rules should be applied as well.
- The supporting plans fail to illustrate the exact intended location of the replacement dwelling which is of a concern to the Parish Council.
- The site has recently had a permanent structure built with a tiled roof, so it is unclear if this is a retrospective application or for an additional building. There are a number of large buildings on site, which are not reflected on the accompanying site plans.
- There is no reference in the application title or supporting plans regarding the demolition of the existing dwelling, a tourist log cabin.

Summary of recommendation:

The application is for a replacement dwelling house and is recommended for approval. It is considered that the replacement dwelling is of the same design, and within the same curtilage as a replacement dwelling that was granted planning permission in 2014. It is considered that the differing location on the site does not make a material difference such as to demonstrate harm which would warrant the refusal of this application. It is considered to be in accordance with Policy DM3 of the Central Bedfordshire Core Strategy and Development Management Policies and in accordance with the principles set out within the National Planning Policy Framework.

Recommendation

That Planning Permission be approved subject to 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 The development hereby permitted shall be carried out in accordance with the following approved plans: Site Location Plan, 760/01A, 760/02A, Drawing Number 2, 1A, 2A, 3A, 4A, E12A.

Reason: For the avoidance of doubt.

- 3 **No development shall commence on site until details and samples of the materials to be used in the construction of the external surfaces of the development have been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.**

Reason: To protect the rural character of the surrounding area.

- 4 Notwithstanding the provisions of Class A of Part 1 Schedule 2 of the Town and Country Planning (General Permitted Development) Order 1995 (or the equivalent provisions of any order revoking and re-enacting that Order with or without modification), there shall be no enlargement, improvement or other alteration to the dwelling hereby permitted unless planning permission is granted.

Reason: To protect the rural character of the surrounding area.

- 5 Notwithstanding the provisions of Class E of Part 1 Schedule 2 of the Town and Country Planning (General Permitted Development) Order 1995 (or the equivalent provisions of any order revoking and re-enacting that Order with or without modification), there shall be no buildings or other structures erected or constructed within the curtilage of the dwelling hereby approved unless planning permission is granted.

Reason: To protect the rural character of the surrounding area.

- 6 Prior to the occupation of the replacement dwelling hereby approved, the existing dwelling as shown on plan number 760/02A shall be demolished and all materials resulting from the demolition shall be removed from the site.

Reason: To ensure that an additional residential property is not established within the open countryside, in the interest of protecting the rural character of the area.

Notes to Applicant

1. This permission relates only to that required under the Town & Country Planning Acts and does not include any consent or approval under any other enactment or under the Building Regulations. Any other consent or approval which is necessary must be obtained from the appropriate authority.
2. The applicants attention is drawn to their responsibility under The Equality Act 2010 and with particular regard to access arrangements for the disabled.

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

These requirements are as follows:

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

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

For further information on disability access contact:

The Centre for Accessible Environments (www.cae.org.uk)
Central Bedfordshire Access Group (www.centralbedsaccessgroup.co.uk)

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. Discussion with the applicant to seek an acceptable solution was not necessary in this instance. The Council has therefore acted pro-actively to secure a sustainable form of development in line with the requirements of the Framework (paragraphs 186 and 187) and in accordance with the Town and Country Planning (Development Management Procedure) (England) (Amendment No. 2) Order 2012.

Item No. 7

APPLICATION NUMBER	CB/14/01589/FULL
LOCATION	The Pig And Whistle, 40 Brook Street, Stotfold, Hitchin, SG5 4LA
PROPOSAL	Demolition of existing PH and redevelopment of the site as 7 No. houses with associated landscaping and parking.
PARISH	Stotfold
WARD	Stotfold & Langford
WARD COUNCILLORS	Cllrs Clarke, Saunders & Saunders
CASE OFFICER	Amy Lack
DATE REGISTERED	07 May 2014
EXPIRY DATE	02 July 2014
APPLICANT	Mr O'Sullivan
AGENT	arc7
REASON FOR COMMITTEE TO DETERMINE	Cllr Brian Saunders - Called in at the request of Stotfold Town Council who consider the proposal to represent an overdevelopment of the site and the design of the dwellings fails to reflect the style and design of existing dwellings in the immediate locality.
RECOMMENDED DECISION	Full Application - Approval

Recommendation

That Planning Permission be granted subject to 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 **No development shall commence until such time as details 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 DM3 of the Core Strategy and Development Management Policies 2009).
- 3 Prior to the first occupation of any of the dwellings hereby approved the modified junction of the proposed vehicular access with the highway shall be fully constructed in accordance with the approved details. Thereafter it shall be retained and maintained as first constructed in perpetuity.

Reason: In order to minimise danger, obstruction and inconvenience to users of the highway and the premises (Policy DM3 of the Core Strategy and Development Management Policies 2009).

- 4 Prior to the first use of the access hereby approved 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 metres measured from the back edge of the highway into the site along the centre line of the anticipated vehicle path. The vision splay so described and on land under the applicant's control shall be maintained free of any obstruction to visibility exceeding a height of 600mm above the adjoining footway level.

Reason: To provide adequate visibility between the existing highway and the proposed accesses, and to make the accesses safe and convenient for the traffic which is likely to use them (Policy DM3 of the Core Strategy and Development Management Policies 2009).

- 5 Prior to the first occupation of the residential development hereby approved the proposed vehicular access shall be surfaced in bituminous or other similar durable material and 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 (Policy DM3 of the Core Strategy and Development Management Policies 2009).

- 6 Prior to the first use of the modified access hereby approved, any existing access within the frontage of the land to be developed (to the frontage of plot 6 and plot 7), not incorporated in the access hereby approved shall be closed in a manner to be agreed in writing with the Local Planning Authority.

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 DM3 of the Core Strategy and Development Management Policies 2009).

- 7 Prior to the first occupation of the development hereby approved full details of the demarcation/signage for the two visitor parking spaces shall be submitted to and approved in writing by the local planning authority. Thereafter the agreed signage shall be implemented prior to the first occupation of the development hereby approved and shall remain as agreed thereafter.

Reason: To provide adequate visitor parking provision (Policy DM3 of the Core Strategy and Development Management Policies 2009).

- 8 Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 1995, or any amendments thereto, the car port accommodation on the site shall not be used for any purpose, other than as car port accommodation, unless permission has been granted by the

Local Planning Authority on an application made for that purpose.

Reason: To retain off-street parking provision and thereby minimise the potential for on-street parking which could adversely affect the convenience of road users (Policy DM3 of the Core Strategy and Development Management Policies 2009).

- 9 The proposed development shall be carried out and completed in all respects in accordance with the access siting and layout, turning area, width of the public footpath and its location/layout, vehicle parking provision and bay dimensions illustrated on the approved drawing no. 825.001P Revision E and defined by this permission and, notwithstanding the provision of the Town and Country Planning General Permitted Development Order 1995, (or any Order revoking or re-enacting that Order) there shall be no variation without the prior approval in writing of the local Planning Authority.

Reason: To ensure that the development of the site is completed insofar as its various parts are interrelated and dependent one upon another and to provide adequate and appropriate access arrangements at all times (Policy DM3 of the Core Strategy and Development Management Policies 2009).

- 10 **No development shall commence until such time as full details of a refuse collection point located outside of the public highway has been submitted to and approved by the Local Planning Authority. Thereafter the agreed scheme shall be fully implemented prior to occupation of any dwellings hereby approved and shall be retained thereafter.**

Reason: In the interest of amenity and in order to minimise danger, obstruction and inconvenience to users of the highway and the premises (Policy DM3 of the Core Strategy and Development Management Policies 2009).

- 11 Prior to the first occupation of the residential units hereby approved full details of the design of the structures proposed for the secure and covered cycle storage and storage of refuse and recycling bins shall be submitted to and approved in writing by the local planning authority. Thereafter the approved storage provision shall be fully implemented prior to the first occupation of the residential units hereby approved and thereafter retained for this purpose.

Reason: To ensure the provision of adequate cycle parking and refuse/recycling storage to meet the needs of occupiers of the proposed development in the interests of encouraging the use of sustainable modes of transport and that it is in keeping and character with the surrounding area in respect to its design and appearance (Policy DM3 of the Core Strategy and Development Management Policies 2009).

- 12 **No development shall commence until such time as full details of the final ground and slab levels of the dwelling hereby approved has been submitted to and approved in writing by the Local Planning Authority. Such details shall include sections through both the site and the adjoining properties, the location of which shall first be agreed in writing with the Local Planning Authority. Thereafter the site shall be**

developed in full accordance with the approved details.

Reason: To ensure that a satisfactory relationship results between the new development and adjacent buildings and public areas (Policy DM3 of the Core Strategy and Development Management Policies 2009).

13 **No development shall commence until such time as full details of both hard and soft landscaping have been submitted to and approved in writing by the Local Planning Authority. These details shall include:-**

- **proposed finished levels or contours;**
- **materials to be used for any hard surfacing;**
- **minor structures (e.g. furniture, play equipment);**
- **proposed and existing functional services above and below ground level;**
- **planting plans, including schedule of size, species, positions, density and times of planting;**
- **cultivation details including operations required to establish new planting;**

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

Reason: In order to ensure that the landscaping is carried out within a reasonable period in the interest of the visual amenities of the area (Policy DM3 of the Core Strategy and Development Management Policies 2009).

14 All hard and soft landscape works shall be carried out in accordance with the approved details, and to a reasonable standard in accordance with the relevant recommendation of the appropriate British Standard or other recognised code of good practice. The works shall be carried out prior to the occupation of any part of the development or in accordance with the programme agreed by the local planning authority in writing. The maintenance shall be carried out in accordance with the approved schedule. Any trees or plants that are part of the approved landscaping works, within a period of five years after planting, are removed, die or become in the opinion of the local planning authority, seriously damaged or defective, shall be replaced as soon as is reasonably practicable with others of species, size and number as originally approved, unless the local planning authority gives its written consent to any variation.

Reason: To ensure provision, establishment and maintenance of a reasonable standard of landscaping in accordance with the approved design (Policy DM3 of the Core Strategy and Development Management Policies 2009).

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

accordance with the approved archaeological scheme.

