

CENTRAL BEDFORDSHIRE COUNCIL

At a meeting of the **DEVELOPMENT MANAGEMENT COMMITTEE** held in Council Chamber, Priory House, Monks Walk, Shefford on Wednesday, 30 March 2016

PRESENT

Cllr K C Matthews (Chairman)

Cllrs	M C Blair	Cllrs	C C Gomm
	Mrs S Clark		K Janes
	K M Collins		T Nicols
	S Dixon		J N Young
	E Ghent		

Apologies for Absence: Cllrs R D Berry
F Firth
I Shingler

Substitutes: Cllr D Bowater (In place of R D Berry)

Members in Attendance: Cllrs Mrs A Barker
Ms A M W Graham
B Saunders
M A G Versallion,

Officers in Attendance: Mrs M Clampitt Committee Services Officer
Mr J Ellis Planning Manager West
Mr A Emerton Managing Solicitor Planning, Property,
Highways & Transportation
Mr A Harrison Principal Planning Officer
Mrs C Jagusz Committee Services Administrator
Ms A Rowland Team Leader Sustainable Transport Team

DM/15/165. **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 that he would be varying the order of business as follows: Items 7, 10, 11, 9, 8 and 6.

The Chairman advised the public that a new microphone system was being trialled and agreed to revert to the old microphone system due to technical issues which limited the sound quality of the new system.

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/15/166. **Minutes**

RESOLVED

that the Minutes of the meeting of the Development Management Committee held on the 2 March 2016 be confirmed and signed by the Chairman as a correct record.

DM/15/167. **Members' Interests**

(a) **Personal Interests:-**

Member	Item	Nature of Interest	Present or Absent during discussion
Cllr S Dixon	11	Called in the application	Present
Cllr K Collins	9	Has met with the agent but not for this application	Present
Cllr K Matthews	6, 10 and 11	Over the years has met the speakers	Present
Cllr N Young	6 -11	Has met various speakers in his role as Executive Member for Regeneration	Present

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

There were none made.

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

There were none made.

DM/15/168. **Planning Enforcement Formal Action Report**

AGREED

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

DM/15/169. **Planning Application No. CB/15/03706/OUT**

RESOLVED

that Planning Application No. CB/15/03706/OUT relating to Land off Bedford Road and rear of Duck end Close, Houghton Conquest, Bedford be approved as set out in the Schedule appended to these Minutes.

DM/15/170. **Planning Application No. CB/15/04320/OUT**

RESOLVED

that Planning Application No. CB/15/04320/OUT relating to Land to the rear and side of East Lodge, Hitchin Road, Stotfold, Hitchin be approved as set out in the Schedule appended to these Minutes.

DM/15/171. **Planning Application No. CB/15/04299/OUT**

RESOLVED

that Planning Application No. CB/15/04299/OUT relating to West Orchard, Fairfield Park, Stotfold, Hitchin be delegated to the Development Infrastructure Group Manager to refuse for the reasons set out in the Schedule appended to these Minutes.

THE COMMITTEE ADJOURNED AT 12.30 AND RECONVENED AT 12.55

CLLR T NICOLS LEFT THE CHAMBER AT 1.00PM AND RETURNED AT 1.10PM

DM/15/172. **Planning Application No. CB/15/04081/OUT**

RESOLVED

that Planning Application No. CB/15/04081/OUT relating to 3 – 7 Barton Road, Gravenhurst, Bedford be approved as set out in the Schedule appended to these Minutes.

DM/15/173. **Planning Application No. CB/15/04226/OUT**

RESOLVED

that Planning Application No. CB/15/04226/OUT relating to Land between Astwick Road & Taylors Road, Stotfold be approved as set out in the Schedule appended to these Minutes.

DM/15/174. **Planning Application No. CB/14/02348/OUT**

RESOLVED

that Planning Application No. CB/14/02348/OUT relating to Land at Station Road, Harlington be approved as set out in the Schedule appended to these Minutes.

DM/15/175. **Bi annual update of Development Management Performance**

The Committee considered a report of the Development Infrastructure Group Manager which provided the bi-annual update of Development Control performance.

NOTED

the six monthly update of Development Control performance, as set out at Appendix A to the report of the Development Infrastructure Group Manager be noted.

DM/15/176. **Site Inspection Appointment(s)**

RESOLVED

that all members of the Committee be invited to conduct site inspections on Monday 9 May 2016.

DM/15/177. **Late Sheet**

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

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

(Note: The meeting commenced at 10.00 a.m. and concluded at 2.40 p.m.)

Chairman

Dated

Item No. 7

APPLICATION NUMBER	CB/15/03706/OUT
LOCATION	Land off Bedford Road and rear of Duck End Close, Houghton Conquest, Bedford, MK45 3NP
PROPOSAL	Outline: The erection of up to 52 dwellings with all matters reserved except for access
PARISH	Houghton Conquest
WARD	Houghton Conquest & Haynes
WARD COUNCILLORS	Cllr Mrs Barker
CASE OFFICER	Alex Harrison
DATE REGISTERED	29 September 2015
EXPIRY DATE	29 December 2015
APPLICANT	Templeview Developments Ltd
AGENT	DLP Planning Ltd
REASON FOR COMMITTEE TO DETERMINE	Called in by Cllr Barker <ul style="list-style-type: none">• Outside Settlement Envelope• Settlements would be merged and too close to Wixams.• Access is not safe proposing only one way in and out to Bedford Road.• Layout too cramped and loss of green space and does not interlink.
RECOMMENDED DECISION	Outline Application - approval recommended

Recommendation:

That Planning Permission be granted subject to the completion of a S106 agreement to include a clause requiring compliance with an agreed timetable for the delivery of housing to fulfil the 5 year supply. The timetable is to be agreed up front and if an acceptable timetable cannot be agreed then planning permission should be refused and the decision delegated to the Development Infrastructure Group Manager and the following:

RECOMMENDED CONDITIONS / REASONS

- 1 Application for approval of the reserved matters shall be made to the local planning authority not later than three years from the date of this permission.

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 Details of the layout, scale, appearance and landscaping, including boundary treatments (hereinafter called "the reserved matters") shall be submitted to and approved in writing by the Local Planning Authority before any development begins and the development shall be carried out as approved.

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

- 3 The development hereby permitted shall begin not later than two years from the date of approval of the last of the reserved matters 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.

- 4 **No development shall take place until an Environmental Construction Management Plan detailing access arrangements for construction vehicles, on-site parking, loading and unloading areas, materials storage areas and wheel cleaning arrangements shall be submitted to and approved in writing by the Local Planning Authority. The construction of the development shall be carried out in accordance with the approved Environmental Construction Management Plan.**

Reason: In the interest of highway safety, to ensure a satisfactory standard of construction and layout for the development and to comply with Policy DM3 of the Core Strategy and Development Management Policies 2009.

- 5 Any application for reserved matters shall include details of the existing and final ground, ridge and slab levels of the buildings. The details shall include sections through both the site and the adjoining properties and the proposal shall be developed in 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 (2009).

- 6 **No development shall take place until details of hard and soft landscaping (including details of boundary treatments and public amenity open space, Local Equipped Areas of Play and Local Areas of Play) together with a timetable for its implementation have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out as approved and in accordance with the approved timetable.**

The soft landscaping scheme, with particular emphasis on the tree planting on the site boundaries, shall include planting plans; written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plans, noting species, plant sizes at the time of their planting, and proposed numbers/densities where appropriate; and details of a scheme of management / maintenance of the soft landscaping areas. The soft

landscaping areas shall be managed thereafter in accordance with the approved management/maintenance details.

The scheme shall also include an up to date survey of all existing trees and hedgerows on and adjacent to the land, with details of any to be retained (which shall include details of species and canopy spread). Notwithstanding the details submitted with the application hereby approved the measures for their protection during the course of development should also be included. Such agreed measures shall be implemented in accordance with a timetable to be agreed as part of the landscaping scheme.

Reason: To ensure that the appearance of the development would be acceptable in accordance with Policy DM3 of the Core Strategy and Development Management Policies 2009

- 7 No development shall take place until a detailed surface water drainage scheme and associated construction and management/maintenance plans for the site, based on the principles within the agreed 'Drainage Strategy, BE1665-3T/DS' and 'Flood Risk Assessment, BE1665-3T/FRA and a detailed and site specific assessment of the hydrogeological context of the development, has been submitted to and approved in writing by the Local Planning Authority. The scheme shall subsequently be implemented in accordance with the approved final details before the development is completed, and shall be managed and maintained thereafter in accordance with the agreed management and maintenance plan.

