

CENTRAL BEDFORDSHIRE COUNCIL

At a meeting of the **DEVELOPMENT MANAGEMENT COMMITTEE** held in Council Chamber, Priory House, Monks Walk, Shefford on Wednesday, 20 July 2016

PRESENT

Cllr K C Matthews (Chairman)
Cllr R D Berry (Vice-Chairman)

Cllrs M C Blair
Mrs S Clark
K M Collins
S Dixon
F Firth

Cllrs C C Gomm
K Janes
T Nicols
I Shingler

Apologies for Absence: Cllrs E Ghent
J N Young

Substitutes: Cllrs D Bowater (In place of E Ghent)
A D Brown (In place of J N Young)

Members in Attendance: Cllrs M R Jones
Mrs J G Lawrence
D J Lawrence
B J Spurr
B Wells

Officers in Attendance:	Mr D Ager	Principal Highway Engineer
	Mr M Cornell	Principal Highway Engineer
	Mr J Ellis	Development Management – Team Leader West
	Mr A Emerton	Senior Lawyer Planning, LGSS Law Limited
	Mr A Harrison	Principal Planning Officer
	Mrs C Jagusz	Committee Services Administrator
	Mr D Lamb	Development Management – Team Leader East
	Mr L Manning	Committee Services Officer
	Mrs L Newlands	Principal Planning Officer
	Mr N Smith	Principal Planning Officer

DM/16/28. 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 informed Councillors and members of the public that if the fire alarms sounded they should immediately vacate the building using the designated exits.

The Chairman reminded attendees that the meeting was being filmed and webcast.

The Chairman advised Councillors and members of the public that late information had been received with regard to items 7 and 11. He advised that, as a result, it would be unsafe to proceed with the consideration and determination of either item and they had therefore been withdrawn.

The Chairman advised Councillors and members of the public that the order of business for the remaining planning application items would be: 6, 10, 9 and 8. With regard to item 8 the Chairman stated that this application had originally been scheduled for consideration following lunch but that, in view of the withdrawal of items 7 and 11, it had been brought forward to the morning. He added that all relevant parties had been informed of this decision and they had raised no objection.

(Note: The above order of business was subsequently altered following the deferment of item 6. Minute DM/16/33 below refers).

The Chairman briefly explained the procedure which would be followed at the meeting regarding the consideration and determination of the planning applications before the Committee.

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/16/29. **Minutes**

RESOLVED

that the minutes of the meeting of the Development Management Committee held on 29 June 2016 be confirmed and signed by the Chairman as a correct record.

DM/16/30. **Members' Interests**

(a) **Personal Interests:-**

Member	Item	Nature of Interest	Present or Absent during discussion
Cllr A Brown	10	Knows the Headteacher and has been involved in discussions on the application.	Present

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

Member	Item	Nature of Interest	Present or Absent during discussion
None declared.			

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

Member	Item	Parish/Town Council	Vote Cast
None declared.			

DM/16/31. **Planning Enforcement Cases Where Formal Action Has Been Taken**

RESOLVED

that the monthly update of planning enforcement cases where action has been taken, as identified in the report of the Director of Regeneration and Business, be received.

DM/16/32. **Planning Application No. CB/15/01657/OUT**

Note: Arising from comments made on this application by Councillor A Brown concern was expressed that he may have predetermined his position. The meeting was therefore immediately adjourned at 10.35 a.m. to enable Councillor Brown to consult with the Council's legal advisor. The meeting reconvened at 10.40 a.m. After being briefed by the legal advisor the Chairman announced that the Councillor had not made his viewpoint on the application publically known prior to the meeting and it was therefore felt that predetermination had not taken place. However, the Chairman informed the Committee that, whilst the Councillor could remain in the meeting room for the remainder of the debate on this item, he would not take part in its determination.

RESOLVED

that Planning Application No. CB/15/01657/OUT relating to Samuel Whitbread Community College, Shefford Road, Clifton, SG17 5QS be approved as set out in the Schedule appended to these minutes.

DM/16/33. Planning Application No. CB/15/04664/FULL

Note: This application was to have been the first planning application to be considered under the Chairman's revised order of business. However, prior to consideration of this item the ward Councillor had informed the Committee that the professional witness who was registered to speak on behalf of those local residents objecting to the application had been involved in an incident when travelling to the meeting. A substitute professional witness would now attend the Committee in his place and would arrive in due course.

In view of the above the Chairman had agreed to further amend the order of business and defer consideration of this item until the substitute professional witness had arrived at the meeting. Following his arrival the Committee determined the planning application as set out below.

(Note: Minute DM/16/28 above also refers)

RESOLVED

that Planning Application No. CB/15/04664/FULL relating to land adjacent to Timber Lane, Woburn be approved as set out in the Schedule appended to these minutes.

DM/16/34. Planning Application No. CB/16/00374/RM

RESOLVED

that Planning Application No. CB/16/00374/RM be approved as set out in the Schedule attached to these minutes.

DM/16/35. Planning Application No. CB/16/00181/FULL

RESOLVED

that Planning Application No. CB/16/00181/FULL be approved as set out in the Schedule appended to these minutes.

DM/16/36. **Site Inspection Appointment(s)**

RESOLVED

that all members of the Committee be invited to conduct site inspections on Monday, 15 August 2016.

DM/16/37. **Late Sheet**

In advance of consideration of the 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 12.30 p.m.)

Chairman

Dated

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Item No. 10

APPLICATION NUMBER	CB/15/01657/OUT
LOCATION	Samuel Whitbread Community College, Shefford Road, Clifton, Shefford, SG17 5QS
PROPOSAL	Outline Application: enhancement of sporting facilities including new '4G' floodlit pitch, tennis courts, improved grass pitches and new changing rooms. Construction of up to 64 new homes on land south west of the main school buildings and new access from Hitchin Road.
PARISH	Clifton
WARD	Arlesey
WARD COUNCILLORS	Cllrs Dalgarno, Shelvey & Wenham
CASE OFFICER	Alex Harrison
DATE REGISTERED	19 May 2015
EXPIRY DATE	18 August 2015
APPLICANT	Bedfordshire East Schools Trust
AGENT	Phillips Planning Services Limited
REASON FOR COMMITTEE TO DETERMINE	Parish Council objection to an application for major development

RECOMMENDED DECISION	Outline Application - approval recommended.
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Recommendation:

That Outline Planning Permission be granted subject to the completion of a S106 Agreement and the following:

RECOMMENDED CONDITIONS / REASONS

- 1 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 (Development Management Procedure) Order 2015.