Reason: To record and advance understanding of the heritage assets with archaeological interest which will be unavoidably affected as a consequence of the development and to secure that protection and management of archaeological remains preserved in situ within the development (policy CS15 of the Core Strategy and Development Management Policies 2009).

- 16 The window openings at first and second floor level on the north facing flank wall of Plot 5 hereby approved shall be first installed with obscure glazing only, and any opening shall be at least 1.7 metres above the internal finished floor level or the windows shall be fixed shut. Thereafter these windows shall remain as first installed in perpetuity.

Reason: To protect the amenities of neighbouring occupiers (Policy DM3 of the Core Strategy and Development Management Policies 2009).

- 17 The window opening at first floor level on the east facing flank wall of Plot 7 hereby approved shall be first installed with obscure glazing only, and any opening shall be at least 1.7 metres above the internal finished floor level or the windows shall be fixed shut. Thereafter this window shall remain as first installed in perpetuity.

Reason: To protect the amenities of neighbouring occupiers (Policy DM3 of the Core Strategy and Development Management Policies 2009).

- 18 For the entire duration of the demolition and construction phases of the development hereby approved the length of the perimeter with Pix Brook shall be fenced to prevent an accidental loss of polluting material over the bank.

Reason: To protect the water course from pollutants (Policy DM3 of the Core Strategy and Development Management Policies 2009).

- 19 The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers: CBC/001; 825.001P/E; 825.002P/D; 825.103P; 825.104P; 825.105P; 825.106P/A; 825.107P; 825.108P; 825.200P; 825.201P; 825.202P; 825.203P; 825.204P/A

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

Notes to Applicant

1. Please note that the unnumbered drawing submitted in connection with this application has been given a unique number by the Local Planning Authority. The number can be sourced by examining the plans on the 'View a Planning Application' pages of the Council's website www.centralbedfordshire.gov.uk.

2. The applicant is advised that the watercourse on the boundary of/passing through this site is under the statutory control of the Bedfordshire and River Ivel Internal Drainage Board. In accordance with the Board's byelaws, no development shall take place within 7 metres of bank top, without the Board's prior consent. This includes any planting, fencing or other landscaping.
3. 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.
4. The applicant is advised that if during any site investigation, excavation, engineering or construction works evidence of land contamination is identified, they should notify the Local Planning Authority without delay. Any land contamination identified shall be remediated to the satisfaction of the Local Planning Authority to ensure that the site is made suitable for its end use. Further information can be obtained from Andre Douglas on Tel. 0300 300 4404.
5. The applicant is advised that all bat roosts are protected by law whether they are in occupation or not. If bat roosts are found in the building before or during demolition, work must stop immediately and contractors should contact a licensed bat ecologist. If bats are found, then all works must stop and contact with the local Natural England office will be made. No works likely to affect bats should continue until Natural England have been consulted and it may then be necessary to obtain a European Protected Species (EPS) Licence.
6. The applicant is advised that no works associated with the construction of the modified 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 modified 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.
7. 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

8. 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.
9. The applicant is advised that if it is their 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.
10. The applicant is advised that all cycle parking to be provided within the site shall be designed in accordance with the Central Bedfordshire Council's "Cycle Parking Annexes – July 2010".
11. The applicant is advised that no construction or demolition activities which are audible at the site boundary shall be carried out outside the hours of 0800 to 1800 Monday to Friday, 0800 to 1300 Saturdays and at no time on Sundays, Bank or Public Holidays. For further information contact Pollution@centralbedfordshire.gov.uk.
12. The applicant is advised that the proposed works will be in close proximity to nearby residential properties. As such, due consideration should be given to the potential impact that the demolition and construction phases of the development may have upon the structural stability and integrity of nearby buildings. Accordingly impact piling should be avoided. If however this method is to be adopted the applicant is advised to first seek the advice of Building Control on telephone number 0300 300 8635 or via email address building.control@centralbedfordshire.gov.uk

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

It is recommended that planning permission be granted for this proposal. 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 the consideration of the application the Committee were advised of an additional informative to be included, above at 12.
- (2) In advance of the consideration of the application the Committee received representations made under the Public Participation Scheme.

Item No. 12

APPLICATION NUMBER	CB/14/04532/FULL
LOCATION	Toddington Manor, Park Road, Toddington, Dunstable, LU5 6HJ
PROPOSAL	Demolition of existing buildings (education/leisure use further to permission reference SB/TP/93/0854) and erection of an ancillary leisure building to Toddington Manor (for C3 use)
PARISH	Toddington
WARD	Toddington
WARD COUNCILLORS	Cllrs Costin & Nicols
CASE OFFICER	Judy Self
DATE REGISTERED	09 December 2014
EXPIRY DATE	03 February 2015
APPLICANT	Trustees of the Toddington No.2 Settlement c/o Baccatta Trustees Ltd
AGENT	Rural Solutions Ltd
REASON FOR COMMITTEE TO DETERMINE	Large scale development within the Green Belt (Departure)
RECOMMENDED DECISION	Full Application – Approval recommended

Summary of Recommendation

Toddington Manor is a Grade II Listed Building set within its own parkland and outside any settlement envelope. The development is within the South Bedfordshire Green Belt and an Area of Great Landscape Value (AGLV). However this is a previously developed site and the single building would replace a number of derelict buildings. The modern concrete building would be clad in timber and a green (Sedum) roof would cover the entire building. The building would be set within a modified and enhanced landscape setting and is not considered to have a greater impact on the openness of the Green Belt or Area of Great Landscape Value, having regards to paragraph 89 of the NPPF and Policy 36 of the emerging Development Strategy for Central Bedfordshire.

There will be no adverse impact upon the setting of the Grade II Listed Toddington Manor or the parkland associated with Toddington Manor. 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 Policy BE8 of the South Bedfordshire Local Plan Review Policies. The proposed development is acceptable with regards to highway safety in accordance with the Local Transport Plan: Appendix F - Parking Standards.

Recommendation

That approval is recommended 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, notwithstanding the details submitted with the application, until the following details 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.**

- **Samples of materials for external finishes - especially concrete and timber**
- **Exterior lighting character and location - if applicable**
- **Specification for restoration of area receiving spoil.**

Reason: To control the appearance of the building in the interests of the visual amenities of the locality.

- 3 **No demolition or 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 understanding of the heritage assets with archaeological interest which will be unavoidably affected as a consequence of the development.

- 4 **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.

- 5 **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.

- 6 “The development shall be implemented in accordance with the relevant mitigation, compensation and monitoring requirements as set out in (i) “Proposed Leisure Building, Toddington Manor, Bedfordshire: Maintenance of Favourable Conservation Status of great crested newts in light of the proposals to demolish the disused commercial rare breeds farm and the construction of a leisure building” dated November 2014; (ii) “Extended Phase 1 Survey and Bat Survey” dated June 2014; and (iii) the document dated 5th February 2015 from Chris Damant of Bernwood Environmental Services Ltd relating to bat mitigation, in each case subject to any differing requirement imposed by Natural England under any protected species licence issued by it in respect of the development”.

Reason: to ensure that all impacts from development on biodiversity area taken into account and mitigated.”

- 7 The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers:

Proposed

131543-A-100 (site location); 131543-A-110 (Demolition plan); 131543-A-115 A (Site plan); 131543-A-118 A (Basement plan); 131543-A-119 A (Ground floor plan); 131543-A-120 A (East & West elevation); 131543-A-121 B (South elevation); 131543-A-122 B (North elevation); 131543-A-125 (section).

Existing

13346-500-01T (Site survey); 13346-500-01T-S1 (Topographical survey 1 of 2); 13346-500-01T-S2 (Topographical survey 2 of 2); 13081-100-20GF (barn 1 survey); 13081-100-20GF (barn 2 survey); 13081-100-20GF (barn 4 survey); 13081-100-20GF (barn 3&5 survey); 13081-100-21E (barn 1 elevations); 13081-100-21E (barn 2 elevations); 13081-100-21E (barn 3 elevations); 13081-100-21E (barn 3 elevations); 13081-100-21E (barn 5 elevations)

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

Notes to Applicant

1. 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.

2. Note from the Tree & Landscape Officer

Ash trees are presently covered by a movement restriction order in response to Charlara (ash dieback) disease, and should therefore be omitted from any landscaping scheme (re: condition 5). It is also recommended that a tree planting mixture is used that should be reasonably diverse to meet the challenges of climate change, yet be species which reflect the parkland surroundings, a size that maintains a sense of scale and proportion to the characteristic parkland setting.

3. 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.

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 the consideration of the application the Committee were advised of a response received from Luton Airport and an additional Condition and Informative.
- (2) In advance of the consideration of the application the Committee received representations made under the Public Participation Scheme.

Item No. 08

APPLICATION NUMBER	CB/14/03056/FULL
LOCATION	Land at Bedford Road, Houghton Regis
PROPOSAL	Comprehensive development providing 169 residential units (including affordable housing) with associated infrastructure including car parking, drainage, pumping station, hard and soft landscaping, footway/cycleways, children's play space and informal public open space.
PARISH	Houghton Regis
WARD	Houghton Hall
WARD COUNCILLORS	Cllrs Goodchild & Jones
CASE OFFICER	Louise Newcombe
DATE REGISTERED	01 August 2014
EXPIRY DATE	21 November 2014
APPLICANT	Taylor Wimpey
AGENT	DLP Planning Consultants
REASON FOR COMMITTEE TO DETERMINE	Departure from Development Plan and Town Council objection to a Major application
RECOMMENDED DECISION	That the Development Infrastructure Group Manager be authorised to GRANT planning permission subject to the prior consultation of the Secretary of State, in accordance with the Town and Country Planning (Consultation) (England) Direction 2009, and satisfactory completion of a Section 106 Agreement and subject to conditions.