To prevent the increased risk of flooding, and ensure future maintenance of the surface water drainage system, in accordance with Policy 49 of Development Strategy for Central Bedfordshire Revise Pre-Submission Version June 2014.

- 8 No development shall take place until a Landscape Maintenance and Management Plan for a period of ten years from the date of its delivery in accordance with Condition 6 has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of the management body, who will be responsible for delivering the approved landscape maintenance and management plan. The landscaping shall be maintained and managed in accordance with the approved plan following its delivery in accordance with Condition 6.

Reason: To ensure that the appearance of the site would be acceptable in accordance with Policy DM3 of the Core Strategy and Development Management Policies 2009

- 9 No development shall take place until a foul water strategy has been submitted to and approved in writing by the Local Planning Authority. Unless otherwise agreed in writing the works shall be carried out in

accordance with the approved details prior to the occupation of any dwelling subsequently approved.

Reason: To prevent the increased risk of flooding, to improve and protect water quality, and improve habitat and amenity in accordance with policy DM2 of the Core Strategy and Development Management Policies 2009.

- 10 **The details required by Condition 2 of this permission shall include a scheme of measures to mitigate the impacts of climate change and deliver sustainable and resource efficient development including opportunities to meet higher water efficiency standards and building design, layout and orientation, natural features and landscaping to maximise natural ventilation, cooling and solar gain. The scheme shall then be carried out in full in accordance with the approved scheme.**

Reason: To ensure the development is resilient and adaptable to the impacts arising from climate change in accordance with the NPPF.

- 11 No development relating to the construction of the dwellings pursuant to this permission shall take place until details have been submitted to and approved in writing by the Local Planning Authority of a scheme of noise mitigation that demonstrates how acceptable amenity levels will be maintained for existing residents as a result of the development hereby approved. The works shall be carried out in accordance with the approved details and shall be in place prior to the occupation of the dwelling to which each works relate.

Reason: To ensure suitable levels of amenity are provided for residents in accordance with policy DM3 of the Core Strategy and Development Management Policies 2009.

- 12 **No development shall take place unless and until the following have been submitted to and approved in writing by the Local Planning Authority:**
- **A Phase 1 Desk Study incorporating a site walkover, site history, maps and all further features of industry best practice relating to potential contamination.**
 - **Where shown to be necessary by the Phase 1 Desk Study, a Phase 2 Site Investigation report further documenting the ground conditions of the site with regard to potential contamination, incorporating appropriate soils and gas sampling.**
 - **Where shown to be necessary by the Phase 2 Desk Study, a Phase 3 detailed scheme for remedial works and measures to be taken to mitigate any risks to human health, groundwater and the wider environment.**

Any works which form part of the Phase 3 scheme approved by the Local Planning Authority shall be completed in full before the use hereby permitted commences. The effectiveness of any scheme shall

be demonstrated to the Local Planning Authority by means of a validation report (to incorporate photographs, material transport tickets and validation sampling), unless an alternative period is approved in writing by the Authority. Any such validation should include responses to any unexpected contamination discovered during works.

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

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

Reason: The details are required prior to commencement to protect human health and the environment in accordance with policy DM3 of the Core Strategy and Development Management Policies (2009).

- 13 No development shall take place until details of the junction between the proposed access road and the highway including the provision of traffic calming features on Bedford Road have been approved by the Local Planning Authority and no building shall be occupied until the junction has been constructed in accordance with the approved details and the traffic calming features have been installed.

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

- 14 No dwelling shall be occupied until visibility splays have been provided on each side of the junction of the access road with the public highway. The minimum dimensions to provide the required splay lines shall be 2.4m measured along the centre line of the proposed access road from its junction with the channel of the public highway and 43m measured from the centre line of the proposed access road along the line of the channel of the public highway. The vision splays required shall be provided and defined on the site by or on behalf of the developers and be kept free of any obstruction.

Reason: To provide adequate visibility between the existing highway and the proposed access and to make the access safe and convenient for the traffic that is likely to use it.

- 15 No development shall take place until the detailed plans and sections of the proposed access road, including gradients and method of surface water disposal have been approved in writing by the Local Planning Authority and no building shall be occupied until the section of road which provides access has been constructed (apart from final surfacing) in accordance with the approved details.

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

- 16 The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, number 1665-PL01.

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

INFORMATIVE 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 will be necessary for the developer of the site to enter into an agreement with Central Bedfordshire Council as Highway Authority under Section 278 of the Highways Act 1980 to ensure the satisfactory completion of the access and associated road improvements. Further details can be obtained from the Development Control Group, Development Management Division, Central Bedfordshire Council, Priory House, Monks Walk, Chicksands, Shefford SG17 5TQ.
3. The applicant is advised that the requirements of the New Roads and Street Works Act 1991 will apply to any works undertaken within the limits of the existing public highway. Further details can be obtained from the Traffic Management Group Highways and Transport Division, Central Bedfordshire Council, Priory House, Monks Walk, Chicksands, Shefford, SG17 5TQ
4. The applicant is advised that as a result of the development, new highway street lighting will be required and the applicant must contact the Development Control Group, Development Management Division, Central Bedfordshire Council, Priory House, Monks Walk, Chicksands, Shefford SG17 5TQ for details of the works involved, the cost of which shall be borne by the developer. No development shall commence until the works have been approved in writing and the applicant has entered into a separate legal agreement covering this point with the Highway Authority.
5. 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.

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 Control Group, Development Management Division, Central Bedfordshire Council, Priory House, Monks Walk, Chicksands, Shefford SG17 5TQ . No development shall commence until the details have been approved in writing and an Agreement made under Section 38 of the Highways Act 1980 is in place.
7. All roads to be constructed within the site shall be designed in accordance with Central Bedfordshire Council's publication "Design in Central Bedfordshire A Guide to Development" and the Department for Transport's "Manual for Streets", or any amendment thereto.

Statement required by the Town and Country Planning (Development Management Procedure) (England) Order 2015 - Part 5, Article 35

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) Order 2015.

[Notes:

1. In advance of consideration of the application the Committee received representations made under the Public Participation Scheme.
2. In advance of consideration of the application the Committee were advised of additional consultation / publicity responses as detailed in the Late Sheet from the following:
 - a. The Tree Officer asking for detailed landscape plans.
 - b. The Internal Drainage Board requesting additional conditions
 - c. A letter from 7 Duck End Close asking for a fence
 - d. Additional comments were received for the following:
 - i. Paragraph 1.6 of the report had a typographical error which should read 15% instead of 5% in the second to last sentence.
 - ii. Clarification of the recommendation to members
 - iii. S106 Heads of Terms

Additional / Amended conditions / reasons

1. Condition 2 is amended as above
2. Condition 6 was expanded as above
3. Condition 8 was amended to refer to Condition 6 instead of Condition 7
4. Condition 10 was replaced.]

Item No. 10

APPLICATION NUMBER	CB/15/04320/OUT
LOCATION	Land to the rear and side of East Lodge, Hitchin Road, Stotfold, Hitchin, SG5 4AA
PROPOSAL	Outline Application: 18 No. dormer bungalows on area of open land.
PARISH	Fairfield
WARD	Stotfold & Langford
WARD COUNCILLORS	Cllrs Dixon, Saunders & Saunders
CASE OFFICER	Alex Harrison
DATE REGISTERED	30 November 2015
EXPIRY DATE	29 February 2016
APPLICANT	P.J. Livesey Holdings Ltd
AGENT	P.J. Livesey Holdings Ltd
REASON FOR COMMITTEE TO DETERMINE	Proposal is contrary to development plan policy
RECOMMENDED DECISION	Outline Application - Approval recommended

Recommendation:

That Planning Permission be granted subject to completing a S106 agreement That Planning Permission be granted subject to the completion of a S106 agreement to include a clause requiring compliance with an agreed timetable for the delivery of housing to fulfil the 5 year supply. The timetable is to be agreed up front and if an acceptable timetable cannot be agreed then planning permission should be refused and the decision delegated to the Development Infrastructure Group Manager and the following:

RECOMMENDED CONDITIONS / REASONS

- 1 Application for approval of the reserved matters shall be made to the local planning authority not later than three years from the date of this permission.

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 Details of the access, layout, scale, appearance and landscaping, including boundary treatments (hereinafter called "the reserved matters") shall be submitted to and approved in writing by the local planning authority before any development begins and the development shall be carried out as approved.