- 2 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.

- 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 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.

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 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 the detailed design and associated management and maintenance plan for the proposed surface water drainage for the site, based on the national Non-statutory Technical Standards for Sustainable Drainage Systems and a detailed and site specific assessment of the hydrological and hydrogeological context of the development, has been submitted to and approved in writing by the Local Planning Authority. The approved drainage system shall be implemented in accordance with the approved detailed design and shall be managed and maintained thereafter in accordance with the agreed management and maintenance plan.**

Reason: To ensure the approved system will function to a satisfactory minimum standard of operation and maintenance, in accordance with Policy 49 of Development Strategy for Central Bedfordshire Revised Pre-Submission Version June 2014.

- 9 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.

- 10 No development relating to the construction of the dwellings or the community use of the sports pitches shall not commence 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 and proposed residents as a result of the community use of the leisure facilities 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.

- 11 **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).

- 12 **No development shall begin until details of the junction between the proposed estate road and the highway in accordance with the approved plan number 422-44 Rev B, including the provision of foot and cycleway as indicated have been approved by the Local Planning Authority and no building shall be occupied until that junction has been constructed in accordance with the approved details. The visibility splays shall remain for the perpetuity of the development and shall remain free of any obstruction to visibility.**

Reason: In order to minimise danger, obstruction and inconvenience to users of the highway and of the proposed estate road in accordance with policy DM3 of the Core Strategy and Development Management policies 2009

- 13 No dwelling shall be occupied until a 3 m wide foot/cycleway has been constructed on the north side of the access road between Hitchin Road and the Academy in accordance with details of the approved scheme to be submitted to and approved by the Council. Any statutory undertakers' equipment or street furniture shall be re-sited as required to provide an unobstructed footway.

Reason: In the interests of road safety and pedestrian movement in accordance with policy DM3 of the Core Strategy and Development Management Policies 2009.

- 14 **Notwithstanding the details in the approved plans, no development shall take place until details have been submitted to and approved in writing by the Local Planning Authority of a schedule of proposed traffic calming works to the access road hereby approved that would prohibit the ability for buses to use the road and to ensure that there is no direct vehicular access between Hitchin Road and the Academy in perpetuity. The works shall be carried out in accordance with the approved details and thereafter be retained.**

Reason: To ensure the safe operation of the surrounding road network in the interests of road safety in accordance with policy DM3 of the Core Strategy and Development Management policies 2009

- 15 Any reserved matters application shall include:
- A traffic management plan that details procedures for managing access to the academy site such that there is no vehicular link to the Hitchin Road
 - Details of the pedestrian route linking the Hitchin Road development to Shefford Road.
 - Details of the pedestrian/cycle route linking to Southfields from the

- residential development and its mechanism for delivery.
- Estate road design to geometric standards appropriate for adoption as public highway.
- Cycle parking and storage in accordance with the council's standards applicable at the time of submission.
- Vehicle parking and garaging, inclusive of visitor parking in accordance with the councils standards applicable at the time of submission.

Reason: In the interests of road safety and pedestrian movement in accordance with policy DM3 of the Core Strategy and Development Management policies 2009

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

Reason: To ensure the safe operation of the surrounding road network in the interests of road safety in accordance with policy DM3 of the Core Strategy and Development Management policies 2009

- 17 **No development shall commence at the site before a phasing plan has been submitted to and approved in writing by the Local Planning Authority. Applications for reserved matters and for the approval of details pursuant to a planning condition shall be made with reference to the relevant phase as shown on the phasing plan.**

Reason: To ensure that different elements of the development can come forward at the appropriate time.

- 18 **No development shall take place until details of the design and layout of the Tennis/Netball Court, Cricket Facilities, Athletic Facilities and Sports Pavilion have been submitted to and approved in writing by the Local Planning Authority after consultation with Sport England. The development hereby approved shall not be constructed other than substantially in accordance with the approved details.**

Reason: To ensure the development is fit for purpose and sustainable and to accord with policy DM3 of the Core Strategy and Development Management Policies 2009.

- 19 **The community use of the sports facility shall not begin until a scheme setting out the type, design, lux levels and measures to control glare and overspill light from sports lighting and measures to ensure sports lights are switched off when not in use has been submitted to and approved in writing by the Local Planning Authority after consultation with Sport England. The**

scheme shall accord with Sport England's "Outdoor Sports Lighting" Briefing Note published in September 2010. After commencement of use of the sports facility the sports lighting shall be operated in accordance with the approved scheme.

Reason: To balance illuminating the sports facility for maximum use with the interest of amenity and sustainability and to accord with policy DM3 of the Core Strategy and Development Management Policies 2009.

- 20 Unless otherwise agreed in advance and in writing by the Local Planning Authority after consultation with Sport England, the sports facility and its associated sports lighting shall not be used outside the hours of:

- 8 a.m. and 10 p.m. Monday to Friday;
- 8 a.m. and 10 p.m. on Saturday; and
- 8 a.m. and 8 p.m. on Sunday and public holidays.

Reason: To balance illuminating the [sports facility for maximum use with the interest of amenity and sustainability and to with policy DM3 of the Core Strategy and Development Management Policies 2009.

- 21 **No development shall take place until a playing field construction specification (including a delivery programme) for the reconfigured pitches at the Samuel Whitbread Academy, prepared in consultation with Sport England, has been submitted to and approved in writing by the Local Planning Authority. The approved specification shall be complied with in full prior to the completion of the development unless otherwise agreed with the Local Planning Authority.**

Reason: To ensure that the playing field is prepared to an adequate standard and is fit for purpose and to with policy DM3 of the Core Strategy and Development Management Policies 2009.

- 22 **No development shall take place until the following documents have been submitted to and approved in writing by the Local Planning Authority, after consultation with Sport England:**

- (i) A detailed assessment of ground conditions (including drainage and topography) of the land proposed for the playing field which identifies constraints which could affect playing field quality; and**
- (ii) Based on the results of the assessment to be carried out pursuant to (i) above, a detailed scheme which ensures that the playing field will be provided to an acceptable quality. The scheme shall include a written specification of soils structure, proposed drainage, cultivation and other operations associated with grass and sports turf establishment and a programme of implementation.**

The approved scheme shall be carried out in full and in accordance with a timeframe agreed with the Local Planning Authority [after consultation with Sport England] [or other specified time frame – e.g.

before first occupation of the educational establishment]. The land shall thereafter be maintained in accordance with the scheme and made available for playing field use in accordance with the scheme.