1. Summary of Recommendation:

- 1.1 The application site is located within the Green Belt and would be harmful to the Green Belt due to its inappropriateness and its impact on openness. In line with national planning policy, substantial weight is to be attached to Green Belt harm.
- 1.2 The site is located in an area identified for growth in successive emerging development plans since 2001 and is part of the proposed North Houghton Regis Strategic Allocation in the emerging Development Strategy identified to accommodate the needs of a growing population in the area. In recognition of the lengthy history of policy support for the proposed strategic allocation; the substantial body of evidence from work on previous plans underpinning the overall growth strategy; the strong likelihood of a strategic allocation being formalised as part of the Development Plan in the future; and the recent planning decisions and other committed development within the allocation area, it is considered that the planning context within which the application site sits is such that it would not serve any of the five the purposes of including land within the Green Belt to resist the development on Green Belt grounds. There are also a number of other factors and site specific considerations which weigh in favour of the proposal. Taken together, these factors are considered very special circumstances sufficient to clearly outweigh the harm identified.

- 1.3 The development would represent a meaningful contribution to the delivery of the planned allocation, consistent with the aims of the Houghton Regis (North) Framework Plan.
- 1.4 Subject to suitable mitigation, no significant environmental impacts would result from the proposed development or due to the impact on local services and facilities. In all other respects the proposal is considered to be in conformity with the adopted Development Plan policies, the emerging Development Strategy for Central Bedfordshire, and national policy contained in the National Planning Policy Framework.

Recommendation

That the Development Infrastructure Group Manager be authorised to GRANT planning permission subject to the prior consultation of the Secretary of State, in accordance with the Town and Country Planning (Consultation) (England) Direction 2009, and satisfactory completion of a Section 106 Agreement and subject to conditions.

RECOMMENDED CONDITIONS

1)	<p>The development hereby permitted shall begin not later than three years from the date of this permission.</p> <p>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.</p>
2)	<p>No construction of the dwellings shall commence, notwithstanding the details submitted with the application, until details of all external materials to be used for the development hereby approved have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.</p> <p>Reason: To control the appearance of the buildings in the interests of the visual amenities of the locality in accordance with Policy BE8 of the South Bedfordshire Local Plan and Policy 43 of the Development Strategy for Central Bedfordshire Revised Pre-Submission Version June 2014.</p>
3)	<p>No development other than that required to be carried out as part of an approved scheme of remediation shall take place until conditions (a) to (c) below have been complied with, unless otherwise agreed in writing by the Local Planning Authority.</p> <p>If unexpected contamination is found after development has begun, development must be halted on that part of the site affected by the unexpected contamination to the extent specified by the Local Planning Authority in writing until condition (c) has been complied with in relation to that contamination.</p>

	<p>(a) Submission of a Remediation Scheme A detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historic environment must be prepared, and is subject to the approval in writing of the Local Planning Authority. The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works, and site management procedures. The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.</p> <p>(b) Implementation of Approved Remediation Scheme The approved remediation scheme must be carried out in accordance with its terms prior to the commencement of development other than that required to carry out remediation, unless otherwise agreed in writing by the Local Planning Authority. The Local Planning Authority must be given two weeks written notification of commencement of the remediation scheme works.</p> <p>Following completion of measures identified in the approved remediation scheme, a verification report that demonstrates the effectiveness of the remediation carried out must be produced, and is subject to the approval in writing of the Local Planning Authority.</p> <p>(c) Reporting of Unexpected Contamination In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken in accordance with DEFRA and the Environment Agency's 'Model Procedures for the management of Land Contamination, CLR 11'.</p> <p>Following completion of measures identified in the approved remediation scheme a verification report must be prepared, which is subject to the approval in writing of the Local Planning Authority in accordance with condition (b).</p> <p>Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with Policy BE8 of the South Bedfordshire Local Plan and Policy 44 of the Development Strategy for Central Bedfordshire Revised Pre-Submission Version June 2014.</p>
4)	<p>No development shall commence until a Construction Environmental Management Plan (CEMP) has been submitted to and approved in writing by the Local Planning Authority. The CEMP shall include details of:</p> <p>a) Construction Activities and Timing;</p>

	<p>b) Plant and Equipment, including loading and unloading;</p> <p>c) Construction traffic routes and points of access/egress to be used by construction vehicles;</p> <p>d) Details of site compounds, offices and areas to be used for the storage of materials;</p> <p>e) Contact details for site managers and details of management lines of reporting to be updated as different phases come forward;</p> <p>f) Details for the monitoring and review of the construction process including traffic management (to include a review process of the CEMP during development).</p> <p>Construction working hours shall be 8am to 6pm Monday to Friday and 8am to 1pm on Saturdays, with no working on Sundays or Bank Holidays. There shall be no burning on site.</p> <p>The development hereby permitted shall be carried out only in accordance with the approved CEMP.</p> <p>Reason: To ensure that the development is constructed using methods to mitigate nuisance or potential damage associated with the construction period and in accordance with Policy BE8 of the South Bedfordshire Local Plan and Policy 44 of Development Strategy for Central Bedfordshire Revised Pre-Submission Version June 2014.</p>
5)	<p>No development shall commence until a detailed surface water drainage scheme for the site based on the agreed Flood Risk Assessment (FRA) Bedford Road, Houghton Regis Level 1 Flood Risk Assessment July 2014 (ref. GBR/JR/E/16927/B4) has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include a restriction in run-off rates as outlined in the FRA. The scheme shall be implemented in accordance with the approved details before the development is completed.</p> <p>Reason: To prevent the increased risk of flooding, to improve and protect water quality, and improve habitat and amenity in accordance with Policy BE8 of the South Bedfordshire Local Plan and Policy 49 of the Development Strategy for Central Bedfordshire Revised Pre-Submission Version June 2014.</p>
6)	<p>No development shall commence until a scheme for off-site highways improvement works along Bedford Road has been submitted to and approved in writing by the Local Planning Authority which includes the following elements:</p> <ul style="list-style-type: none"> • Raised pedestrian crossing north of the High Street Junction • Raised table Bidwell Hill / Bedford Road priority junction • Vehicle activated “SpeedViser” signs • Mini-roundabout at Roslyn Way • Raised pedestrian crossing between Roslyn Way and the site access • Mini-roundabout at the site access • Relocating the 30mph speed limit and associated gateway feature • Re-configuration of Road markings

	<p>The approved scheme shall be implemented in full prior to the initial occupation of any part of the development unless otherwise agreed in writing by the Local Planning Authority.</p> <p>Reason: To ensure that the proposed highways improvement works are appropriate and proportional to the mitigation required and are constructed to adequate standards in accordance with Policy BE8 of the South Bedfordshire Local Plan and Policies 25 and 43 of the Development Strategy for Central Bedfordshire Revised Pre-Submission Version June 2014.</p>
7)	<p>Prior to construction of the dwellings hereby approved, details of the provision of bat and bird boxes and bricks shall be submitted to and approved in writing by the Local Planning Authority. The bat and bird boxes and bricks shall be provided in accordance with the approved details prior to occupation of the dwellings on which they are situated.</p> <p>Reason: To provide new habitat creation within the new development in accordance with Policy 57 of the Development Strategy for Central Bedfordshire Revised Pre-Submission Version June 2014.</p>
8)	<p>Both prior to, and during development, all tree protection measures, and working method procedures, shall be carried out in strict accordance with the “Arboricultural Method Statement”, which forms Section 4 of the supporting document “Arboricultural Impact Assessment and Method Statement”, as prepared by ACD (Document Ref. TWSM19146aia_ams) and dated 10th December 2014.</p> <p>Reason: To ensure that a satisfactory standard of working practice is implemented that safeguards the trees from damage incurred during development works, so as to ensure the health, safety, amenity and screening value of the retained trees in accordance with Policy BE8 of the South Bedfordshire Local Plan and policies 43 and 59 of the Development Strategy for Central Bedfordshire Revised Pre-Submission Version June 2014.</p>
9)	<p>No development shall commence until all tree protection fencing and ground protection has been erected and positioned in strict accordance with the specifications shown on the Tree Protection Plan (Dwg No. TWSM 19146-03), which forms Appendix 1 of the supporting document “Arboricultural Impact Assessment and Method Statement”, as prepared by ACD (Document Ref. TWSM19146aia_ams) and dated 10th December 2014. The tree protection fencing and ground protection shall remain securely in place throughout the entire course of development.</p> <p>Reason: To ensure that a satisfactory standard of tree protection is maintained both prior to, and throughout the course of development, so as to prevent damage to the rooting system, rooting medium and canopy spread of retained trees, thereby safeguarding their health, safety, amenity and screening value in accordance with Policy BE8 of the South Bedfordshire Local Plan and policies 43 and 59 of the Development Strategy for Central Bedfordshire Revised Pre-Submission Version June 2014.</p>

10)	<p>Prior to the construction of the dwellings hereby approved, a landscaping scheme to include all hard and soft landscaping shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented by the end of the full planting season immediately following completion and/or first use of any separate part of the development (a full planting season means the period from October to March).</p> <p>Reason: To ensure an acceptable standard of landscaping in the interests of visual amenity and biodiversity in accordance with Policy BE8 of the South Bedfordshire Local Plan and policies 43 and 57 of the Development Strategy for Central Bedfordshire Revised Pre-Submission Version June 2014.</p>
11)	<p>Prior to the construction of the dwellings hereby approved, a detailed refuse collection strategy in accordance with the details within the Design and Access Statement (March 2014) for the development shall be submitted to and approved in writing by the Local Planning Authority. The strategy shall be implemented in accordance with the approved details.</p> <p>Reason: To ensure that development is adequately provided with waste and recycling facilities in accordance with Policy BE8 of the South Bedfordshire Local Plan, Policy WSP5 of the Bedford Borough, Central Bedfordshire and Luton Borough Council's Minerals and Waste Local Plan: Strategic Sites and Policies (2014) and Policy 43 of the Development Strategy for Central Bedfordshire Revised Pre-Submission Version June 2014.</p>
12)	<p>Prior to laying out of the landscaping areas a scheme detailing on-site equipped play provision within the SLAP for children aged 3-6 years and for the LEAP for children aged 6-10 years to meet the Council's policy standards and facility requirements for play provision. The approved scheme shall be implemented in accordance with a timetable to be submitted to and agreed in writing by the Local Planning Authority.</p> <p>Reason: To ensure satisfactory provision for play facilities to serve the development in accordance with Policies BE8 and R10 of the South Bedfordshire Local Plan and policies 22 and 43 of the Development Strategy for Central Bedfordshire Revised Pre-Submission Version June 2014. To ensure health and safety for any children that are within the first occupations on site whilst construction is continuing.</p>
13)	<p>Prior to the commencement of development, a scheme for the provision of public rights of way shall be submitted to and approved in writing by Central Bedfordshire Council to include:</p> <ul style="list-style-type: none"> • The design of access and public rights of way routes (to include landscaping, widths and surfacing) • Proposals for diversion of public rights of way (where necessary) • The temporary closure and alternative route provision (where necessary) of an existing right of way. <p>The public rights of way scheme submitted should be in accordance with the approved Rights of Way Standards and Guidance.</p> <p>Reason: In the interests of amenity of pedestrians and other non motorised</p>