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

- 3 The development hereby permitted shall begin not later than two years from the date of approval of the last of the reserved matters 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.

- 4 **No development shall take place until an Environmental Construction Management Plan detailing access arrangements for construction vehicles, on-site parking, loading and unloading areas, materials storage areas and wheel cleaning arrangements shall be submitted to and approved in writing by the Local Planning Authority. The construction of the development shall be carried out in accordance with the approved Environmental Construction Management Plan.**

Reason: In the interest of highway safety, to ensure a satisfactory standard of construction and layout for the development and to comply with Policy DM3 of the Core Strategy and Development Management Policies 2009.

- 5 **No development shall take place until details of the existing and final ground, ridge 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. Thereafter the site shall be developed in 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 (2009).

- 6 **No development shall take place until details of hard and soft landscaping (including details of boundary treatments and public amenity open space, Local Equipped Areas of Play and Local Areas of Play) together with a timetable for its implementation have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out as approved and in accordance with the approved timetable.**

Reason: To ensure that the appearance of the development would be acceptable in accordance with Policy DM3 of the Core Strategy and Development Management Policies 2009

- 7 **No development shall take place shall take place until a Landscape Maintenance and Management Plan for a period of ten years from the**

date of its delivery in accordance with Condition 7 has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of the management body, who will be responsible for delivering the approved landscape maintenance and management plan. The landscaping shall be maintained and managed in accordance with the approved plan following its delivery in accordance with Condition 6.

Reason: To ensure that the appearance of the site would be acceptable in accordance with Policy DM3 of the Core Strategy and Development Management Policies 2009

- 8 No vehicle or pedestrian access shall be permitted from or onto Hitchin Road as part of any reserved matters application.

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

- 9 Any subsequent reserved matters application shall include the following;

- Full engineering details of the access arrangements shall be submitted to and approved by the Local Planning Authority and no dwelling shall be brought into use until such time as the agreed works have been implemented.
- Estate roads designed and constructed to a standard appropriate for adoption as public highway.
- Pedestrian and cycle linkages to existing routes
- Vehicle parking and garaging in accordance with the councils standards applicable at the time of submission.
- Cycle parking and storage in accordance with the council's standards applicable at the time of submission.
- A Construction Traffic Management Plan detailing access arrangements for construction vehicles, routing of construction vehicles, on-site parking and loading and unloading areas.
- Materials Storage Areas.
- Wheel cleaning arrangements.
- A Residential Travel Plan.

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

- 10 No development shall commence until a detailed surface water drainage scheme, including construction and maintenance plans, for the site based on the agreed Surface Water Drainage Strategy (October 2015) has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include provision of attenuation and a restriction in run-off rates as outlined in the Surface Water Drainage Strategy (October 2015). The scheme shall be implemented in accordance with the approved details before the development is completed and shall be managed and maintained thereafter in accordance with the agreed maintenance plan.

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 Revise Pre-Submission Version June 2014.

- 11 **No development shall take place until a foul water strategy has been submitted to and approved in writing by the Local Planning Authority. Unless otherwise agreed in writing the works shall be carried out in accordance with the approved details prior to the occupation of any dwelling subsequently approved.**

Reason: To prevent the increased risk of flooding, to improve and protect water quality, and improve habitat and amenity in accordance with policy DM2 of the Core Strategy and Development Management Policies 2009.

- 12 **No development shall take place (including ground works or site clearance) until a method statement for the creation of new wildlife features such as hibernacula and the erection of bird/bat boxes in buildings/structures and tree, hedgerow, shrub and wildflower planting/establishment has been submitted to and approved in writing by the local planning authority. The content of the method statement shall include the:**

- a) purpose and objectives for the proposed works;**
- b) detailed design(s) and/or working method(s) necessary to achieve stated objectives (including, where relevant, type and source of materials to be used);**
- c) extent and location of proposed works shown on appropriate scale maps and plans;**
- d) timetable for implementation, demonstrating that works are aligned with the proposed phasing of construction;**
- e) persons responsible for implementing the works;**

The works shall be carried out strictly in accordance with the approved details and shall be retained in that manner thereafter

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

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

Reason: In the interests of sustainability.

- 14 **The dwellings pursuant to this permission shall be of a scale no higher than one and a half storeys with any first floor accommodation on a unit provided**

within the roofspace only.

Reason: For the avoidance of doubt and to ensure that the site is developed having regard to the impact of the setting of Fairfield and the character of the area. (CSDMP DM3)

- 15 **No development shall take place (including demolition, ground works, vegetation clearance) until a construction environmental management plan (CEMP: Biodiversity) has been submitted to and approved in writing by the local planning authority. The CEMP (Biodiversity) shall include the following.**

- a) Risk assessment of potentially damaging construction activities.
- b) Identification of “biodiversity protection zones”.
- c) Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction (may be provided as a set of method statements).
- d) The location and timing of sensitive works to avoid harm to biodiversity features.
- e) The times during construction when specialist ecologists need to be present on site to oversee works.
- f) Responsible persons and lines of communication.
- g) Use of protective fences, exclusion barriers and warning signs.

The approved CEMP shall be adhered to and implemented throughout the construction period in accordance with the approved details, unless otherwise agreed in writing by the local planning authority.

Reason: To ensure the development of the site is acceptable in the interests of biodiversity.

- 16 The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers 1106-01-1000-A.

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

INFORMATIVE 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 if it is the intention to request Central Bedfordshire Council as Local Highway Authority, to adopt any highways within the site as maintainable at the public expense then details of the specification, layout and alignment, width and levels of the said highways together with all the necessary highway and drainage arrangements, including run off calculations shall be submitted to the 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.

3. The applicant is advised that no highway surface water drainage system designed as part of any reserved matters 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.

Statement required by the Town and Country Planning (Development Management Procedure) (England) Order 2015 - Part 5, Article 35

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) Order 2015.

[Notes:

1. In advance of consideration of the application the Committee received representations made under the Public Participation Scheme.
2. In advance of consideration of the application the Committee were advised of additional comments as detailed in the Late Sheet from the following:
 - a. Clarification on the recommendation to members
 - b. Condition 7 should refer to Condition 6 as amended above.]

Item No. 11

APPLICATION NUMBER	CB/15/04299/OUT
LOCATION	West Orchard, Fairfield Park, Stotfold, Hitchin,
PROPOSAL	Outline: 2 No. Dormer Bungalows on the area of vacant land in the northern part, to the south of West Drive at Hardy Way; of the former orchard to the west of Fairfield Hall
PARISH	Fairfield
WARD	Stotfold & Langford
WARD COUNCILLORS	Cllrs Dixon, Saunders & Saunders
CASE OFFICER	Nicola Stevens
DATE REGISTERED	12 November 2015
EXPIRY DATE	07 January 2016
APPLICANT	P.J.Livesey Holdings Ltd
AGENT	P.J.Livesey Holdings Ltd
REASON FOR COMMITTEE TO DETERMINE	Called in by Councillor Dixon <ul style="list-style-type: none">• dormer bungalows not in keeping with the design guidance on Fairfield• both dwellings will have a detrimental impact on the adjacent trees which have TPOs• neither property is in accordance with the Fairfield Masterplan
RECOMMENDED DECISION	Outline Application - Approval

Delegated Decision – See Minute No. DM/15/171

That the Development Infrastructure Group Manager be delegated authority to refuse for the following reasons:

1. The proposed development would result in residential development on an open landscaped area with protected trees. The development, by reason of its siting and scale, would materially harm the character of the area by virtue of creating an overly domestic character to the site to its detriment. As a result the proposal would be contrary to the policies of the National Planning Policy Framework and to policies DM3, CS14 and CS18 of the Core Strategy and Development Management Policies 2009.
2. The proposed development is partly located within a County Wildlife Site. The development would result in a proposal that fails to support the management and protection of the County Wildlife site, therefore fragmenting and prejudicing the biodiversity network of the designation to its detriment. As a result the proposal would be contrary to the policies of the National Planning Policy Framework and to policies CS14, CS18, DM3 and DM15 of the Core Strategy and Development Management Policies 2009.
3. The proposed development of the site to provide two dwellings would, by reason of its siting and scale, result in an overly domestic character to an existing open landscape area which would be detrimental to the visual amenity of neighbouring residents. As a result the proposal would be contrary to the

4. The proposed development has failed to consider the local aspirations of the local community and proposes development on an area intended to be classified as open space as part of the forthcoming neighbourhood plan for Fairfield. The proposal is therefore contrary to the advice within the National Planning Policy Framework.