Reason: To ensure that the playing field is prepared to an adequate standard and is fit for purpose and to with policy DM3 of the Core Strategy and Development Management Policies 2009..

- 23 **No development shall take place until a scheme to ensure the continuity of the existing sports use on the playing fields and facilities shown edged within the red line area on Drawing No. 14-01 during construction works is submitted to and approved in writing by the Local Planning Authority after consultation with Sport England. The scheme shall ensure that the sports facilities remain at least as accessible and at least equivalent in terms of size, usefulness, attractiveness and quality to the existing playing fields and facilities and shall include a timetable for implementation. The approved scheme shall be implemented and complied with in full throughout the carrying out of the development.**

Reason: To protect the playing fields from damage, loss or availability of use and to accord with Policy E4 of Sport England's Playing Field Policy.

- 24 Any future reserved matters application shall be accompanied with a bat transect survey which shall be carried out prior to submission with its recommendations taken account of in the detailed designs of the scheme.

Reason: To ensure development takes account of bat potential in the area in accordance with the recommendations of the Preliminary Ecological Appraisal by Landscape Planning Ltd that accompanies the application and in the interests of policy DM15 of the Core Strategy and Development Management Policies 2009.

- 25 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 Policy DM2 of the Core Strategy and Development Management Policies 2009 and the advice within the National Planning Policy Framework.

- 26 **No development shall take place until details of the design and layout of the Artificial Grass Pitch, as proposed in accordance with Appendix 4 of the document Sport England Response to comments (January 2016 revision) have been submitted to and approved in writing by the**

Local Planning Authority after consultation with Sport England. The development hereby approved shall not be constructed other than substantially in accordance with the approved details.

Reason: To ensure the development is fit for purpose and sustainable and to accord with policy DM3 of the Core Strategy and Development Management Policies 2009.

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 both Condition 1 and 2 of this permission it will be necessary for the developer of the site to enter into an agreement with Central Bedfordshire Council as Highway Authority under Section 278 of the Highways Act 1980 to ensure the satisfactory completion of the access and associated road improvements. Further details can be obtained from the Development Control Group, Development Management Division, Central Bedfordshire Council, Priory House, Monks Walk, Chicksands, Shefford SG17 5TQ.
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 Highways Help Desk tel: 0300 300 8049
4. 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.
5. The applicant is advised that the design and layout of the sports facility should comply with the relevant industry Technical Design Guidance, including guidance published by Sport England, National Governing Bodies for Sport. Particular attention is drawn to:
 - Artificial Surfaces for Outdoor Sports guidance note (2013)
 - England & Wales Cricket Board's TS6 document on Performance Standards for Non-Turf Cricket Pitches Intended for Outdoor Use
 - Sport England's Athletics design guidanceSport England's Pavilions and Clubhouses design guidance

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 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 was advised of additional consultation/publicity responses, as detailed in the Late Sheet, as follows:
 - a. Sport England – comments with regard to paragraph 5.4 of the report (S106 Agreement and Sport and Leisure Requirements) and proposed condition 8 (Sports and Facility Design)
3. In advance of consideration of the application the Committee was advised of additional/amended conditions/reasons, as detailed in the Late Sheet, as follows:
 - a. Condition 18 – amended (regarding the submission and approval of details of the design and layout of the Tennis/Netball Court, Cricket Facilities, Athletic Facilities and Sports Pavilion)
 - b. Condition 23 – replaced (regarding a scheme to ensure the continuity of the existing sports use during construction works)
 - c. New Condition 26 – (regarding the submission and approval of details of the design and layout of the Artificial Grass Pitch)]

Item No. 06

APPLICATION NUMBER	CB/15/04664/FULL
LOCATION	Land adj. to Timber Lane, Woburn
PROPOSAL	Planning application for the erection of up to 10 dwellings, internal access road, car parking, landscaping and ancillary enabling works, together with the formation of a new vehicular access from Timber Lane, Woburn.
PARISH	Woburn
WARD	Aspley & Woburn
WARD COUNCILLORS	Cllr Wells
CASE OFFICER	Lisa Newlands
DATE REGISTERED	10 December 2015
EXPIRY DATE	10 March 2016
APPLICANT	Woburn RP Ltd
AGENT	Savills (UK) Ltd
REASON FOR COMMITTEE TO DETERMINE	Departure from the Development Plan and Called in by Councillor Wells.
RECOMMENDED DECISION	Full Application - Approval subject to the completion of a S106 agreement.

Recommendation:

That Planning Permission be approved subject to the following conditions and an acceptable S106 Agreement:

RECOMMENDED CONDITIONS/REASONS

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

Reason: To comply with Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 No development shall take place on the construction of the external walls, notwithstanding the details submitted with the application, until details of the materials to be used for the external walls and roofs of the development hereby approved have been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved details.

Reason: To control the appearance of the building in the interests of the visual amenities of the locality.
(Section 7, NPPF)

- 3 Prior to work commencing on the construction of the external walls, details of the proposed windows and external doors shall be submitted to and approved in writing. The windows shall be of timber construction.

Reason: To ensure the use of appropriate materials and an acceptable finish. (Policy DM3, CSDM)

- 4 The development shall not be brought into use until the proposed access has been formally constructed in accordance with Central Bedfordshire Council's specification for vehicular access.

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

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

Reason: In order to minimise danger, obstruction, and inconvenience to users of the highway. (Policy DM3, CSDM)

- 6 Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 1995, or any amendments thereto, the garage accommodation on the site shall not be used for any purpose, other than as garage accommodation, unless permission has been granted by the Local Planning Authority on an application made for that purpose.

Reason: To retain off-street parking provision and thereby minimise the potential for on-street parking which could adversely affect the convenience of road users. (Policy DM3, CSDM)

- 7 The development hereby approved shall be carried out and completed in accordance with the access, siting and layout illustrated on the approved plan number P/SP/211 and defined by this permission and, notwithstanding the provision of the Town and Country Planning General Permitted Development Order 1995, (or any Order revoking or re-enacting that Order) there shall be no variation without the prior approval in writing of the Local Planning Authority.