	<p>users and to ensure safety of users is not compromised by the traffic associated with the development in accordance with policy R15 of the South Bedfordshire Local Plan and policies 23 and 24 of the Development Strategy for Central Bedfordshire Revised Pre-Submission Version June 2014.</p>
14)	<p>Prior to the construction of the dwellings hereby approved 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 approved in writing by the Local Planning Authority. The external lighting shall be installed in accordance with the approved details.</p> <p>Reason: To protect the visual amenity of the site and in the interests of biodiversity in accordance with policies 43, 44 and 57 of the Development Strategy for Central Bedfordshire Revised Pre-Submission Version June 2014.</p>
15)	<p>No development shall commence until full details of the Pumping Station have been submitted to and approved in writing by the Local Planning Authority. These details shall include all external materials and associated hard and soft landscaping. The Pumping Station shall be implemented in accordance with the approved details.</p> <p>Reason: In the interest of visual and landscape amenity in accordance with policy 43 of the Development Strategy for Central Bedfordshire Revised Pre-Submission Version June 2014.</p>
16)	<p>No development shall commence until a scheme of noise attenuation measures which will ensure that internal noise levels from road traffic noise sources shall not exceed 35dB LAeq, 07:00 - 23:00 in any habitable room or 30 dB LAeq 23:00 - 07:00 and 45 dB LAmax 23:00-07:00 inside any bedroom, and that external noise levels from external road traffic noise sources shall not exceed 55 dB LAeq, (1hr) in outdoor amenity areas has been submitted to and approved in writing by the Local Planning Authority. Any works which form part of the scheme approved by the local authority shall be completed and the effectiveness of the scheme shall be demonstrated through validation noise monitoring, with the results reported to the Local Planning Authority in writing, before any permitted dwelling is occupied, unless an alternative period is approved in writing by the Authority.</p> <p>Reason: To prevent nuisance from noise in accordance with Policy BE8 of the South Bedfordshire Local Plan and policies 43 and 44 of the Development Strategy for Central Bedfordshire Revised Pre-Submission Version June 2014.</p>
17)	<p>Prior to the construction of the dwellings hereby approved on plots 1, 12, 13, 14, 15, 16, 17 and 18, the applicant shall submit in writing for the written approval of the Local Planning Authority, a scheme of noise attenuation measures for the Gospel Hall's external ventilation and extraction equipment which will ensure that internal noise levels from these sources shall not exceed 35dB LAeq, 07:00 – 23:00 in any habitable room or 30dB LAeq 23:00 – 07:00 and 45dB LAmax 23:00 – 07:00 inside any bedroom, and that external noise levels from these sources shall not exceed 55dB LAeq, (1hr) in outdoor amenity areas. Any works which form part of the scheme approved by the Local Planning Authority shall be completed and</p>

	<p>the effectiveness of the scheme shall be demonstrated through validation noise monitoring, with the results reported to the Local Planning Authority in writing, before any permitted dwelling is occupied, unless an alternative period is approved in writing by the Authority.</p> <p>Reason: To prevent nuisance from noise in accordance with Policy BE8 of the South Bedfordshire Local Plan and policies 43 and 44 of the Development Strategy for Central Bedfordshire Revised Pre-Submission Version June 2014.</p>
18)	<p>The development hereby approved shall not be occupied until a Public Art Strategy has been submitted to and approved in writing by the Local Planning Authority. The Strategy shall address suitable themes and artistic opportunities; artists briefs and commissioning arrangements; strategies for community involvement as appropriate; timescales for implementation of the strategy; and project management and long-term maintenance arrangements. The Public Art Strategy shall then be implemented in full within the timeframe set out in the Strategy approved unless otherwise amended in accordance with a review to be agreed in writing by the Local Planning Authority.</p> <p>Reason: In the interests of promoting local distinctiveness and creating a sense of place, in accordance with Policy BE8 of the South Bedfordshire Local Plan and policy 43 of the Development Strategy for Central Bedfordshire Pre-Submission Version June 2014.</p>
19)	<p>The development shall not be occupied until a Travel Plan has been submitted to and approved in writing by the council, such a Travel Plan to include details of:</p> <ul style="list-style-type: none"> • Predicted travel to and from the site and targets to reduce car use. • Details of existing and proposed transport links, to include links to both pedestrian, cycle and public transport networks. • Measures to minimise private car use and facilitate walking, cycling and use of public transport. • Timetable for implementation of measures designed to promote travel choice. • Plans for monitoring and review, annually for a period of 5 years at which time the obligation will be reviewed by the Council. • Details of provision of cycle parking in accordance with council guidelines. • Details of marketing and publicity for sustainable modes of transport to include site specific travel information packs, to include: <ul style="list-style-type: none"> ○ Site specific travel and transport information ○ Travel vouchers ○ Details of relevant pedestrian, cycle and public transport routes to/ from and within the site ○ Copies of relevant bus and rail timetables • Details of the appointment of a travel plan co-ordinator. • An Action Plan listing the measures to be implemented and timescales for this. <p>No part of the development shall be occupied prior to implementation of those parts identified in the travel plan. Those parts of the approved Travel Plan that are identified as being capable of implementation after occupation shall be</p>

	<p>implemented in accordance with the timetable contained therein and shall continue to be implemented as long as any part of the development is occupied.</p> <p>Reason: In the interests of promoting sustainability and the use of non-car modes of transport in accordance with policy 26 of the Development Strategy for Central Bedfordshire Pre-Submission Version June 2014.</p>
20)	<p>Before any of the accesses are first brought into use, a triangular vision splay shall be provided on each side of all private means of access from individual properties within the site and shall be 2.8m measured along the back edge of the highway from the centre line of the anticipated vehicle path to a point 2.0m measured from the back edge of the highway into the site along the centre line of the anticipated vehicle path.</p> <p>The vision splay so described and on land under the applicant's control shall be maintained in perpetuity free of any obstruction to visibility exceeding a height of 600mm above the adjoining footway level.</p> <p>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 in accordance with Policy BE8 of the South Bedfordshire Local Plan and policies 25 and 43 of the Development Strategy for Central Bedfordshire Pre-Submission Version June 2014.</p>
21)	<p>Visibility splays shall be provided at all means of access from individual properties within the site on the estate road. The minimum dimensions to provide the required splay lines shall be 2.0m measured along the centre line of the private means of access from its junction with the channel to the through road and 25m on the cursory roads and 43m on the main spine road measured from the centre line of the access along the channel of the through road. The vision splays required shall be provided and defined on the site by or on behalf of the developers and be entirely free of any obstruction.</p> <p>Reason: To provide adequate visibility at the junctions and to make the accesses safe and convenient for the traffic which is likely to use them in accordance with Policy BE8 of the South Bedfordshire Local Plan and policies 25 and 43 of the Development Strategy for Central Bedfordshire Pre-Submission Version June 2014.</p>
22)	<p>Visibility splays shall be provided at all road junctions within the site. The minimum dimensions to provide the required splay lines shall be 2.4m measured along the centre line of the side road from its junction with the channel to the through road and 25m measured from the centre line of the side road along the channel of the through road. The vision splays required shall be provided and defined on the site and shall be maintained thereafter free of any obstructions to visibility.</p> <p>Reason: To provide adequate visibility at road junctions in the interest of road safety in accordance with Policy BE8 of the South Bedfordshire Local Plan and policies 25 and 43 of Development Strategy for Central Bedfordshire Pre-Submission Version June 2014.</p>

23)	<p>No development shall commence until the detailed plans and sections of the proposed roads, 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.</p> <p>Reason: To ensure that the proposed roadworks are constructed to an adequate standard in accordance with Policy BE8 of the South Bedfordshire Local Plan and policies 25 and 43 of the Development Strategy for Central Bedfordshire Pre-Submission Version June 2014.</p>
24)	<p>The maximum gradient of all vehicular accesses onto the estate roads shall be no more than 10% (1 in10).</p> <p>Reason: In the interests of the safety of persons using the access and users of the highway in accordance with Policy BE8 of the South Bedfordshire Local Plan and policies 25 and 43 of Development Strategy for Central Bedfordshire Pre-Submission Version June 2014.</p>
25)	<p>Prior to occupation of the dwellings hereby approved, 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.</p> <p>Reason: In order to minimise danger, obstruction, and inconvenience to users of the highway and of the dwellings in accordance with Policy BE8 of the South Bedfordshire Local Plan and policies 25 and 43 of Development Strategy for Central Bedfordshire Pre-Submission Version June 2014.</p>
26)	<p>Notwithstanding the provision of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), 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.</p> <p>Reason: To retain off-street parking provision and thereby minimising the potential for on-street parking which could adversely affect the convenience of road users in accordance with Policy BE8 of the South Bedfordshire Local Plan and policy 43 of Development Strategy for Central Bedfordshire Pre-Submission Version June 2014.</p>
27)	<p>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 alterations to the carports hereby permitted, including the insertion of a garage door, roller shutter or gate, shall be carried out unless permission has been granted by the Local Planning Authority for that purpose.</p> <p>Reason: To control the external appearance of the building in the interests of the</p>