[Notes:

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

Item No. 9

APPLICATION NUMBER	CB/15/04081/OUT
LOCATION	7-37 Barton Road, Gravenhurst, Bedford, MK45 4JP
PROPOSAL	Outline: Residential development of up to 24 dwellings with ancillary works. All matters reserved except access.
PARISH	Gravenhurst
WARD	Silsoe & Shillington
WARD COUNCILLORS	Cllr Ms Graham
CASE OFFICER	Alex Harrison
DATE REGISTERED	29 October 2015
EXPIRY DATE	28 January 2016
APPLICANT	The RonCon Trust
AGENT	Woods Hardwick Planning Ltd
REASON FOR COMMITTEE TO DETERMINE	Call in by Councillor Graham <ul style="list-style-type: none">• Not infill development as set out in DM4• Loss of amenity to neighbouring residents• Gravenhurst not a sustainable location• Flood risk to Barton Road residents.
RECOMMENDED DECISION	Outline Application - Approval recommended

Recommendation:

That Planning Permission be granted subject to the completion of a S106 agreement
That Planning Permission be granted subject to the completion of a S106 agreement to include a clause requiring compliance with an agreed timetable for the delivery of housing to fulfil the 5 year supply. The timetable is to be agreed up front and if an acceptable timetable cannot be agreed then planning permission should be refused and the decision delegated to the Development Infrastructure Group Manager and the following:

RECOMMENDED CONDITIONS / REASONS

- 1 Application for approval of the reserved matters shall be made to the local planning authority not later than three years from the date of this permission.

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 Details of the layout, scale, appearance and landscaping, including boundary treatments (hereinafter called "the reserved matters") shall be submitted to and approved in writing by the local planning authority before any development begins and the development shall be carried out as approved.

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

- 3 The development hereby permitted shall begin not later than two years from the date of approval of the last of the reserved matters 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.

- 4 **No development shall take place until an Environmental Construction Management Plan detailing access arrangements for construction vehicles, on-site parking, loading and unloading areas, materials storage areas and wheel cleaning arrangements shall be submitted to and approved in writing by the Local Planning Authority. The construction of the development shall be carried out in accordance with the approved Environmental Construction Management Plan.**

Reason: In the interest of highway safety, to ensure a satisfactory standard of construction and layout for the development and to comply with Policy DM3 of the Core Strategy and Development Management Policies 2009.

- 5 Any application for reserved matters shall include details of the existing and final ground, ridge and slab levels of the buildings. The details shall include sections through both the site and the adjoining properties and the proposal shall be developed in 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 (2009).

- 6 **No development shall take place until details of hard and soft landscaping (including details of boundary treatments and public amenity open space, Local Equipped Areas of Play and Local Areas of Play) together with a timetable for its implementation have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out as approved and in accordance with the approved timetable.**

Reason: To ensure that the appearance of the development would be acceptable in accordance with Policy DM3 of the Core Strategy and Development Management Policies 2009

- 7 **No development shall take place shall take place until a Landscape Maintenance and Management Plan for a period of ten years from the date of its delivery in accordance with Condition 6 has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of the management body, who will be responsible for delivering the approved landscape maintenance and**

management plan. The landscaping shall be maintained and managed in accordance with the approved plan following its delivery in accordance with Condition 6.

Reason: To ensure that the appearance of the site would be acceptable in accordance with Policy DM3 of the Core Strategy and Development Management Policies 2009

- 8 No development shall commence until a detailed surface water drainage scheme, including construction and maintenance plans, for the site based on the agreed Surface Water Drainage Strategy (October 2015) has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include provision of attenuation and a restriction in run-off rates as outlined in the Surface Water Drainage Strategy (October 2015). The scheme shall be implemented in accordance with the approved details before the development is completed and shall be managed and maintained thereafter in accordance with the agreed maintenance plan.

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 Revise Pre-Submission Version June 2014.

- 9 **No development shall take place until a foul water strategy has been submitted to and approved in writing by the Local Planning Authority. Unless otherwise agreed in writing the works shall be carried out in accordance with the approved details prior to the occupation of any dwelling subsequently approved.**

Reason: To prevent the increased risk of flooding, to improve and protect water quality, and improve habitat and amenity in accordance with policy DM2 of the Core Strategy and Development Management Policies 2009.

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

Reason: In the interests of sustainability.

- 11 **No development shall take place until details of the junction between the proposed access road and the highway have been approved by the Local Planning Authority and no building shall be occupied until the junction has been constructed in accordance with the approved details.**

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

- 12 No dwelling hereby approved shall be occupied until visibility splays have been provided on each side of the junction of the access road with the public highway. The minimum dimensions to provide the required splay lines shall be 2.4m measured along the centre line of the proposed access road from its junction with the channel of the public highway and 43m measured from the centre line of the proposed access road along the line of the channel of the public highway. The vision splays required shall be provided and defined on the site by or on behalf of the developers and be kept free of any obstruction.

Reason: To provide adequate visibility between the existing highway and the proposed access and to make the access safe and convenient for the traffic that is likely to use it.

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

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

- 14 The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers 15016 (D) 090 and TS/APPENDIX 1 Rev B

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

- 15 Notwithstanding the details in the approved plans the existing planting at the southeastern boundary of the site, referred to as G8 and G9 in the Tree Survey Schedule prepared by ACD Arboriculture Ref: WHK20175tr (dated 30 September 2015) and shown on Drawing Number WHK20175-01 which accompanies the report shall be retained. Any reserved matters proposal shall be submitted incorporating this existing landscape feature into the detailed design.

INFORMATIVE NOTES TO APPLICANT

1. This permission relates only to that required under the Town & Country Planning Acts and does not include any consent or approval under any other enactment or under the Building Regulations. Any other consent or approval which is necessary must be obtained from the appropriate authority.
2. The applicant is advised that no works associated with the construction of the 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 vehicular access affects or requires the removal and/or the relocation of any equipment, apparatus or structures (e.g. street name plates, bus stop signs or shelters, statutory authority equipment etc.) then the applicant will be required to bear the cost of such removal or alteration.

3. The applicant is advised that the requirements of the New Roads and Street Works Act 1991 will apply to any works undertaken within the limits of the existing public highway. Further details can be obtained from the Traffic Management Group Highways and Transport Division, Central Bedfordshire Council, Priory House, Monks Walk, Chicksands, Shefford, SG17 5TQ
4. The applicant is advised that as a result of the development, new highway street lighting will be required and the applicant must contact the Development Control Group, Development Management Division, Central Bedfordshire Council, Priory House, Monks Walk, Chicksands, Shefford SG17 5TQ for details of the works involved, the cost of which shall be borne by the developer. No development shall commence until the works have been approved in writing and the applicant has entered into a separate legal agreement covering this point with the Highway Authority.
5. 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.
6. 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.
7. The applicant is advised that if it is the intention to request Central Bedfordshire Council as Local Highway Authority, to adopt the proposed highways as maintainable at the public expense then details of the

specification, layout and alignment, width and levels of the said highways together with all the necessary highway and drainage arrangements, including run off calculations shall be submitted to the Development Control Group, Development Management Division, Central Bedfordshire Council, Priory House, Monks Walk, Chicksands, Shefford SG17 5TQ . No development shall commence until the details have been approved in writing and an Agreement made under Section 38 of the Highways Act 1980 is in place.

8. All roads to be constructed within the site shall be designed in accordance with Central Bedfordshire Council's publication "Design in Central Bedfordshire A Guide to Development" and the Department for Transport's "Manual for Streets", or any amendment thereto.
9. The applicant's attention is drawn to the change in levels through the site and the raised level of the site at its northern extent is such that it is unlikely that 2 storey dwellings will be an acceptable scale of development throughout the site.
10. The Applicant is advised to note that the Council expects a detailed reserved matters application to be designed taking account of the existing mature trees on site and to avoid their removal where possible. A scheme that proposes removal of mature species that provide amenity value is unlikely to be supported in principle.
11. S106 discussion to include consultation with NHS with a view to securing a contribution if appropriate.

Statement required by the Town and Country Planning (Development Management Procedure) (England) Order 2015 - Part 5, Article 35

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) Order 2015.

[Notes:

1. In advance of consideration of the application the Committee received representations made under the Public Participation Scheme.
2. In advance of consideration of the application the Committee were advised of additional comments as detailed in the Late Sheet from the following:
 - a. Clarification on the recommendation to members
 - b. Conditions 2, 6 and 7 have been amended as above.]