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

- 8 The dwellings hereby approved shall not be occupied until details of the bin storage/collection areas have been submitted to and approved in writing by the Local Planning Authority and the bin storage/collection areas have been implemented in accordance with the approved details. The bin storage/collection areas shall be retained thereafter.

Reason: In the interest of amenity.
(Section 7, NPPF)

- 9 **No development shall take place until details of the method statement of preventing site debris from being deposited on the public highway have been submitted to and approved in writing by the Local Planning Authority. The measures set out in the method statement shall be implemented throughout the construction period and until the completion of the development.**

Reason: In the interests of highway safety and to prevent the deposit of mud or other extraneous material on the highway during the construction period.
(Section 7, NPPF)

- 10 A scheme for 2 short stay cycle parking spaces per unit, shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall be fully implemented before the development is first occupied or brought into use and thereafter retained for this purpose.

Reason: To ensure the provision of adequate cycle parking to meet the needs of occupiers of the proposed development in the interests of encouraging the use of sustainable modes of transport. (Policy DM3, CSDM)

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

Reason: To ensure appropriate highway measures during the construction period. (Policy DM3, CSDM)

- 12 **No development shall take place until a contaminated land desktop study has been submitted to and approved in writing by the Local Planning Authority. In addition, and where deemed necessary by the Local Planning Authority, an intrusive investigation proposal, a subsequent remediation statement and a validation document, shall be submitted to and approved in writing by the Local Planning Authority. No development shall take place until the remediation measures thereby approved have been completed in accordance with the approved details.**

Reason: To ensure that the site is suitable for its end use and to protect human health and the water environment.
(Section 11, NPPF)

- 13 **No development shall commence until the final detailed design of a Surface Water Drainage Scheme including proposed standards of operation, construction, structural integrity and ongoing maintenance shall be compliant with the 'Non-statutory technical standards for**

sustainable drainage systems' (March 2015, Ref: PB14308), 'Central Bedfordshire Sustainable Drainage Guidance' (Adopted April 2014, Updated May 2015), and recognised best practise including the Ciria SuDS Manual (2016, C753). The scheme shall include details of how the system will be constructed, including any phasing, and how it will be managed and maintained during and after completion of the site. The scheme shall 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. The applicant should address the following concerns when submitting details to discharge the condition:

- 1. Further investigation to establish the operational capacity and functionality of the receiving downstream system, and any necessary remedial work to be undertaken prior to any surface water from the proposed site discharging to this system.**
- 2. Further investigation of ground conditions and feasibility of infiltration, in accordance with BRE 365 standards.**
- 3. Details of ownership and permissions required to connect to the downstream system and for any off site works, with evidence of agreements.**
- 4. Details of the final proposed impermeable area, peak flow rate and storage requirement, with full calculations and methodology. The scheme to be submitted shall include provision of attenuation for the 1 in 100 year event (+allowance for climate change) and demonstrate that the surface water runoff generated during rainfall events up to and including the 1 in 100 years rainfall event (to include for climate change and urban creep) will not exceed the run-off from the undeveloped site following the corresponding rainfall event. Including management of exceedance flow routes both on and off site in the event of system exceedance or failure.**

Reason: To ensure the approved system will function to a satisfactory minimum standard of operation and maintenance and prevent the increased risk of flooding both on and off site, in accordance with para 103 NPPF.

14

No building/dwelling shall be occupied until the developer has formally submitted in writing to the Local Planning Authority a finalised 'Maintenance and Management Plan' for the entire surface water drainage system, inclusive of any adoption arrangements and/or private ownership or responsibilities, and that the approved surface water drainage scheme has been correctly and fully installed as per the final approved details.

1. The FRA suggested SAB adoption, this is not an option. If a management company is to be used the consideration of further sustainable drainage could be considered, removal of gully pots for rain garden interceptors, swales, rills etc. could reduce installation cost.

Reason: To ensure that the implementation and long term operation of a sustainable drainage system (SuDS) is in line with what has been approved, in accordance with Written Statement HCWS161.

- 15 **No development shall take place until an ecological design strategy (EDS) addressing ecological mitigation, compensation and enhancement has been submitted to and approved in writing by the local planning authority.**

The EDS shall include the following.

- a) Purpose and conservation objectives for the proposed works.**
- b) Review of site potential and constraints.**
- c) Detailed design(s) and/or working method(s) to achieve stated objectives.**
- d) Extent and location/area of proposed works on appropriate scale maps and plans.**
- e) Type and source of materials to be used where appropriate, e.g. native species of local provenance.**
- f) Timetable for implementation demonstrating that works are aligned with the proposed phasing of development.**
- g) Persons responsible for implementing the works.**
- h) Details of initial aftercare and long-term maintenance.**
- i) Details for monitoring and remedial measures.**
- j) Details for disposal of any wastes arising from works.**

The EDS shall be implemented in accordance with the approved details and all features shall be retained in that manner thereafter.

Reason: To ensure a net biodiversity gain within the development in accordance with the requirement of the NPPF

- 16 **Both prior to and during development, all tree protection measures and working methodology shall be implemented in strict accordance with Section 10 "Recommendations for the protection of trees during Construction (Arboricultural Method Statement), which forms part of the document "Arboricultural Impact Assessment and Arboricultural Method Statement" (Ref 2516.AIA Rev C. Woburn.Waterland), which shall include the provision of tree protection fencing to be erected in strict accordance with the "Tree Protection Plan" (Ref. 2516.TPP.Rev.C.), as prepared by Andrew Benson (Tree Consultant).The tree protection fencing shall then remain securely in position throughout the entire course of development.**

Reason: To ensure that a satisfactory standard of tree protection of retained trees is maintained throughout the entire course of development, in order to prevent both above and below ground damage to trees, in the interests of visual amenity.

- 17 **The planting and landscaping scheme shown on approved Drawing No. Landscape Design V3 dated 07/04/16 shall be implemented by the end of the full planting season immediately following the completion and/or first use of any separate part of the development (a full planting season shall mean the period from October to March). The trees, shrubs and grass shall subsequently be maintained for a period of five years from the date of planting and any which die or are destroyed during this period shall be**

replaced during the next planting season with others of a similar size and species.

Reason: To ensure an acceptable standard of landscaping.
(Sections 7 & 11, NPPF)

- 18 Notwithstanding the approved plans, all new rainwater goods shall be of black painted [cast iron/aluminium] and shall be retained thereafter.