	highway safety of the area in accordance with Policy BE8 of the South Bedfordshire Local Plan and policy 43 of the Development Strategy for Central Bedfordshire Pre-Submission Version June 2014.
28)	<p>Prior to construction of the roads hereby approved details of the proposed highway lighting within the development shall be submitted to and approved in writing by the Local Planning Authority. No building shall be occupied until that lighting has been installed in accordance with the approved details.</p> <p>Reason: In the interests of visual amenity and to ensure the safety of road users in accordance with Policy BE8 of the South Bedfordshire Local Plan and policies 25 and 43 of the Development Strategy for Central Bedfordshire Pre-Submission Version June 2014.</p>
29)	<p>Prior to the construction of the roads hereby approved details of the junctions between the segregated highway and shared surface highway within the application site have been submitted to and approved in writing by the Local Planning Authority and no building shall be occupied until those proposals have been constructed in accordance with the approved details.</p> <p>Reason: To ensure that the proposed junctions do not cause a hazard to vulnerable users of those highways in accordance with Policy BE8 of the South Bedfordshire Local Plan and policies 25 and 43 of the Development Strategy for Central Bedfordshire Pre-Submission Version June 2014.</p>
30)	<p>Prior to the construction of the internal roads hereby approved details of the means of access from Bedford Road shall be submitted to and approved in writing by the Local Planning Authority. The access shall be established in accordance with the approved details prior to the initial occupation of any part of the development and retained as such thereafter.</p> <p>Reason: To ensure that the proposed access to the site from Bedford Road is constructed to adequate standard in accordance with Policy BE8 of the South Bedfordshire Local Plan and policies 25 and 43 of the Development Strategy for Central Bedfordshire Pre-Submission Version June 2014.</p>
31)	<p>The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers:</p> <p>12114/P/101, 12114/P/102 Rev.C, 12114/P/103, 12114/P/104, 12114/P/105 Rev.A, 12114/P/106 Rev.A, 12114/P/107 Rev.A, 12114/P/108 Rev.A, 12114/P/109 Rev.A, 12114/P/110 Rev.A, 12114/P/111 Rev.A, 12114/P/112 Rev.A, 12114/P/113 Rev.A, 12114/P/114 Rev.A, 12114/P/115 Rev.A, 12114/P/116 Rev.A, 12114/P/117, 12114/P/118 Rev.A, 12114/P/119 Rev.A, 12114/P/120 Rev.A, 12114/P/121 Rev.A, 12114/P/122 Rev.A, 12114/P/123 Rev.A, 12114/P/124 Rev.A, 12114/P/125 Rev.A, 12114/P/126 Rev.A, 12114/P/127 Rev.A, 12114/P/128 Rev.A, 12114/P/129 Rev.A, 12114/P/130 Rev.A, 12114/P/131 Rev.A, 12114/P/132 Rev.A, 12114/P/133 Rev.A, 12114/P/134 Rev.A, 12114/P/135 Rev.A, 12114/P/136 Rev.A, 12114/P/137 Rev.A, 12114/P/138, 12114/P/139, 12114/P/140 Rev.A, 12114/P/141 Rev.A, 12114/P/142, 12114/P/143, 12114/P/144 Rev.A, 12114/P/145 Rev.A, 12114/P/146 Rev.A, 12114/P/147 Rev.A, 12114/P/148 Rev.A, 12114/P/149, 12114/P/150, 12114/P/151, 12114/P/152, 12114/P/153, 12114/P/154,</p>

<p>12114/P/155, 12114/P/156, 12114/P/157, 12114/P/158, 12114/P/159 Rev.A, 12114/P/160 Rev.A, 12114/P/161 Rev.A, 12114/P/162 Rev.A, 12114/P/163 Rev.A, 12114/P/164, 12114/P/166, 12114/P/167, 12114/P/168, 12114/P/169, 12114/P/170 Rev.A, 12114/P/171 Rev.A, 12114/P/172 Rev.A, 12114/P/173 Rev.A, 12114/P/174 Rev.A, 12114/P/175 Rev.A, 12114/P/176 Rev.A, 12114/P/177 Rev.A, 12114/P/178, 12114/P/179, 12114/P/180 and TWSM1914-03.</p>

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) 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).
- 3) Any conditions in bold must be discharged before the development commences. Failure to comply with this requirement could invalidate this permission and/or result in enforcement action.
- 4) 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 Management Group, 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.
- 5) The applicant is advised that in order to comply with the conditions of this permission it will be necessary for the developer of the site to enter into an agreement with Central Bedfordshire Council as Highway Authority under Section 278 of the Highways Act 1980 to ensure the satisfactory completion of the access and associated road improvements. Further details can be obtained from the Development Management Group, Central Bedfordshire Council, Priory House, Monks Walk, Chicksands, Shefford SG17 5TQ.
- 6) 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 Management Group, 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 development of the site is subject to a Planning Obligation under Section 106 of the Town and Country Planning Act 1990 (as amended).
- 8) In order to discharge the surface water condition, the following information must be provided based on the agreed drainage strategy:
 - a) A clearly labelled drainage layout plan showing pipe networks and any attenuation ponds, soakaways and drainage storage tanks. This plan should show any pipe 'node numbers' that have been referred to in network calculations and it should also show invert and cover levels of manholes.
 - b) Confirmation of the critical storm duration.
 - c) Where infiltration forms part of the proposed stormwater system such as infiltration trenches and soakaways, soakage test results and test locations are to be submitted in accordance with BRE digest 365.
 - d) Where on site attenuation is achieved through attenuation ponds or tanks, calculations showing the volume of these are also required.
 - e) Where 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.
 - f) Calculations should demonstrate how the system operates during a 1 in 100 chance in any year critical duration storm event, including an allowance for climate change in line with the National Planning Policy Framework Technical Guidance. If overland flooding occurs in this event, a plan should also be submitted detailing the location of overland flow paths and the extent and depth of ponding.
 - g) Infiltration systems shall only be used where it can be demonstrated that they will not pose a risk to groundwater quality.
- 9) 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.
- 10) 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.
- 11) The application is advised to ensure that the definitive legal line of any public right of way is mapped at the earliest opportunity and that no development should take place on or near a public right of way unless the necessary statutory legal process (where necessary) has been completed in accordance with:
 - i. An order made, confirmed and certified under the provisions of Section 247 of the Town and Country Planning Act 1990.
 - ii. An order made, confirmed and certified under the provisions of the Highways Act 1980
 - iii. An order made under any other relevant legislation concerning the modification, creation, diversion or extinguishment of a right of way.

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 and during the determination period 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 information from Anglian Water, neighbour representations that were not included within the report, late representations from Barton willmore, additional and amended conditions.
- (2)** In advance of the consideration of the application the Committee received representations made under the Public Participation Scheme.

Item No. 09

APPLICATION NUMBER	CB/14/03047/OUT
LOCATION	Land to the rear of The Old Red Lion, Bedford Road, Houghton Regis
PROPOSAL	Development of up to 62 dwellings, access, public open space and other associated works on land to the rear of the Red Lion Public House, to the west of the Bedford Road, Houghton Regis
PARISH	Houghton Regis
WARD	Houghton Hall
WARD COUNCILLORS	Cllrs Mrs Goodchild & Jones
CASE OFFICER	Adam Davies
DATE REGISTERED	1 August 2014
EXPIRY DATE	31 October 2014
APPLICANT	Beechcroft Land Limited
AGENT	Hunter Page Planning
REASON FOR COMMITTEE TO DETERMINE	Departure from Development Plan and Town Council objection to a major application
RECOMMENDED DECISION	That, the Development Infrastructure Group Manager be authorised to GRANT Planning Permission subject to the prior consultation of the Secretary of State, in accordance with The Town and Country Planning (Consultation) (England) Direction 2009, the completion of a prior Section 106 Agreement and subject to conditions.

Summary of Recommendation

The application site is located within the Green Belt and would be harmful to the Green Belt due to its inappropriateness and its impact on openness. In line with national planning policy, substantial weight is to be attached to Green Belt harm.

The site is located in an area identified for growth in successive emerging development plans since 2001 and is part of the proposed North Houghton Regis Strategic Allocation in the emerging Development Strategy identified to accommodate the needs of a growing population in the area. In recognition of the lengthy history of policy support for the proposed strategic allocation; the substantial body of evidence from work on previous plans underpinning the overall growth strategy; the strong likelihood of a strategic allocation being formalised as part of the Development Plan in the future; and the recent planning decisions and other committed development within the allocation area, it is considered that the planning context within which the application site sits is such that it would not serve any of the five the purposes of including land within the Green Belt to resist the

development on Green Belt grounds. There are also a number of other factors and site specific considerations which weigh in favour of the proposal. Taken together, these factors are considered very special circumstances sufficient to clearly outweigh the harm identified.

In combination with existing and planned green infrastructure, the proposal would facilitate the creation of a swathe of multifunctional open space west of Bedford Road. This represents a meaningful contribution to the delivery of the planned allocation, consistent with the aims of the Houghton Regis (North) Framework Plan. Subject to suitable mitigation, no significant environmental impacts would result from the proposed development or due to the impact on local services and facilities. In all other respects the proposal is considered to be in conformity with the adopted Development Plan policies, the emerging Development Strategy for Central Bedfordshire, and national policy contained in the National Planning Policy Framework.

Recommendation

That, the Development Infrastructure Group Manager be authorised to GRANT Planning Permission subject to the prior consultation of the Secretary of State, in accordance with The Town and Country Planning (Consultation) (England) Direction 2009, the completion of a prior Section 106 Agreement to secure planning obligations as summarised in this report and subject to conditions:

RECOMMENDED CONDITIONS

- 1 Approval of the details of the appearance, landscaping, layout and scale (herein called ‘the reserved matters’) of the development shall be obtained in writing from the local planning authority before development is commenced in that area. The development shall be carried out in accordance with the approved details.**

Reason: To comply with Article 4 (1) of the Town and Country Planning (Development Management Procedure) Order 2010.

- 2 Application for approval of the reserved matters, shall be made to the local planning authority before the expiration of three years from the date of this permission. The development shall begin no later than two years from the approval of the final reserved matters.**

Reason: To comply with Section 92 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

- 3 **No development shall commence until a detailed surface water drainage scheme for the site, based on the agreed Flood Risk Assessment (FRA) Beechcroft Land Ltd v1 11th July 2014 has been submitted to and approved in writing by the Local Planning Authority. Unless otherwise agreed in writing by the Local Planning Authority, the scheme shall include a restriction in run-off and surface water storage on site as outlined in the FRA. The scheme shall subsequently be implemented prior to any occupation of the development in accordance with the approved details before the development is completed.**

Reason: To prevent the increased risk of flooding, to improve and protect water quality, and improve habitat and amenity in accordance with Policy 49 of Development Strategy for Central Bedfordshire Revised Pre-Submission Version June 2014.