Item No. 8

APPLICATION NUMBER	CB/15/04226/OUT
LOCATION	Land between Astwick Road & Taylors Road, Stotfold
PROPOSAL	Outline Application: Development of 0.84 hectares to provide bungalows and additional residential accommodation and other associated works
PARISH	Stotfold
WARD	Stotfold & Langford
WARD COUNCILLORS	Cllrs Dixon, Saunders & Saunders
CASE OFFICER	Alex Harrison
DATE REGISTERED	06 November 2015
EXPIRY DATE	05 February 2016
APPLICANT	Larkwood Design Limited
AGENT	hd planning
REASON FOR COMMITTEE TO DETERMINE	Called in by Cllr Brian Saunders <ul style="list-style-type: none">• Outside of settlement envelope• Through road creates a roundabout effect.• Land is open field and will impact on landscape towards Astwick• Area not suitable for elderly accommodation.
RECOMMENDED DECISION	Outline Application - Approval recommended

Recommendation:

That Planning Permission be granted subject to the completion of a S106 agreement
That Planning Permission be granted subject to the completion of a S106 agreement to include a clause requiring compliance with an agreed timetable for the delivery of housing to fulfil the 5 year supply. The timetable is to be agreed up front and if an acceptable timetable cannot be agreed then planning permission should be refused and the decision delegated to the Development Infrastructure Group Manager and the following:

RECOMMENDED CONDITIONS / REASONS

- 1 Application for approval of the reserved matters shall be made to the local planning authority not later than three years from the date of this permission.

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 Details of the layout, scale, appearance and landscaping, including boundary treatments (hereinafter called "the reserved matters") shall be submitted to and approved in writing by the local planning authority before any development begins and the development shall be carried out as approved.

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

- 3 The development hereby permitted shall begin not later than two years from the date of approval of the last of the reserved matters 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.

- 4 **No development shall take place until an Environmental Construction Management Plan detailing access arrangements for construction vehicles, on-site parking, loading and unloading areas, materials storage areas and wheel cleaning arrangements shall be submitted to and approved in writing by the Local Planning Authority. The construction of the development shall be carried out in accordance with the approved Environmental Construction Management Plan.**

Reason: In the interest of highway safety, to ensure a satisfactory standard of construction and layout for the development and to comply with Policy DM3 of the Core Strategy and Development Management Policies 2009.

- 5 Any application for reserved matters shall include details of the existing and final ground, ridge and slab levels of the buildings. The details shall include sections through both the site and the adjoining properties and the proposal shall be developed in 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 (2009).

- 6 **No development shall take place until details of hard and soft landscaping (including details of boundary treatments and public amenity open space, Local Equipped Areas of Play and Local Areas of Play) together with a timetable for its implementation have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out as approved and in accordance with the approved timetable.**

Reason: To ensure that the appearance of the development would be acceptable in accordance with Policy DM3 of the Core Strategy and Development Management Policies 2009

- 7 **No development shall take place shall take place until a Landscape Maintenance and Management Plan for a period of ten years from the date of its delivery in accordance with Condition 6 has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of the management body, who will be**

responsible for delivering the approved landscape maintenance and management plan. The landscaping shall be maintained and managed in accordance with the approved plan following its delivery in accordance with Condition 6.

Reason: To ensure that the appearance of the site would be acceptable in accordance with Policy DM3 of the Core Strategy and Development Management Policies 2009

- 8 No development shall take place until a detailed surface water drainage scheme for the site, based on the agreed Sustainable Drainage Statement (September 2015), sustainable drainage principles and an assessment of the hydrological and hydro geological context of the development, has been submitted to and approved in writing by the Local Planning Authority. The drainage strategy should demonstrate the surface water run-off generated up to and including the 100 years critical storm will not exceed the run-off from the undeveloped site following the corresponding rainfall event. The scheme shall subsequently be implemented in accordance with the approved detailed design before the development is completed and shall be managed and maintained thereafter in accordance with the agreed management and maintenance plan.

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

- 9 **No development shall take place until a foul water strategy has been submitted to and approved in writing by the Local Planning Authority. Unless otherwise agreed in writing the works shall be carried out in accordance with the approved details prior to the occupation of any dwelling subsequently approved.**

Reason: To prevent the increased risk of flooding, to improve and protect water quality, and improve habitat and amenity in accordance with policy DM2 of the Core Strategy and Development Management Policies 2009.

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

Reason: In the interests of sustainability.

- 11 Any subsequent reserved matters application shall include the following;
- Estate roads designed and constructed to a standard appropriate for adoption as public highway.

- Pedestrian and cycle linkages to existing routes
- Vehicle parking and garaging in accordance with the councils standards applicable at the time of submission.
- Cycle parking and storage in accordance with the Councils standards applicable at the time of submission.
- A Construction Traffic Management Plan detailing access arrangements for construction vehicles, routing of construction vehicles, on-site parking and loading and unloading areas.
- Materials Storage Areas.
- Wheel cleaning arrangements.
- A Residential Travel Plan.

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

- 12 **No development shall take place until full engineering details of the access arrangements shown for indicative purposes on the submitted plans have been submitted to and approved in writing by the Local Planning Authority and no dwelling approved under any subsequent reserved matters application shall be brought into use until such time as the agreed works, including the provision of 2.4m x43m visibility splays, clear of all obstructions, have been implemented.**

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

- 13 No development relating to the construction of the dwellings pursuant to this permission shall take place until details have been submitted to and approved in writing by the Local Planning Authority of a scheme of noise mitigation the demonstrates how acceptable amenity levels will be achieved for new residents in light of neighbouring industrial uses in Stotfold. The works shall be carried out in accordance with the approved details and shall be in place prior to the occupation of the dwelling to which each works relate.

Reason: To ensure suitable levels of amenity are provided for residents in accordance with policy DM3 of the Core Strategy and Development Management Policies 2009.

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

3 detailed scheme for remedial works and measures to be taken to mitigate any risks to human health, groundwater and the wider environment.

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

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

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

Reason: The details are required prior to commencement to protect human health and the environment in accordance with policy DM3 of the Core Strategy and Development Management Policies (2009).

15 There shall be no more than 26 residential units at the site.

Reason: To ensure the site is not overdeveloped.

16 The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers HD0049-03, SK01 and SK02

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

INFORMATIVE 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 will be necessary for the developer of the site to enter into an agreement with Central Bedfordshire Council as Highway Authority under Section 278 of the Highways Act 1980 to ensure the satisfactory completion of the access and associated road improvements. Further details can be obtained from the Development Control Group, Development Management Division, Central Bedfordshire Council, Priory House, Monks Walk, Chicksands, Shefford

SG17 5TQ.

3. The applicant is advised that if it is the intention to request Central Bedfordshire Council as Local Highway Authority, to adopt the proposed highways within the site as maintainable at the public expense then details of the specification, layout and alignment, width and levels of the said highways together with all the necessary highway and drainage arrangements, including run off calculations shall be submitted to the 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.
4. The applicant is advised that no highway surface water drainage system designed as part of a new development, will be allowed to enter any existing highway surface water drainage system without the applicant providing evidence that the existing system has sufficient capacity to account for any highway run off generated by that development. Existing highway surface water drainage systems may be improved at the developers expense to account for extra surface water generated. Any improvements must be approved by the Development Control Group, Development Management Division, Central Bedfordshire Council, Priory House, Monks Walk, Chicksands, Shefford SG17 5TQ.
5. S106 discussion to include consultation with NHS with a view to securing a contribution if appropriate.

Statement required by the Town and Country Planning (Development Management Procedure) (England) Order 2015 - Part 5, Article 35

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) Order 2015.

[Notes:

1. In advance of consideration of the application the Committee received representations made under the Public Participation Scheme.
2. In advance of consideration of the application the Committee were advised of additional comments as detailed in the Late Sheet from the following:
 - a. Clarification on the recommendation to members
 - b. Clarification on the amended S106 Education amounts
 - c. Condition 2 has been amended as detailed.
 - d. Condition 7 has been amended to refer to condition 6.]