Reason: To ensure an acceptable finish to the proposed development given its location.
(Section 12, NPPF)

- 19 The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers P/SP/211 Rev B; X/SP/201; P/LP/01; P/LP/02; P/LP/03; P/LP/04; P/SE/201; P/SP/201 Rev C; Landscape Design V3; 2516.TPP Rev C; 2516.AIP Rev C.

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 no works associated with the construction of the vehicular access should be carried out within the confines of the public highway without prior consent, in writing, of the Central Bedfordshire Council. Upon receipt of this Notice of Planning Approval, the applicant is advised to write to Central Bedfordshire Council's Highway Help Desk, 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, under the provisions of the Highways Act 1980, no part of the structure, including boundary foundations and surface water hardware shall be erected or installed in, under or overhanging the public highway and no window, door or gate shall be fixed so as to open outwards into the highway.

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

4. The Highway Authority has the power under Section 143 of the Highways Act 1980, to remove any structure erected on a highway.
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 Management Group, Central Bedfordshire Council, Priory House, Monks Walk, Chicksands, Shefford SG17 5TQ.
6. 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, Bedfordshire, SG17 5TQ.
7. 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. (HN xi)
8. The applicant is advised that all cycle parking to be provided within the site shall be designed in accordance with Central Bedfordshire Council's "Cycle Parking Guidance - August 2006".
9. The applicant is advised that if it is the intention to request Central Bedfordshire Council as Local Highway Authority, to adopt the proposed highways as maintainable at the public expense then details of the specification, layout and alignment, width and levels of the said highways together with all the necessary highway and drainage arrangements, including run off calculations shall be submitted to the Development Management Group, Central Bedfordshire Council, Priory House, Monks Walk, Chicksands, Shefford SG17 5TQ . No development shall commence until the details have been approved in writing and an Agreement made under Section 38 of the Highways Act 1980 is in place.
10. The British Standard for Topsoil, BS 3882:2007, specifies requirements for top soils that are moved or traded and should be adhered to. The British Standard for Subsoil, BAS 8601 Specification for subsoil and requirements for use should also be adhered to
11. There is a duty to assess for Asbestos Containing Materials (ACM) during development and measures undertaken during removal and disposal should protect site workers and future users, while meeting the requirements of the SHE.

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 was advised of additional comments, as detailed in the Late Sheet, from the following:
 - a. 4 Timber Lane – objections to the application
 - b. 3 Timber Lane – objections to the application
 - c. 46 Timber Lane – objections to the application]

Item No. 9

APPLICATION NUMBER	CB/16/00374/RM
LOCATION	Land East Of, Station Road, Langford
PROPOSAL	Reserved matters following outline application CB/14/00186/OUT (110 houses) for the approval of appearance, landscaping, layout and scale.
PARISH	Langford
WARD	Stotfold & Langford
WARD COUNCILLORS	Cllrs Dixon, Saunders & Saunders
CASE OFFICER	Nikolas Smith
DATE REGISTERED	29 January 2016
EXPIRY DATE	29 April 2016
APPLICANT	BDW Trading Ltd
AGENT	
REASON FOR COMMITTEE TO DETERMINE RECOMMENDED DECISION	This is a major application and the Parish Council has objected.
	Approval

Recommendation:

That this application for the approval of Reserved Matters is granted subject to the following conditions:

RECOMMENDED CONDITIONS/REASONS

- 1 **Notwithstanding the submitted details, no development shall commence at the site before samples of materials to be used in the external surfaces of the development have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out as approved.**

Reason: To ensure that the appearance of the development is acceptable in accordance with Policy DM3 of the Central Bedfordshire Core Strategy and Development Management Policies (2009).

- 2 **Notwithstanding the submitted details, no development shall commence at the site before a revised landscaping scheme has been submitted to and approved in writing by the Local Planning Authority showing what trees would be retained and planting on the northern boundary of the site, the retention of a field gate access from Jubilee Lane and landscape screening between Plot 8 and No 49 Station Road. The development shall be carried out as approved.**

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

- 3 **No development shall commence at the site before details of existing and proposed levels at the site including cross-sections between the site and existing neighbours of it have been submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved details.**

Reason: To ensure that the appearance of the development and its impact on neighbours would be acceptable in accordance with Policy DM3 of the central Bedfordshire Core Strategy and Development Management Policies (2009).

- 4 **Notwithstanding the submitted details, no development shall commence at the site before revised details of surface materials have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.**

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

- 5 Notwithstanding the submitted details, there shall be no first floor north facing windows at Plot 8 or first floor west facing windows at Plots 80 and 81.

Reason: To protect living conditions at neighbouring properties in accordance with Policy DM3 of the Central Bedfordshire Core Strategy and Development Management Policies (2009).

- 6 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015, no development within Schedule 2 Classes A-E of the Order shall take place at any dwelling at the site without planning permission first having been sought and obtained from the Local Planning Authority.

Reason: To ensure that the appearance of the development would be acceptable, that living conditions would be protected and that appropriate amenity space would be provided in accordance with Policy DM3 of the Central Bedfordshire Council Core Strategy and Development Management Policies (2009).

- 7 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015, garages at the site shall only be used for the storage of private motor cars and shall not be used for any other purpose.

Reason: To ensure that sufficient car parking is provided at the site in accordance with Policy DM3 of the Central Bedfordshire Core Strategy and Development Management Policies (2009).

- 8 No dwelling shall be occupied at the site before a scheme of cycle parking for the site together with a timetable for its implementation have been

submitted to and approved in writing by the Local Planning Authority. The scheme shall be carried out in accordance with the approved timetable.

Reason: To ensure that sufficient cycle parking is provided at the site in accordance with Policy DM3 of the Central Bedfordshire Core Strategy and Development Management Policies (2009) and the central Bedfordshire Design Guide (2014).