- 4 **No development shall commence until the following has been submitted to and approved in writing by the Local Planning Authority:**
- a) **A Phase 1 Desk Study incorporating a site walkover, site history, maps and all further features of industry best practice relating to potential contamination.**
 - b) **Where shown to be necessary by the Phase 1 Desk Study, a Phase 2 Site Investigation report further documenting the ground conditions of the site with regard to potential contamination, incorporating appropriate soils and gas sampling.**

Reason: To protect and prevent risks to human health, groundwater and the wider environment in accordance with Policy 49 of Development Strategy for Central Bedfordshire Revised Pre-Submission Version June 2014.

- 5 **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:**
- a) **Where shown to be necessary by any Phase 2 Desk Study required in connection with the conditions attached to this permission, 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.**
 - b) **A validation report demonstrating the effectiveness of any remediation scheme (to incorporate photographs, material transport tickets and validation sampling), unless an alternative period is approved in writing by the Authority. Any such validation shall include responses to any unexpected contamination discovered during works.**

Reason: To protect and prevent risks to human health, groundwater and the wider environment in accordance with Policy 49 of Development Strategy for Central Bedfordshire Revised Pre-Submission Version June 2014.

- 6 **No development shall commence until a scheme of noise attenuation measures has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be designed to protect internal noise levels and external noise levels in outdoor amenity areas from external road traffic and noise sources associated with the Old Red Lion Public House. The scheme shall be informed by the details required by Condition 1 of this permission in respect of the type and layout of dwellings to be provided, the design and position of garden areas and the degree of separation between the residential development and the public house and road traffic. Any works which form part of the approved scheme approved shall be completed and, unless otherwise agreed in writing by the Local Planning Authority, the effectiveness of the scheme shall be demonstrated through validation noise monitoring, with the results reported to the Local Planning Authority in writing, before any permitted dwelling is occupied, unless an alternative period is approved in writing by the Authority.**

Reason: To protect the amenity of any future occupiers in line with Policy BE8 of the South Bedfordshire Local Plan Review and Policies 43 and 44 of Development Strategy for Central Bedfordshire Revised Pre-Submission Version June 2014.

- 7 **A new means of access shall be provided from Bedford Road as shown on Drawing No. AP100. No development shall commence until construction details of this junction have been submitted to and approved in writing by the Local Planning Authority. The access shall be established in accordance with the approved details prior to the first occupation of the development and retained as such thereafter.**

Reason: To ensure that the proposed road works are constructed to adequate standard in accordance with Policy 43 of the Development Strategy for Central Bedfordshire Revised Pre-Submission Version June 2014.

- 8 **No development shall commence until a scheme of highways improvement works has been submitted to and approved in writing by the Local Planning Authority which includes the following elements:**
- a) **Measures to reduce vehicle speeds on Bedford Road to 30mph including appropriate traffic calming features**
 - b) **A roadway lighting scheme along the extended 30mph scheme**
 - c) **Rights of way improvements and connectivity to establish shared footpath/cyclepaths connecting the development to the**

existing urban area of Houghton Regis to the south and the existing rights of way connecting with Bedford Road to the north of the site

The approved scheme shall then be implemented in full prior to the first occupation of the development.

Reason: To ensure that the proposed highways improvement works are appropriate and proportional to the mitigation required and are constructed to adequate standard and that public rights of way are protected, enhanced and promoted as part of the development in accordance with Policy R15 of the South Bedfordshire Local Plan Review and Policies 23 and 43 of the Development Strategy for Central Bedfordshire Revised Pre-Submission Version June 2014.

- 9 **No development shall commence until a scheme of habitat mitigation, enhancement and conservation measures has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be informed by the following ecological survey data undertaken in support of the Ecological Assessment (July 2014) forming part of the application:**

- a) **Three on-site bat activity surveys undertaken between the months of April and October to cover Spring, Summer and Autumn seasons. One or more of these surveys should comprise a dusk/dawn survey in line with BCT survey guidance.**
- b) **One on-site reptile survey undertaken between the months of April and June.**

The outcomes of the ecological survey data shall in turn inform the details required by Condition 1 of this permission and the scheme of habitat mitigation, enhancement and conservation measures shall be implemented in full in accordance with the approved details prior to the first occupation of the development.

Reason: To ensure the development will not have an adverse effect on a protected species in accordance with Policy 57 of the Development Strategy for Central Bedfordshire Revised Pre-Submission Version June 2014.

- 10 **The details required by Condition 1 of this permission shall include an Arboricultural Method Statement and Tree Protection Plan. The development shall be carried out in accordance with the approved statement and plan.**

Reason: To safeguard existing trees on site in accordance with Policy BE8 of the South Bedfordshire Local Plan and policies 43 and 59 of the Development Strategy for Central Bedfordshire Revised Pre-Submission Version June 2014.

- 11 The details required by Condition 1 of this permission shall include a detailed waste management scheme for the residential units in that area. The waste management scheme shall include details of refuse storage and recycling facilities and provision of turning facilities for waste collection vehicles. The scheme shall be carried out in accordance with the approved details.

Reason: To ensure that development is adequately provided with waste and recycling facilities in accordance with Policy 43 of the Development Strategy for Central Bedfordshire Revised Pre-Submission Version June 2014.

- 12 **No development shall commence until a Construction Environmental Management Plan (CEMP) has been submitted to and approved in writing by the Local Planning Authority. The CEMP shall include details of:**

- a) **Construction Activities and Timing;**
- b) **Plant and Equipment, including loading and unloading;**
- c) **Construction traffic routes and points of access/egress to be used by construction vehicles;**
- d) **Details of site compounds, offices and areas to be used for the storage of materials;**
- e) **Contact details for site managers and details of management lines of reporting to be updated as different phases come forward;**
- f) **Details for the monitoring and review of the construction process including traffic management (to include a review process of the CEMP during development).**

Construction working hours shall be 8am to 6pm Monday to Friday and 8am to 1pm on Saturdays, with no working on Sundays or Bank Holidays. There shall be no burning on site.

The development hereby permitted shall be carried out only in accordance with the approved CEMP.

Reason: To ensure that the development is constructed using methods to mitigate nuisance or potential damage associated with the construction period and in accordance with Policy 44 of Development Strategy for Central Bedfordshire Revised Pre-Submission Version June 2014.

- 13 The details required by Condition 1 of this permission shall include details of the finished floor and site levels including full details of finished floor levels for each building and finished site levels (for all hard surfaced and landscaped areas) in relation to existing ground levels. The development shall thereafter be carried out strictly in accordance with the approved level details.

Reason: For the avoidance of doubt and to ensure a satisfactory form of development in accordance with Policy BE8 of South Bedfordshire Local Plan and Policy 43 of Development Strategy for Central Bedfordshire Revised Pre-Submission Version June 2014.

- 14 The details required by Condition 1 of this permission shall include a scheme detailing the proposed boundary treatments including the type and height of fences, hedges, walls or other means of enclosure. The approved scheme shall be implemented before the approved residential units are first occupied.

Reason: To ensure a satisfactory appearance for the development and to safeguard the amenity of future occupiers in accordance with Policy BE8 of the South Bedfordshire Local Plan and Policy 43 of the Development Strategy for Central Bedfordshire Revised Pre-Submission Version June 2014.

- 15 **No development shall commence until a written scheme of archaeological investigation for an open area excavation followed by post excavation analysis and publication, has been submitted to and approved in writing by the Local Planning Authority. The said development shall only be implemented in full accordance with the approved archaeological scheme.**

Reason: To record and advance understanding of the heritage assets with archaeological interest which will be unavoidably affected as a consequence of the development in accordance with Policy 45 of the Development Strategy for Central Bedfordshire Revised Pre-Submission Version June 2014.

- 16 The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers AP01; AP02; and AP100.

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 enactment or under the Building Regulations. Any other consent or approval which is necessary must be obtained from the appropriate authority.
- 2 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).

- 3 Any conditions in bold must be discharged before the development commences. Failure to comply with this requirement could invalidate this permission and/or result in enforcement action.
- 4 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 Management Group, 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.
- 5 The applicant is advised that in order to comply with the conditions of this permission it will be necessary for the developer of the site to enter into an agreement with Central Bedfordshire Council as Highway Authority under Section 278 of the Highways Act 1980 to ensure the satisfactory completion of the access and associated road improvements. Further details can be obtained from the Development Management Group, Central Bedfordshire Council, Priory House, Monks Walk, Chicksands, Shefford SG17 5TQ.
- 6 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 Management Group, 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 development of the site is subject to a Planning Obligation under Section 106 of the Town and Country Planning Act 1990 (as amended).
- 8 In order to discharge the surface water condition, the following information must be provided based on the agreed drainage strategy:
 - a) A clearly labelled drainage layout plan showing pipe networks and any attenuation ponds, soakaways and drainage storage tanks. This plan should show any pipe 'node numbers' that have been referred to in network calculations and it should also show invert and cover levels of manholes.
 - b) Confirmation of the critical storm duration.
 - c) Where infiltration forms part of the proposed stormwater system such as infiltration trenches and soakaways, soakage test results and test locations are to be submitted in accordance with BRE digest 365.

- d) Where on site attenuation is achieved through attenuation ponds or tanks, calculations showing the volume of these are also required.
 - e) Where 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.
 - f) Calculations should demonstrate how the system operates during a 1 in 100 chance in any year critical duration storm event, including an allowance for climate change in line with the National Planning Policy Framework Technical Guidance. If overland flooding occurs in this event, a plan should also be submitted detailing the location of overland flow paths and the extent and depth of ponding.
 - g) Infiltration systems shall only be used where it can be demonstrated that they will not pose a risk to groundwater quality.
- 9 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.
- 10 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.

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 and during the determination period 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 received from the Green infrastructure Co-ordinator, Barton willmore and the Highways Consultant. In addition the Committee were advised of amended conditions.
- (2) In advance of the consideration of the application the Committee received representations made under the Public Participation Scheme.