Item No. 6

APPLICATION NUMBER CB/14/02348/OUT
LOCATION Land at Station Road, Harlington
PROPOSAL Outline: Redevelopment up to 45 residential units with associated amenity space, landscaping and parking provision. Demolition of existing bungalow.
PARISH Harlington
WARD Toddington
WARD COUNCILLORS Cllrs Costin & Nicols
CASE OFFICER Lisa Newlands
DATE REGISTERED 13 June 2014
EXPIRY DATE 12 September 2014
APPLICANT C/o Koopmans Property Asset Management
AGENT CGMS Ltd
REASON FOR COMMITTEE TO DETERMINE Major Development with Parish Council objection

RECOMMENDED DECISION Outline Application - Approval subject to the completion of a satisfactory S106.

Recommendation

That Planning Permission be approved subject to completing a S106 agreement to secure Affordable Housing, contributions towards parking measures, off site highway improvements to facilitate the movement of pedestrians and leisure contributions.

RECOMMENDED CONDITIONS / REASONS

- 1 No development shall take place until approval of the details of the appearance, landscaping, layout and scale of the development [and any other details required i.e. the landscaping adjoining it] within that area (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 Part 3 Article 6 of the Town and Country Planning (General Development Procedure) Order 2015.

- 2 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.

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

(Section 7, NPPF)

- 4 The plans to be submitted in accordance with Condition 1 of this permission shall include a tree survey carried out in accordance with BS5837 2012 which shall identify the location of all trees on the land, together with the species of each tree, those to be retained and any tree protection measures to ensure their retention.

Reason: To enable the layout of roads and the siting of buildings to be considered in relation to the existing trees.

(Section 7 & 11, NPPF)

- 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:

1. As shown to be necessary by the Phase 1 RSK report of 2010, a Phase 3 detailed remediation scheme with measures to be taken to mitigate risks to potable water and building materials. Any works which form part of the Phase 3 scheme approved by the local authority shall be completed in full before any permitted building is occupied.
2. The effectiveness of any scheme shall be demonstrated to the Local Planning Authority by means of a validation report (to incorporate photographs, material transport tickets and validation sampling), unless an alternative period is approved in writing by the Authority. Any such validation should include responses to any unexpected contamination discovered during works.

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

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

Reason: To protect human health, building integrity and the environment

- 6 No development shall commence on the construction of the buildings until full engineering details of the access arrangements shown for indicative purposes on the submitted plan shall be submitted to and approved by the Local Planning Authority and no dwelling 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. (Policy DM3, CSDM & NPPF)

- 7 Any subsequent reserved matters application shall include the following;
1. Estate roads designed and constructed to a standard appropriate for adoption as public highway.
 2. Pedestrian and cycle linkages to existing routes
 3. Vehicle parking and garaging in accordance with the councils standards applicable at the time of submission.
 4. Cycle parking and storage in accordance with the councils standards applicable at the time of submission.
 5. A Construction Traffic Management Plan detailing access arrangements for construction vehicles, routing of construction vehicles, on-site parking and loading and unloading areas.
 6. Bin storage and collection points (to accommodate recycling, domestic waste and food waste bins)
 7. Scheme for the widening of the adjacent footpath - Harlington Footpath No. 24
 8. Appropriate access through the site for the vehicles used in the maintenance of the railway line
 9. Materials Storage Areas.
 10. Wheel cleaning arrangements.
 11. A Residential Travel Plan.

Reason: To ensure that the development of the site is completed to provide adequate and appropriate highway arrangements at all times. (Policy DM3, CSDM & NPPF)

- 8 The development hereby permitted shall not be occupied or brought into use until the details of any external lighting to be installed on the site, including the design of the lighting unit, any supporting structure and the extent of the area to be illuminated, have been submitted to and approved in writing by the Local Planning Authority. The external lighting shall be installed in accordance with the approved details.

Reason: To protect the visual amenity of the site and its surrounding area and the impact on the safe operation of the railway.
(Section 7, NPPF)

- 9 **No development shall take place until a Construction Environmental Management Plan (CEMP) has been submitted and approved by the Local Planning Authority.**

The CEMP shall include details of:

- a) Updated bat survey undertaken of the buildings and trees on site;
- b) Details of measures for the safeguarding of protected species and their habitats;
- c) Site Waste Management Plan;
- d) Construction traffic routes;
- e) Details of site compounds, offices and areas to be used for parking for construction workers and for deliveries and storage of materials;
- f) Contact details for site managers and details of management lines of reporting to be updated as different phases come forward;
- g) Details for the monitoring and review of the construction process including traffic management (to include a review process of the CEMP during development).

All construction activities including protective fencing and warning signs shall be implemented and maintained in accordance with the approved details and timing of the plan unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that the development is constructed using methods to mitigate nuisance or potential damage associated with the construction period, to protect the amenity of neighbouring properties, in the interests of maximising waste re-use and recycling opportunities, protect habitats, and in order to minimise danger, obstruction and inconvenience to users of the highway and within the site in accordance with policy DM3 of the Core Strategy and Development Management Policies (2009). Details must be approved prior to the commencement of development to mitigate nuisance and potential damage which could occur in connection with the development.

- 10 Any reserved matters application shall include the safeguarded link through the site to the boundary with the railway as indicated on plan number 061204-KOOP-01 Rev B. This route shall be safeguarded in perpetuity through the design of the site to ensure an appropriate link should future access be permitted on to the southbound platform of Harlington Station. The link should be at grade with the adjacent platform / railway land to ensure suitable disabled access.

Reason: For the avoidance of doubt and protect future connections of the Station with Harlington Village. (Policy DM3, CSDM & NPPF)

- 11 There shall be no more than 45 residential units on the site.

Reason: To ensure that the site is not overdeveloped.

- 12 No dwelling hereby permitted shall be occupied until a scheme for the provision of waste receptacles has been submitted to and approved in

writing by the Local Planning Authority. The receptacles shall be provided before occupation takes place.

Reason: To ensure appropriate waste provision on the site (Policy DM3, CSDM & NPPF)

- 13 No development shall commence until a scheme to mitigate noise from the railway (including tannoy noise) has been submitted to and approved in writing by the Local Planning Authority. The scheme thereafter shall be implemented in full and proven to be effective before any residential units are occupied and thereafter maintained in full throughout the life of the development.

Reason: To ensure that all measures are considered in terms of noise and the amenities of future occupiers are protected. (Policy DM3, CSDM & NPPF)

- 14 **No development shall take place until details of the method of disposal of foul and / or surface water drainage (which shall include) have been submitted to and agreed in writing by the Local Planning Authority, including any land drainage system. Thereafter no part of the development shall be occupied or brought into use until the approved drainage scheme has been implemented.**

**Reason: To ensure that adequate foul and surface water drainage is provided and that existing and future land drainage needs are protected.
(Section 10, NPPF)**

- 15 The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers Planning Statement Addendum July 2015; Design and Access Statement Addendum July 2015; Transport Statement; Tree Survey; 0654-SK-01A; Archaeological Desk Based Assessment; Statement of Community Involvement; Geotechnical & Geoenvironmental Report; Ecological Scoping Survey; Noise Assessment July 2015; 161204-KOOP-02; 061204-KOOP-01B (indicative planning layout)

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

INFORMATIVE 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. **Any Reserved Matters Applications should take account of the following requirements from Network Rail:**

Two Metre Boundary

From the plans provided the first building at the northern entrance to the site off Station Road appears very close to the railway boundary. Consideration should be given to ensure that the construction and subsequent maintenance can be carried out to any proposed buildings or structures without adversely affecting the safety of, or encroaching upon Network Rail's adjacent land, and therefore all/any building should be situated at least 2 metres from Network Rail's boundary. This will allow construction and future maintenance to be carried out from the applicant's land, thus reducing the probability of provision and costs of railway look-out protection, supervision and other facilities necessary when working from or on railway land.

Drainage

All surface and foul water arising from the proposed works must be collected and diverted away from Network Rail property. In the absence of detailed plans all soakaways must be located so as to discharge away from the railway infrastructure. The following points need to be addressed:

1. There should be no increase to average or peak flows of surface water run off leading towards Network Rail assets, including earthworks, bridges and culverts.
2. All surface water run off and sewage effluent should be handled in accordance with Local Council and Water Company regulations.
3. Attenuation should be included as necessary to protect the existing surface water drainage systems from any increase in average or peak loadings due to normal and extreme rainfall events.
4. Attenuation ponds, next to the railway, should be designed by a competent specialist engineer and should include adequate storm capacity and overflow arrangements such that there is no risk of flooding of the adjacent railway line during either normal or exceptional rainfall events.