- 9 The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers SF11.E.02, H421-5 REV H, H433-5 REV J, H455-5 REV H, H469-X5 REV J, H485-5 REV C, H533-5 REV H, H536-Y5, H586-H-5 REV C, H597-5 REV J, H588-5 REV C, H597-5 REV J, H536-Z5 REV L, H533-5 REV H, H455-5 REV J, H433-5 REV N, H421-5 REV L, H417-B5 REV A, SH39-X5 REV A, SH27-X5 REV A, T-307-E-5 REV L, XSG1F, XDG2S, XTG2S, H588-5 REV B, H469-X5 REV S, H485-5 REV C, H586-H-5 920130, SF11.E.01, H7188-101 D, H7188-06 D, DESIGN AND ACCESS STATEMENT JUNE 2016, H7188-05 A, ELL-137-DWH-B-650 F, ELL-137-DWH-B-651 F, ELL-137-DWH-B-652 F, ELL-137-DWH-B-653 F, ELL-137-DWH-B-654 F, ELL-137-DWH-B-670 A, GL0558 01B, GL0558 02B, GL0558 03A, H7188-102, LDG1S, NOISE MITIGATION REPORT DECEMBER 2015, GEOTECHNICAL AND GEOENVIRONMENTAL SITE ASSESSMENT SEPTEMBER 2015

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

INFORMATIVE NOTES TO APPLICANT

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 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 was advised of additional consultation/publicity responses, as detailed in the Late Sheet, from the following:

- a. 49 Station Road – concerns regarding the proximity of plot 8 to this property and the measures to mitigate the impact
- 3. In advance of consideration of the application the Committee was advised of additional comments, as detailed in the Late Sheet, from the following:
 - a. The applicant asked that the Committee be made aware of points relating to highways, landscaping, housing, rights of way, Network Rail and waste services
- 4. In advance of consideration of the application the Committee was advised of additional/amended conditions/reasons, as detailed in the Late Sheet, as follows:
 - a. Condition 2 (amended) – regarding the submission and approval in writing by the Local Planning Authority of a revised landscaping scheme]

Item No. 8

APPLICATION NUMBER	CB/16/00181/FULL
LOCATION	Land to the rear of 33 to 57 Shortmead Street, Biggleswade, SG18 0AT
PROPOSAL	Construction of 30 No. dwellings and associated road, demolition of commercial premises.
PARISH	Biggleswade
WARD	Biggleswade North
WARD COUNCILLORS	Cllrs Jones & Mrs Lawrence
CASE OFFICER	Nikolas Smith
DATE REGISTERED	28 January 2016
EXPIRY DATE	28 April 2016
APPLICANT	Mayfair Holdings
AGENT	RDC
REASON FOR COMMITTEE TO DETERMINE	This is a major application and the Town Council has objected
RECOMMENDED DECISION	Approval

Recommendation:

That Planning Permission is granted subject to the following conditions and the satisfactory completion of a S106 Agreement reflecting the heads of terms set out in the report.

RECOMMENDED CONDITIONS/REASONS

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

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

- 2 **No development shall commence at the site before the following has been submitted to and approved in writing by the Local Planning Authority:**

A Phase 1 Desk Study report prepared by a suitably qualified person adhering to BS 10175 and CLR 11 documenting the ground and material conditions of the site with regard to potential contamination.

Reason: To protect human health and the environment in accordance with Policy DM3 of the Core Strategy and Development Management Policies Document (2009).The nature of this condition requires that it is addressed prior to commencement.

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

Where shown to be necessary by the Phase 1 Desk Study, a Phase 2 Site Investigation adhering to BS 10175 and CLR 11, incorporating all appropriate sampling, prepared by a suitably qualified person.

Where shown to be necessary by the Phase 2 Site Investigation a detailed Phase 3 Remediation Scheme (RS) prepared by a suitably qualified person, with measures to be taken to mitigate any risks to human health, groundwater and the wider environment, along with a Phase 4 validation report prepared by a suitably qualified person to confirm the effectiveness of the RS.

Any such remediation/validation should include responses to any unexpected contamination discovered during works.

Reason: To protect human health and the environment in accordance with Policy DM3 of the Core Strategy and Development Management Policies Document (2009).

- 4 Prior to the occupation of any dwelling at the site, details of surface materials for vehicular areas shall have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details in advance of the occupation of any dwelling at the site.

Reason: So as to safeguard highway safety and minimise inconvenience to users of the premises and ensure satisfactory parking of vehicles outside highway limits in accordance with Policy DM3 of the Central Bedfordshire Core Strategy and Development Management Policies (2009).

- 5 The access to the site and the car parking shown on the approved plans shall be completed in advance of the first occupation of any dwelling at the site and shall be permanently retained and maintained thereafter.

Reason: To ensure that adequate and appropriate access and parking arrangements are provided at all times in accordance with Policy DM3 of the Central Bedfordshire Core Strategy and Development Management Policies (2009).

- 6 **No development shall commence at the site before a Demolition and Construction Method Statement has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in strict accordance with the approved Statement.**

Reason: In the interest of highway safety and living conditions at neighbouring properties in accordance with Policy DM3 of the Central Bedfordshire Core Strategy and Development Management Policies (2009). The nature of the details required by the condition require that it is addressed prior to commencement.

- 7 **Notwithstanding the information submitted with the planning application, no development shall commence at the site before a revised Arboricultural Impact Assessment and Method Statement has been submitted to and approved in writing by the Local Planning Authority. The Statement shall include procedures and methods for site clearance, construction and the proposed retaining wall including removal of existing hard surfacing and proposed foundation design within root protection areas and associated level changes and details and distances of tree protection fencing and ground protection in line with BS5837 2012 Trees in relation to Design, Demolition and Construction. The development shall be carried out in accordance with the approved Statement.**

Reason: To ensure that retained trees at the site are suitably protected in accordance with Policy DM14 of the Central Bedfordshire Core Strategy and Development Management Policies (2009). The nature of the details required by the condition require that it is addressed prior to commencement.

- 8 **Notwithstanding the submitted details, no development shall commence at the site before a detailed Landscaping Scheme for the site including hard and soft landscaping, boundary treatment, species, sizes and densities of planting, a timetable for implementation and an ongoing Programme of Maintenance has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in strict accordance with the approved Scheme.**

Reason: To ensure that the appearance of the site and living conditions for future occupiers are acceptable in accordance with Policies DM3 and DM14 of the Central Bedfordshire Core Strategy and Development Management Policies (2009). The nature of the details required by the condition require that it is addressed prior to commencement.

- 9 **Notwithstanding the details shown on the submitted drawings, no development shall commence at the site before a Schedule of Materials to be used in the construction of the buildings has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved Schedule.**

Reason: To ensure that the appearance of the development and its impact on heritage assets is acceptable in accordance with Policies DM3 and DM13 of the Central Bedfordshire Core Strategy and Development Management Policies (2009). The nature of the details required by the condition require that it is addressed prior to commencement.