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Item No. 13

APPLICATION NUMBER	CB/14/02717/FULL
LOCATION	Land to the West of Barton Road, Silsoe
PROPOSAL	Mixed use development including 18 No. residential dwellings on the southern section of the site and 5no. mixed use commercial premises (use classes A1, A2, A3, B1(a)) with 5no.apartments above together with associated parking and access.
PARISH	Silsoe
WARD	Silsoe & Shillington
WARD COUNCILLORS	Cllr Ms Graham
CASE OFFICER	Samantha Boyd
DATE REGISTERED	29 July 2014
EXPIRY DATE	28 October 2014
APPLICANT	Bloor Homes (South Midlands)
AGENT	
REASON FOR COMMITTEE TO DETERMINE	Cllr Call- in. Cllr Graham Major Development - Parish Council objection.
RECOMMENDED DECISION	Full Application - Recommendation: That Planning Permission be granted subject to the following conditions, the expiry of the advert in the local press and completion of the S106 Agreement

Reasons for Recommendation

The proposal partly falls within site allocation MA9 of the Site Allocations Document for 380 dwellings, community facilities, B1 employment uses and a conference centre. The applicant has demonstrated that there is no reasonable prospect of an end user for the B1 uses and conference centre and as such these uses are considered to be no longer viable. Therefore the proposal for housing and 5 small commercial units is considered acceptable in principle and meets the requirements of Policy CS7 for Affordable Housing provision. As such the proposal is acceptable and complies with Policy DM4 and Policy CS7 of the Core Strategy and Development Management Policies Document (adopted 2009) and the National Planning Policy Framework (2012)

Furthermore, the proposal, by virtue of its siting and scale is considered to be appropriate for this location and provides a level of parking to the Council's standards therefore accords with Policy DM3 of the Core Strategy and Development Management Policies Document (adopted 2009) and the National Planning Policy Framework (2012).

Recommendation

That Planning Permission be granted subject to the following conditions, the expiry of the advert in the local press and completion of the S106 Agreement :

RECOMMENDED CONDITIONS / REASONS

- 1 The works shall begin not later than three years from the date of this consent.

Reason: To comply with Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

- 2 **No development shall take place until details of the existing and final ground and slab levels of all buildings hereby approved have been submitted to and approved in writing by the Local Planning Authority. Such details shall include sections through both the site and the adjoining properties. Thereafter the site shall be developed in full accordance with the approved details.**

Reason: To ensure that an acceptable relationship results between the new development and adjacent buildings and public areas in accordance with Policy DM3 of the Core Strategy and Development Management Policies Document (2009)

- 3 **No development shall take place until a detailed landscaping scheme to include all hard and soft landscaping and particularly new planting to the eastern boundary of the southern parcel of the site and the eastern boundary of the northern parcel of the site.**

A scheme for landscape maintenance for a period of five years following the implementation of the landscaping scheme will be submitted to and approved in writing by the Local Planning Authority with the proposed landscaping scheme. 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 in accordance with Policy DM3 of the Core Strategy and Development Management Policies Document (2009).

- 5 Both the residential and commercial development hereby approved shall be constructed in the external materials as set out on the submitted plans unless otherwise agreed in writing by the Local Planning Authority. The development shall accord with the approved details.

Reason: In the interests of visual amenity in accordance with Policy DM3 of the Core Strategy and Development Management Policies Document (2009)

- 6
- No A3 use class hereby permitted shall be brought into operation until a scheme for protecting sensitive receptors from food preparation and cooking odours has been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented in accordance with the approved details, and shown to be effective, and it shall be retained in accordance with those details thereafter unless an alternative scheme has been approved in writing by the Local Planning Authority.

- 7
- No use class (A1, A2, A3 and/or B1) shall be brought into operation** until a scheme for protecting residential dwellings from noise from fixed plant machinery and equipment has been submitted to and approved in writing by the local planning authority. 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: In the interests of neighbouring amenity in accordance with Policy DM3 of the Core Strategy and Development Management Policies Document (2009).

- 8
- The commercial premises shall not be used except between 07.00hrs and 22.00hrs Monday to Saturday and 08.00 to 18.00hrs Sundays and Public Holidays, without the prior agreement in writing of the Local Planning Authority.

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

- 9
- Deliveries by commercial vehicles to the commercial units shall only be made to or from the site between 07.00 hours and 21.00 hours Monday – Saturday, and between 08.00 hours and 18.00hours Sundays, Bank or Public Holidays, without the prior agreement in writing of the Local Planning Authority.

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

- 10
- No development shall commence at the site before details of how the development will achieve 10% or more of its own energy requirements through on-site or near-site renewable or low carbon technology energy generation have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out as approved.**

Reason: In the interest of sustainability.

- 11 The proposed development shall be carried out and completed in all respects in accordance with the vehicle access, parking and manoeuvring areas illustrated on the approved plan SM-N521-SL-01 rev I and defined by this permission and, notwithstanding the provision of the Town and Country Planning General Permitted Development Order 1995, (or any Order revoking or re-enacting that Order) there shall be no variation without the prior approval in writing of the Local Planning Authority.

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

- 12 Before the premises on the Northern Parcel 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. Unless agreed otherwise with 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

- 13 Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 1995, or any amendments thereto, the garage accommodation on the Southern Parcel 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.

- 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.**

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 The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers SM-N521-LP-01, SM-N521-SL-01 REV I, SM-521-MP-01 REV E, N521-204 REV A, SE02 REV A, 20137_03_101 REV I, 455.C_PL01 REV A, ARD-A.C_PL01 REV A, 3B5P-2B4P_PL01, 453.C_PL02 REV A, 3B5P-2B4P_PL02, 453.C_PL01 REV A, 453.C_PL03 REV A, 411.C-PL01 REV A, 450.C_PL01 REV A, XL-GAR.01.CB REV A, XL-GAR.02.CB REV A, XL-GAR.03.CB REV A, XL-GAR.04.CB, 2BB_PL01, 455.C_PL01 REV A, ARD-FAR-BESP.C-PL04, ARD-FAR-BESP.C-PL03, ARD-FAR-BESP.C-PL02, ARD-FAR-BESP.C-PL01, BIKA02.e REV D, BIKB01.e REV C, BIKB02.e REV C, BIKA01.e REV C, BIKB.p REV A, BIKA.p REV A

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. 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.
3. 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.
4. 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

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 the consideration of the application the Committee were advised of an additional response from the Local Development Framework Team who had no objections to make.
- (2) In advance of the consideration of the application the Committee received representations made under the Public Participation Scheme.

Item No. 14

APPLICATION NUMBER	CB/14/04324/OUT
LOCATION	Bridge Farm, Ivel Road, Shefford, SG17 5LB
PROPOSAL	Outline Application: Development of a care home (Class C2) with associated works and site access
PARISH	Shefford
WARD	Shefford
WARD COUNCILLORS	Cllrs Birt & Brown
CASE OFFICER	Samantha Boyd
DATE REGISTERED	07 November 2014
EXPIRY DATE	06 February 2015
APPLICANT	Castleoak Care Developments
AGENT	AKA Planning
REASON FOR COMMITTEE TO DETERMINE	Major Development - Objection from Town Council

RECOMMENDED DECISION

Outline Application - Approval Recommended subject to the expiry of the advertisement in the local press and the completion of a S106 Agreement to secure a contribution to / provision of a pedestrian crossing on Ivel Road in consultation with Ward Members, the Chairman, Vice-Chairman and Officers.

Reason for recommendation

The proposal is contrary to Policy MA6 of the Council's Site Allocations Development Plan Document (adopted April 2011) which allocated 5 hectares of land at Bridge Farm Shefford for a minimum of 70 dwellings and 2 hectares of employment land to be developed for uses compatible with the neighbouring residential area. However the proposed Care Home is considered to outweigh the departure from policy as it would provide a facility for which there is an identified demand in this location. The proposal would also generate a high level of job provision for the local community. It would not have a negative impact on the character of the area or an adverse impact on the residential amenity of neighbouring properties and is acceptable in terms of highway safety therefore by reason of its size, design and location, the proposal is in conformity with Policies DM3, DM4 and CS3, CS5 and CS9 of the Core Strategy and Management Policies, November 2009; and The National Planning Policy Framework.

Recommendation

That conditional planning permission be granted subject to the expiry of the advertisement in the local press and the completion of a S106 Agreement to secure a contribution to / provision of a pedestrian crossing on Ivel Road in consultation with Ward Members, the Chairman, Vice-Chairman and Officers, for the following reason:

Reason for recommendation

The proposal is contrary to Policy MA6 of the Council's Site Allocations Development Plan Document (adopted April 2011) which allocated 5 hectares of land at Bridge Farm Shefford for a minimum of 70 dwellings and 2 hectares of employment land to be developed for uses compatible with the neighbouring residential area. However the proposed Care Home is considered to outweigh the departure from policy as it would provide a facility for which there is an identified demand in this location. The proposal would also generate a high level of job provision for the local community. It would not have a negative impact on the character of the area or an adverse impact on the residential amenity of neighbouring properties and is acceptable in terms of highway safety therefore by reason of its size, design and location, the proposal is in conformity with Policies DM3, DM4 and CS3, CS5 and CS9 of the Core Strategy and Management Policies, November 2009; and The National Planning Policy Framework.

RECOMMENDED CONDITIONS / REASONS

- 1 Application for the approval of the reserved matters shall be made to the Local Planning Authority within three years from the date of this permission. The development shall begin not later than two years from the final approval of the reserved matters or, if approved on different dates, the final approval of the last such matter to be approved.

Reason: To comply with Section 92 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

- 2 **No development shall take place until approval of the details of the appearance, landscaping, layout and scale of the development (herein called "the reserved matters") has been obtained in writing from the Local Planning Authority. The development shall be carried out in accordance with the approved details.**

Reason: To comply with Article 3 of the Town and Country Planning (General Development Procedure) Order 1995 (as amended).

- 3 **No development shall take place until details of the existing and final ground and slab levels of the buildings hereby approved have been submitted to and approved in writing by the Local Planning Authority. Such details shall include sections through both the site and the adjoining properties, the location of which shall first be agreed in writing with the Local Planning Authority. Thereafter the site shall be developed in full accordance with the approved details.**

Reason: To ensure that an acceptable relationship results between the new development and adjacent buildings and public areas.