Fail Safe Use of Crane and Plant

All operations, including the use of cranes or other mechanical plant working adjacent to Network Rail's property, must at all times be carried out in a "fail safe" manner such that in the event of mishandling, collapse or failure, no materials or plant are capable of falling within 3.0m of the nearest rail of the adjacent railway line, or where the railway is electrified, within 3.0m of overhead electrical equipment or supports.

Excavations/Earthworks

All excavations/ earthworks carried out in the vicinity of Network Rail property/ structures must be designed and executed such that no interference with the integrity of that property/ structure can occur. If temporary works compounds are to be located adjacent to the operational railway, these should be included in a method statement for approval by Network Rail. Prior to commencement of works, full details of excavations and earthworks to be carried out near the railway undertaker's boundary fence should be submitted for the approval of the Local Planning Authority acting in consultation with the railway undertaker and the works shall only be carried out in accordance with the approved details. Where development may affect the railway, consultation with the Asset Protection Project Manager should be undertaken. Network Rail will not accept any liability for

any settlement, disturbance or damage caused to any development by failure of the railway infrastructure nor for any noise or vibration arising from the normal use and/or maintenance of the operational railway. No right of support is given or can be claimed from Network Rails infrastructure or railway land.

Security of Mutual Boundary

Security of the railway boundary will need to be maintained at all times. If the works require temporary or permanent alterations to the mutual boundary the applicant must contact Network Rail's Asset Protection Project Manager.

Armco Safety Barriers

An Armco or similar barrier should be located in positions where vehicles may be in a position to drive into or roll onto the railway or damage the lineside fencing. Network Rail's existing fencing / wall must not be removed or damaged. Given the considerable number of vehicle movements likely provision should be made at each turning area/roadway/car parking area adjacent to the railway.

Fencing

Because of the nature of the proposed developments we consider that there will be an increased risk of trespass onto the railway. The Developer must provide a suitable trespass proof fence adjacent to Network Rail's boundary (minimum approx. 1.8m high) and make provision for its future maintenance and renewal. Network Rail's existing fencing / wall must not be removed or damaged. We note from the plans that a 3m high fence is proposed for the site which would help satisfy this requirement.

Method Statements/Fail Safe/Possessions

Method statements may require to be submitted to Network Rail's Asset Protection Project Manager at the below address for approval prior to works commencing on site. This should include an outline of the proposed method of construction, risk assessment in relation to the railway and construction traffic management plan. Where appropriate an asset protection agreement will have to be entered into. Where any works cannot be carried out in a "fail-safe" manner, it will be necessary to restrict those works to periods when the railway is closed to rail traffic i.e. "possession" which must be booked via Network Rail's Asset Protection Project Manager and are subject to a minimum prior notice period for booking of 20 weeks. **Generally if excavations/piling/buildings are to be located within 10m of the railway boundary a method statement should be submitted for NR approval.**

OPE

Once planning permission has been granted and at least six weeks prior to works commencing on site the Asset Protection Project Manager (OPE) MUST be contacted, contact details as below. The OPE will require to see any method statements/drawings relating to any excavation, drainage, demolition, lighting and building work or any works to be carried out on site that may affect the safety, operation, integrity and access to the railway.

Demolition

Any demolition or refurbishment works must not be carried out on the development site that may endanger the safe operation of the railway, or the

stability of the adjoining Network Rail structures. The demolition of buildings or other structures near to the operational railway infrastructure must be carried out in accordance with an agreed method statement. Approval of the method statement must be obtained from Network Rail's Asset Protection Project Manager before the development can commence.

Vibro-impact Machinery

Where vibro-compaction machinery is to be used in development, details of the use of such machinery and a method statement should be submitted for the approval of the Local Planning Authority acting in consultation with the railway undertaker prior to the commencement of works and the works shall only be carried out in accordance with the approved method statement

Scaffolding

Any scaffold which is to be constructed within 10 metres of the railway boundary fence must be erected in such a manner that at no time will any poles over-sail the railway and protective netting around such scaffold must be installed.

ENCROACHMENT

The developer/applicant must ensure that their proposal, both during construction, and after completion of works on site, does not affect the safety, operation or integrity of the operational railway, Network Rail and its infrastructure or undermine or damage or adversely affect any railway land and structures. There must be no physical encroachment of the proposal onto Network Rail land, no over-sailing into Network Rail air-space and no encroachment of foundations onto Network Rail land and soil. There must be no physical encroachment of any foundations onto Network Rail land. Any future maintenance must be conducted solely within the applicant's land ownership. Should the applicant require access to Network Rail land then must seek approval from the Network Rail Asset Protection Team. Any unauthorised access to Network Rail land or air-space is an act of trespass and we would remind the council that this is a criminal offence (**s55 British Transport Commission Act 1949**). Should the applicant be granted access to Network Rail land then they will be liable for all costs incurred in facilitating the proposal.

Noise/Soundproofing

The Developer should be aware that any development for residential use adjacent to an operational railway may result in neighbour issues arising. Consequently every endeavour should be made by the developer to provide adequate soundproofing for each dwelling. Please note that in a worst case scenario there could be trains running 24 hours a day and the soundproofing should take this into account. We note that the proposals include the addition of a 3m acoustic fence which would help mitigate this problem.

Trees/Shrubs/Landscaping

Where trees/shrubs are to be planted adjacent to the railway boundary these shrubs should be positioned at a minimum distance greater than their predicted mature height from the boundary. Certain broad leaf deciduous species should not be planted adjacent to the railway boundary. We would wish to be involved in the approval of any landscaping scheme adjacent to the railway. Where landscaping is proposed as part of an application

adjacent to the railway it will be necessary for details of the landscaping to be known and approved to ensure it does not impact upon the railway infrastructure. Any hedge planted adjacent to Network Rail's boundary fencing for screening purposes should be so placed that when fully grown it does not damage the fencing or provide a means of scaling it. No hedge should prevent Network Rail from maintaining its boundary fencing. Lists of trees that are permitted and those that are not permitted are provided below and these should be added to any tree planting conditions:

Acceptable:

Birch (Betula), Crab Apple (Malus Sylvestris), Field Maple (Acer Campestre), Bird Cherry (Prunus Padus), Wild Pear (Pyrus Communis), Fir Trees – Pines (Pinus), Hawthorne (Cretaegus), Mountain Ash – Whitebeams (Sorbus), False Acacia (Robinia), Willow Shrubs (Shrubby Salix), Thuja Plicatata "Zebrina"

Not Acceptable:

Acer (Acer pseudoplatanus), Aspen – Poplar (Populus), Small-leaved Lime (Tilia Cordata), Sycamore – Norway Maple (Acer), Horse Chestnut (Aesculus Hippocastanum), Sweet Chestnut (Castanea Sativa), Ash (Fraxinus excelsior), Black poplar (Populus nigra var, betulifolia), Lombardy Poplar (Populus nigra var, italica), Large-leaved lime (Tilia platyphyllos), Common lime (Tilia x europea)

A comprehensive list of permitted tree species is available upon request.

Lighting

Where new lighting is to be erected adjacent to the operational railway the potential for train drivers to be dazzled must be eliminated. In addition the location and colour of lights must not give rise to the potential for confusion with the signalling arrangements on the railway. Detail of any external lighting should be provided as a condition if not already indicated on the application.

Party Wall

Where works are proposed adjacent to the railway it may be necessary to serve the appropriate notices on Network Rail and their tenants under the Party Wall Act 1996. Developers should consult with Network Rail at an early stage of the preparation of details of their development on Party Wall matters

Access to Railway

All roads, paths or ways providing access to any part of the railway undertaker's land shall be kept open at all times during and after the development.

Network Rail is required to recover all reasonable costs associated with facilitating these works.

3. The applicant is advised that in order to comply with this permission it will be necessary for the developer of the site to enter into an agreement with Central Bedfordshire Council as Highway Authority under Section 278 of the Highways Act 1980 to ensure the satisfactory completion of the access and

associated off site highway and pedestrian safety improvements. Further details can be obtained from the Development Control Group, Development Management Division, Central Bedfordshire Council, Priory House, Monks Walk, Chicksands, Shefford SG17 5TQ

4. The applicant is advised that if it is the intention to request Central Bedfordshire Council as Local Highway Authority, to adopt the proposed highways within the site as maintainable at the public expense then details of the specification, layout and alignment, width and levels of the said highways together with all the necessary highway and drainage arrangements, including run off calculations shall be submitted to the 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.
5. The applicant is advised that no highway surface water drainage system designed as part of a new development, will be allowed to enter any existing highway surface water drainage system without the applicant providing evidence that the existing system has sufficient capacity to account for any highway run off generated by that development. Existing highway surface water drainage systems may be improved at the developers expense to account for extra surface water generated. Any improvements must be approved by the Development Control Group, Development Management Division, Central Bedfordshire Council, Priory House, Monks Walk, Chicksands, Shefford SG17 5TQ.