- 10 **Notwithstanding the submitted details, no dwelling shall be occupied at the site before a Scheme for Biodiversity Enhancement at the site has been submitted to and approved in writing by the Local Planning Authority. The Scheme shall be carried out as approved in advance of the occupation of any dwelling at the site and shall be retained and maintained permanently thereafter.**

Reason: To ensure that ecology at the site is protected and enhanced in accordance with Policies DM3 and DM15 of the Central Bedfordshire Core Strategy and Development Management Policies (2009).

- 11 **No development shall commence at the site before details of how 10% of energy demand created by the development will be secured from renewable sources and how water efficiency measures will be successfully introduced at the site have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.**

Reason: To ensure that suitable sustainability measures are introduced at the site in accordance with Policies DM1 and DM2 of the Central Bedfordshire Core Strategy and Development Management Policies (2009). The nature of the details required by the condition require that it is addressed prior to commencement.

- 12 **No development shall commence until a detailed surface water drainage scheme for the site, based on the agreed FRA (Revision A: January 2016, R-FRA-T8070PM-01-A) has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of full scale site investigation, including infiltration testing and groundwater assessment carried out in accordance with BRE 365, as well as details of how the scheme shall be maintained and managed after completion. Where revisions to the agreed strategy are proposed these shall be fully justified and approved by the Local**

Planning Authority. The scheme shall 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.

Reason: To ensure the approved system will function to a satisfactory minimum standard of operation and maintenance and prevent the increased risk of flooding both on and off site, in accordance with para 103 NPPF. The nature of this condition requires attention prior to commencement.

- 13 No building/dwelling shall be occupied until the developer has formally submitted in writing to the Local Planning Authority a management and maintenance plan for the surface water drainage, and that the surface water drainage scheme has been approved on-site as having been correctly and fully installed as per the approved details.

Reason: To ensure that the implementation and long term operation of a sustainable drainage system (SuDS) is in line with what has been approved, in accordance with Written statement HCWS161.

- 14 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015, garages at the site shall only be used for the parking of motor cars and for no other purpose unless planning permission has first been sought and obtained from the Local Planning Authority.

Reason: To ensure that sufficient car parking is provided at the site in accordance with Policy DM3 of the Central Bedfordshire Core Strategy and Development Management Policies (2009).

- 15 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015, there shall be no extensions or alterations to the dwellings at the site or erection of outbuildings without planning permission first having been sought and obtained from the Local Planning Authority.

Reason: To ensure that sufficient amenity spaces is provided at the site and the appearance of the development is acceptable in accordance with Policy DM3 of the Central Bedfordshire Core Strategy and Development Management Policies (2009).

- 16 **No development shall commence at the site before details of existing and proposed levels at the site and its surroundings, including cross sections through the site with neighbouring buildings which have been agreed with the Local Planning Authority have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.**

Reason: To ensure that the appearance of the development and its relationship with neighbouring buildings is acceptable, in accordance

with Policy DM3 of the Central Bedfordshire Core Strategy and Development Management Policies (2009). The nature of this condition requires that it is addressed pre-commencement.

- 17 **No development shall commence at the site before a scheme for the provision of cycle parking at the site has been submitted to and approved in writing by the Local Planning Authority. The cycle parking shown on the scheme that is intended for use by occupiers of a dwelling shall be provided prior to the occupation of that dwelling.**

Reason: To ensure that sustainable methods of transport are provided at the site in accordance with Policy DM3 of the Central Bedfordshire Core Strategy and Development Management Policies (2009) and the Central Bedfordshire Council Design Guide (2014). The nature of this condition requires that it is addressed prior to commencement.

- 19 **No development shall commence at the site before details of proposed boundary treatment at the site, including those of the proposed retaining wall at the west of the site have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out as approved.**

Reason: To ensure that the appearance of the site would be acceptable and in accordance with Policy DM3 of the Central Bedfordshire Core Strategy and Development Management Policies (2009). This condition requires addressing pre commencement because it is critical to the acceptability of the development.

- 19 The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers Site Location Plan, Site Location Plan, RDC0134/110E, RDC0134/203B, RDC0134/202B, RDC0134/217A, RDC0134/216C, RDC0134/214A, RDC0134/203A, RDC0134/202A, RDC0134/204B, RDC0134/205A, RDC0134/217, RDC0134/216C, RDC0134/207B, RDC0134/208C, RDC0134/209C, RDC0134/219, RDC0134/111, RDC0134/219, RDC0134/218, RDC0134/206, RDC1034/210C, RDC1034/211C, RDC1034/217, RDC1034/222, RDC1034/223 Topographical Survey, Ecological Appraisal dated January 2015, Flood Risk Assessment rev A dated January 2016, Historic Environment Desk-Based Assessment dated January 2016, Design and Access Statement, Transport Statement dated January 2016, Planning Statement, Tree Survey, Arboricultural Impact Assessment and Arboricultural Method Statement dated January 2016

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 parking for contractor's vehicles and the storage of materials associated with this development should take place within the site and not extend into within the public highway without authorisation from the highway authority. If necessary the applicant is advised to contact Central Bedfordshire Council's Highway Help Desk on 03003008049. Under the provisions of the Highways Act 1980 the developer may be liable for any damage caused to the public highway as a result of construction of the development hereby approved.
3. Any unexpected contamination discovered during works should immediately be brought to the attention of the Planning Authority.
4. The British Standard for Topsoil, BS 3882:2007, specifies requirements for topsoils that are moved or traded and should be adhered to. The British Standard for Subsoil, BS 8601 Specification for subsoil and requirements for use, should also be adhered to.
5. Applicants are reminded that, should groundwater or surface water courses be at risk of contamination before, during or after development, the Environment Agency should be approached for approval of measures to protect water resources separately, unless an Agency condition already forms part of this permission.

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

The Council acted pro-actively through positive engagement with the applicant during the determination process which led to improvements to the scheme. The Council has therefore acted pro-actively to secure a sustainable form of development in line with the requirements of the Framework (paragraphs 186 and 187) and in accordance with the Town and Country Planning (Development Management Procedure) (England) 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 was advised of additional consultation/publicity response, as detailed in the Late Sheet, as follows:
 - a. Three further letters of objection
 - b. A further report by MTC Engineering on behalf of a number of residents
3. In advance of consideration of the application the Committee was orally advised by the Case Officer that two of the proposed dwellings (plots 21 and 23) had three bedrooms and not two and that condition 5 required amendment to reflect the highway widening.
4. A new Informative Note to Applicant was added and the existing Informative Notes renumbered accordingly.]