- 4 **No development shall commence until a scheme of noise attenuation measures which will ensure that internal noise levels from external road traffic noise sources shall not exceed 35dB(A)eq, 0700-2300 in any habitable room or 30dB(A)eq 2300-0700 inside any bedroom, and that external noise levels from external road traffic noise sources shall not exceed 55dB(A)eq 1hr in any outdoor amenity areas, has been**

submitted to and approved by the Local Planning Authority. Any works which form part of the scheme approved by the local authority shall be completed and the effectiveness of the scheme shall be demonstrated through validation noise monitoring, with the results reported to the local planning authority in writing, before any permitted dwelling is occupied, unless an alternative period is approved in writing by the authority.

Reason: In the interest of amenity.

- 5 All plant, machinery and equipment installed or operated in connection with this permission shall be so enclosed, operated and/or attenuated that noise arising from such plant shall not exceed a level of 5dB below the existing background level (or 10dB below if there is a tonal quality) when measured or calculated according to BS4142:1997, at the boundary of any neighbouring residential dwelling.

Reason: In the interest of amenity.

- 6 The Carehome hereby granted permission shall only be used for a use within Class C2 of the Town and Country Planning (Use Classes) Order 1987 (Amended) or as subsequently amended.

Reason: To ensure that the building is used for an appropriate use in the interests of residential amenity and highway safety.

- 7 **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 report documenting the ground conditions of the site with regard to potential contamination, incorporating appropriate soils and gas sampling and adhering to BS 10175.

Reason: To protect human health and the environment

- 8 **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 the Phase 1 Desk Study, a Phase 2 Site Investigation adhering to BS 10175.

Where shown to be necessary by the Phase 2 Site Investigation a detailed Phase 3 remediation scheme with 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. The British Standard for Subsoil, BS 8601 Specification for subsoil and requirements for use, should also be adhered to.

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

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

Reason: To protect human health and the environment

- 9 **No development shall commence at the site before details of how the development will achieve 10% or more of its own energy requirements through on-site or near-site renewable or low carbon technology energy generation have been submitted to and approved in writing by the Local Planning Authority. The development shall be constructed to achieve a very good BREEAM rating. The development shall be carried out as approved.**

Reason: In the interest of sustainability.

- 10 The proposed building shall not exceed the height parameters as shown on plan F005 rev D Indicative Scale Parameters.

Reason: In the interests of visual amenity.

- 11 **No development shall commence until full engineering details of the access arrangements shown on the submitted plans have been submitted to and approved by the Local Planning Authority and no development approved under any subsequent reserved matters application shall be brought into use until such time as the agreed works have been implemented.**

Reason: To ensure the provision of appropriate access arrangements and associated off-site highway works in the interests of highway safety.

- 12 Notwithstanding the detail shown on the plans submitted with the outline permission hereby approved any submission for approval of reserved matters shall include the following;

- Pedestrian and cycle linkages to existing routes.
- Vehicle parking in accordance with the councils standards applicable at the time of submission or otherwise agreed by the Local Planning Authority
- Provision for service vehicles to park and turn within the Care Home site
- Cycle parking and storage in accordance with the council's standards applicable at the time of submission.
- Wheel cleaning arrangements.
- Closure of any existing vehicle access within the Ivel road frontage of the site.

Reason: To ensure that the development of the site is completed to provide adequate and appropriate highway arrangements at all times.

- 13 The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers F003 rev F, F005 Rev D, Statement of Community Involvement, Arboricultural Survey 30/10/14, Interim Travel Plan October 2014, Bat Survey ref J005527, Flood Risk Assessment ref: 8684, Care Needs Assessment Report October 2014, Waste Management Plan 9V1/24/07/14), Transport Statement October 2014, Extended Phase I Habitat Survey ref J005315, Sustainability Statement July 2014, Engineering Design Philosophy October 2014, Marketing Report October 2014, Quarterly Marketing Update February 2014

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. The applicant is advised that in order to comply with this permission it may 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.

Statement required by the Town and Country Planning (Development

Management Procedure) (England) (Amendment No. 2) Order 2012 - Article 31

Approval of Planning permission has been recommended for this proposal. Discussion with the applicant to seek an acceptable solution was not necessary in this instance. The Council has therefore acted pro-actively to secure a sustainable form of development in line with the requirements of the Framework (paragraphs 186 and 187) and in accordance with the Town and Country Planning (Development Management Procedure) (England) (Amendment No. 2) Order 2012.

NOTE

1. In advance of the consideration of the application the Committee received representations made under the Public Participation Scheme.
2. Condition 13 amendment to the first bullet point to read:
 - Pedestrian and cycle linkages to existing routes

Item No. 10

APPLICATION NUMBER	CB/14/04605/MW
LOCATION	Kiln Farm, Steppingley Road, Flitwick, Bedford, MK45 1AH
PROPOSAL	Removal of condition 6 and variation of condition 4 of permission CB/09/06977/MW to retain the access to the site as built.
PARISH	Steppingley
WARD	Flitwick
WARD COUNCILLORS	Cllrs Chapman, Gomm & Turner
CASE OFFICER	Natalie Chillcott
DATE REGISTERED	28 November 2014
EXPIRY DATE	27 February 2015
APPLICANT	Mr McAtavey
AGENT	Broughton Beatty Ltd
REASON FOR COMMITTEE TO DETERMINE	Contrary to policy (intrusion in the Green Belt) and there is no need for the entrance, other than for farm use.
RECOMMENDED DECISION	Granted

Recommendation

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

RECOMMENDED CONDITIONS / REASONS

1. Planning permission shall extend to the area edged with a thick black line on the attached Plan No. CB/09/06977/MW-1 and the development shall be carried out in accordance with the planning application dated 5/01/10 and the accompanying information, except where modified by other conditions of this permission.

Reason: To define the permission and allow for minor amendments.

2. The development shall be carried out in accordance with details shown on Drawing Nos. 7768/EW21 Rev. A and 7768/EW22 (received on 5/01/10) and shall be completed within 6 months from the date of commencement, which shall include spreading of the indigenous topsoils, ripping and grass seeding (but excluding aftercare requirements).

Reason: To ensure that a good standard of restoration is achieved within an acceptable timescale (Policies GE5 and GE26 of the MWLP)

3. The access to the site shall have a minimum width of 5.0 metres and radius of 6 metres.

Reason: In the interest of road safety and for the avoidance of doubt (Policy GE23 of the MWLP)

4. The scheme for the surfacing of the vehicular access no. CB/10/01931/MWS as approved by letter of approval dated 7th September 2010 shall be maintained for the life of the development.

Reason: To avoid the carriage of mud or other extraneous material or surface water from the site onto the highway in the interest of highway safety. (Policy GE18 of the MWLP)

5. Vehicular access to the site shall only be gained via the existing access on Flitwick Road, shown on Drawing No. 7768/EW21 Rev A received 5/01/10.

Reason: In the interests of highway safety and for the avoidance of doubt (Policy GE23 of the MWLP)

6. Adequate precautions shall be taken at all times to prevent the deposit of mud and debris onto the highway.

Reason: In the interests of highway safety. (Policy GE18 of the MWLP)

7. Only inert waste materials comprising soils and subsoils and which are free from contamination shall be imported to the site.

Reason: To protect the quality of controlled waters. (Policy GE20 of the MWLP)

8. No HGVs associated with this development shall access the site at any time.

Reason: To safeguard local amenity (Policies GE5 & GE18 of the MWLP)

9. In order to avoid damage to soil structure, topsoil handling shall only be carried out under suitable conditions when the material is in a dry and friable (non-plastic) condition.

Reason: To ensure a satisfactory restoration of the site (Policy GE26 of the MWLP)

10. Upon completion of importation of inert soil materials pursuant to this permission, all of the indigenous stripped soils stockpiled on site shall be spread to an even depth over the landraised area.

Reason: To ensure the satisfactory restoration of the site to a condition suitable for agricultural use (Policies GE6 & GE26 of the MWLP)

11. Upon completion of importation of soil materials pursuant to this permission, the landraised area and the whole of the means of access to the highway shall be ripped to a depth of 300mm at 300mm centres and all arisings comprising non soil, stone or vegetable matter and all stone arisings measuring in excess of 150mm in any direction shall be removed.

Reason: To ensure satisfactory restoration of the site (MWLP Policies GE5 & GE26) 12 The landraised area and the whole of the means of access to the highway shall be grass seeded using the following "Horse & Pony Paddock" seed mix comprising:

- Respect Perennial Ryegrass 44%
- Foxtrot Perennial Ryegrass 24%
- Herald Creeping Red Fescue 16%
- Scots Timothy 8%
- Rossa Meadow Fescue 8%

Reason: To ensure a satisfactory restoration of the site (MWLP Policy GE26)

13. The scheme for aftercare no. CB/10/02040/MWS as approved by letter from the Council dated 2nd December 2010 which:
- (a) Provides an outline strategy, in accordance with Annex B of MPG7, for the 2-year aftercare period specifying the steps to be taken and the period during which they are to be taken, and including provision for treatment of the surface, any remedial drainage/ underdrainage, filling of any depressions and an annual progress meeting.
 - (b) Provides for a detailed annual programme, in accordance with Annex B of MPG7, to be submitted to the Local Planning Authority not later than 1 month prior to the annual aftercare meeting.
- shall be implemented for a period of 2 years at the end of completion of restoration.

Reason: To provide for the satisfactory management of the site (Policy GE27 of the MWLP)

14. Within 6 months from the date of this permission three hedgerow trees made up of the following species: Field maple, oak, wild cherry or hornbeam shall be planted along the site frontage- within 2 metres from the hedge planting. These trees shall not obscure the view of the road sign.

Reason: Landscape benefit. MWLP policy GE9 Landscape protection and Landscaping.

Notes to Applicant

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

Planning permission has been recommended for approval for this proposal. The Council acted pro-actively through positive engagement with the applicant and representatives of the parish councils and Ward member 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 were advised of amended conditions.
- (2) In advance of the consideration of the application the Committee received representations made under the Public Participation Scheme.

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