Statement required by the Town and Country Planning (Development Management Procedure) (England) Order 2015 - Part 5, Article 35

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) Order 2015.

[Notes:

1. In advance of consideration of the application the Committee received representations made under the Public Participation Scheme.
2. In advance of consideration of the application the Committee were advised of additional comments as detailed in the Late Sheet from the following:
 - a. Clarification on the recommendation to members
 - b. An additional letter was received from 23 Wren Close which highlighted issues regarding the train station and access.
 - c. Confirmation that the applicant will pay the leisure contribution.]

LATE SHEET

DEVELOPMENT MANAGEMENT COMMITTEE – 30 MARCH 2016

Item 6 (Pages 15 - 50) – CB/14/02348/OUT – Land at Station Road, Harlington

Additional Consultation/Publicity Responses

An additional letter was received from 23 Wren Close raising the following points:

- The need to ensure the site layout, when redeveloped, allowed pedestrian and cycle access to the railway station from the proposed new access road. This side of the railway station is nearest to the built-up area of Harlington, allowing easier access to/from the village centre
- Given the outline application I believe that it is important for this possible provision to be safeguarded and for the internal layout of the redevelopment to reflect the need for platform access.
- Flitwick & Harlington now remain two of the only stations on Thameslink North/MML which are not double-sided, with entrances/ exits on both sides of the station.
- As most, if not all, southbound/ London-direction train services depart from the up slow line platform at Harlington, improved level access to this side of the station is important and Central Beds planners/ transport planners need to recognise this when considering the planning application on 30th March

Additional Comments

The applicant has agreed to pay the leisure contribution as set out in the report.

In terms of the additional representation from 23 Wren Close, the scheme shows a safeguarded link through the development to the platform, should this ever be required by the Station operator.

Recommendation

That planning permission be granted subject to completing a S106 Agreement to secure Affordable Housing, contributions towards parking restriction measures, off-site highway improvements to facilitate the movement of pedestrians between the site and Harlington Lower School and leisure contributions.

Additional/Amended Conditions/Reasons

Item 7 (Pages 51-78) – CB/15/03706/OUT – Land of Bedford Road and rear of Duck End Close, Houghton Conquest.

Additional Consultation/Publicity Responses

Tree Officer

The site is arable land and has a number of typical field boundary hedge lines and trees. Part of the site also backs onto existing properties. Supplied with the application is a Tree Survey and Arboricultural Impact Assessment (AIA). This identifies trees and hedgelines both on and off site that could be affected by the proposals. This gives basic information on the issues that may arise and we will now require a detailed Arboricultural Method Statement (AMS) and Tree Protection Plan based on the final site layout.

A Masterplan has been supplied that indicates the proposed layout and areas of planting along with an indicative list of proposed species. Substantial woodland planting is proposed for the northern boundaries. We will now require detailed landscape plans for the site.

Internal Drainage Board

The Board agrees with the principles of FRA, however the figures/discharge rates are subject to prior agreement with the Board.

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

Anglian Water

No comments received.

Additional letter from 7 Duck End Close raising the following issues:

- Concerned over recommendations of Ecologist to have a post and rail fence for properties that would back onto those in Duck End Close which would affect privacy. There is no hedgerow as suggested in the application. Existing trees could overshadow proposed dwellings.

Additional Comments

Typo at para 1.6

'...8 bungalows are proposed amounting to **15%** of the overall housing numbers...'

Clarification on the recommendation to Members:

The application be approved subject to the completion of a S106 agreement to include a clause requiring compliance with an agreed timetable for the delivery of housing which positively contributes towards the 5 year housing supply. The timetable is to be agreed upfront and if an acceptable timetable cannot be agreed, then planning permission should be refused and the decision delegated to the Development Infrastructure Group Manager.

S106 Heads of Terms

Recommendation no longer seeks money to fund a TRO for highway works as set out in para 5.1 as these works are required to be carried out by the applicant rather

than the Council and are therefore secured through Condition 13 and would require a S278 agreement under the Highways Act.

Additional/Amended Conditions/Reasons

Condition 2 should remove access from its proposed requirements.

Expansion to Condition 6

No development shall take place until details of hard and soft landscaping (including details of boundary treatments and public amenity open space, Local Equipped Areas of Play and Local Areas of Play) together with a timetable for its implementation have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out as approved and in accordance with the approved timetable.

The soft landscaping scheme, with particular emphasis on the tree planting on the site boundaries, shall include planting plans; written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plants, noting species, plant sizes at the time of their planting, and proposed numbers/densities where appropriate; and details of a scheme of management/maintenance of the soft landscaping areas. The soft landscaping areas shall be managed thereafter in accordance with the approved management/maintenance details.

The scheme shall also include an up to date survey of all existing trees and hedgerows on and adjacent to the land, with details of any to be retained (which shall include details of species and canopy spread). Notwithstanding the details submitted with the application hereby approved the measures for their protection during the course of development should also be included. Such agreed measures shall be implemented in accordance with a timetable to be agreed as part of the landscaping scheme.

Condition 8 should refer to condition 6 and not 7 as drafted.

Replacement Condition 10

The details required by Condition 2 of this permission shall include a scheme of measures to mitigate the impacts of climate change and deliver sustainable and resource efficient development including opportunities to meet higher water efficiency standards and building design, layout and orientation, natural features and landscaping to maximise natural ventilation, cooling and solar gain. The scheme shall then be carried out in full in accordance with the approved scheme.

Reason: To ensure the development is resilient and adaptable to the impacts arising from climate change in accordance with the NPPF.

Item 8 (Pages 79-104) – CB/15/04226/OUT – Land at Taylor Road and Astwick Road, Stotfold

Additional Consultation/Publicity Responses

None

Additional Comments

Amended S106 Education amounts

EY	£17,974.32
Lower	£59,914.40
Middle	£60,288.38
Upper	£73,929.52

Clarification on the recommendation to Members:

The application be approved subject to the completion of a S106 agreement to include a clause requiring compliance with an agreed timetable for the delivery of housing which positively contributes towards the 5 year housing supply. The timetable is to be agreed upfront and if an acceptable timetable cannot be agreed, then planning permission should be refused and the decision delegated to the Development Infrastructure Group Manager.

Additional/Amended Conditions/Reasons

Condition 2 should remove access from its proposed requirements.

Condition 7 should refer to condition 6 and not 7

Item 9 (Pages 105-128) – CB/15/04081/OUT – 7-37 Barton Road, Gravenhurst

Additional Consultation/Publicity Responses

None

Additional Comments

Clarification on the recommendation to Members:

The application be approved subject to the completion of a S106 agreement to include a clause requiring compliance with an agreed timetable for the delivery of housing which positively contributes towards the 5 year housing supply. The timetable is to be agreed upfront and if an acceptable timetable cannot be agreed, then planning permission should be refused and the decision delegated to the Development Infrastructure Group Manager.

Additional/Amended Conditions/Reasons

Condition 2 should remove access from its proposed requirements.

Condition 6 amended to remove reference to Local Equipped Areas of Play and Local Areas of Play as these are not proposed. Leisure contributions will be sought through S106 to offset this infrastructure impact.

Condition 7 should refer to condition 6 and not 7

Item 10 (Pages 129-154) – CB/15/04320/OUT – Land to the rear and side of East Lodge, Fairfield

Additional Consultation/Publicity Responses

None

Additional Comments

Clarification on the recommendation to Members:

The application be approved subject to the completion of a S106 agreement to include a clause requiring compliance with an agreed timetable for the delivery of housing which positively contributes towards the 5 year housing supply. The timetable is to be agreed upfront and if an acceptable timetable cannot be agreed, then planning permission should be refused and the decision delegated to the Development Infrastructure Group Manager.

Additional/Amended Conditions/Reasons

Condition 7 should refer to condition 6 and not 7

Item 11 (Pages 155-178) – CB/15/04299/OUT – West Orchard, Fairfield Park, Stotfold, Hitchin

Additional Consultation/Publicity Responses

None

Additional Comments

None

Additional/Amended Conditions/Reasons

None

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