LATE SHEET

DEVELOPMENT MANAGEMENT COMMITTEE – 20th July 2016

Item 06 (Pages 15 - 44) – CB/15/04664/Full – Land At Timber Lane, Woburn.

Additional Consultation/Publicity Responses

None

Additional Comments

Additional representations sent to the Chairman/ Vice Chairman of Development Management Committee.

4 Timber Lane: Forwarded a copy of the letter dated 31st May 2016 and photos. Objected to the proposal on a number of fronts; validity of the scheme in relation to the Green Belt, impact on the environment and the significant increase in the existing hazardous road layout contributing to health and safety issues. As residents of 4 Timber Lane particularly affected by all three of these issues. Not only is it a challenge to exit our driveway with cars parked, it makes the bend of Timber Lane increasingly more hazardous.

3 Timber Lane: Revised proposal has failed to address any of my previous concerns and the core principles remain for my opposition as follows:

- Designated green belt
- County Wildlife Site
- Public Right of Way through the site – impacted on by the development
- Not identified alternative sites which are brownfield – applicant have identified a further five sites in Woburn suitable for development
- Highway Safety – Timber Lane is a lane and as such cannot withstand one point of residential vehicle egress from this proposed development on to it within less than 75m of Leighton Street
- Existing parking/ passing problems already in place
- The Transport report is heavily biased in its calculations
- The revised proposal has allowed for 10 parking spaces including garages and assumes that residents will use their garages for parking – reality is they will use them for storage. Therefore, lack of parking provision within the scheme.
- Extreme driving conditions during winter on entry to Timber Lane from Leighton Street and vice versa.
- Residential roof tops will blot out the scenic view of Woburn village from the meadow.
- Please look at application CB/15/04299 where the proposal to build 2 dormer bungalows in West Orchard, Fairfield Park was refused – the issues mirror this situation. It was refused as it failed to support the management and protection of the County Wildlife Site; the proposal would result in an overly domestic

character to an existing open landscape area which would be detrimental to the visual amenity of the neighbouring residents; the proposal has failed to consider the local aspirations of the local community and proposes development of an area intended to be classified as open space.

- CBC should clearly prioritise the use of brownfield over greenfield land in local planning policy so these applications cannot continue to be re-submitted.

3 Timber Lane: Reinforcing existing objection to the application.

- The consultation is out of date and the views of the public have not been sought from the developer on this current proposal;
- Local development should be for the benefit of the community and not just the financial benefit of the developer;
- Supporter of affordable housing, the revised proposal fails to address many of previous objections
- Green belt land, County Wildlife Site, historic bridleway a much used local amenity area;
- Sajid Javid (Business Secretary) The Green Belt can rightly be protected. There is plenty of land which is not Green Belt that we can build on and which is suitable for housing, and we need to get on with it. (July 2015)
- Timber Lane is extremely narrow and no wider than a small country lane. It has an acute curvature which makes exiting adjacent properties a hazardous manoeuvre, sight lines are challenging and it is difficult to see oncoming vehicles entering from Leighton Street.
- The development of 6000 new homes at nearby Wavendon and Kingston as well as new housing development along the M1 corridor from Luton will see traffic volumes increase significantly in Woburn over the coming years. Leighton Street is already congested and any additional traffic volumes from Timber Lane will further exacerbate the problem.
- Woburn offers limited employment opportunities and everyday Timber Lane witnesses an exodus of commuter traffic leaving for the conurbations of Milton Keynes, Leighton Buzzard and Bedford.
- Insufficient parking provision for ten houses.
- The views from Timber Lane should not be discounted and form part of the historical and spatial context of Woburn itself.
- The housing needs survey is out of date and the proposal does not meet the required need. No additional survey since 2011.

46 Timber Lane:

- The site is Green Belt
- The site is a Historic Landscape and County Wildlife Site
- In my opinion, there is already more than an adequate supply of rental housing stock in Woburn. For example, one local landlord, the Woburn Estate, has had an average of 2.15 properties available for let, in Woburn (sample period December 2013 to June 2014) - why does Woburn need ANY additional housing if the current supply of rental housing stock consistently exceeds demand?
- The Housing Needs Survey showed that Woburn has an average of 25% private rental properties against a County average of 6.9%. This further illustrates that there is already way more than an adequate supply of rental housing stock in Woburn without any additional development.

- Although the Housing Needs Survey on which this application is founded is 3-years out of date, in that survey just 2.7% of the population of Woburn suggested that any additional housing would be desirable in our village

Secondly, in addition to the above points, I also object to this specific planning application for the following reasons;

- Based on the points above, the applicant has failed to objectively demonstrate that any need for this development exists
- The Housing Needs Survey identified a need for 6-one-bed units. Notwithstanding what is written above, this planning application does not meet that need
- The applicant has not considered any alternative, brown-field sites in the village. No SWOT analysis of alternative locations has been conducted nor any weighted scoring of alternative sites undertaken. As such, the need to demonstrate that any special circumstances exist to justify greenbelt development in the Woburn Conservation Area is not met
- My understanding is that any planning application submitted under the Rural Exception guidelines should be solely for affordable housing. That is not the case with this application
- The application raises significant road safety & traffic concerns on Timber Lane
- Local children have used this field for recreation for years and years and their need for local "play areas" is overlooked.
- Finally, the development sits outside the Woburn Settlement Boundary

Additional/Amended Conditions/Reasons

None

Item 07 (Pages 45-68) – CB/15/03850/Full – Eversholt Beeches, Watling Street, Caddington, Dunstable, LU6 3QP

Application withdrawn from committee

Item 08 (Pages 62-92) – CB/16/00181/Full – Land to the Rear of 33 to 57 Shortmead Street, Biggleswade, SG18 0AT

Additional Consultation/Publicity Responses

Three further letters of objection and a further report prepared by MTC Engineering on behalf of a number of residents have been submitted since the Committee Report was finalised. They make the following comments:

- The positive amendments to the scheme are welcomed but there are still concerns.

- The highways situation would still be unsatisfactory. The Council could be held accountable in the future.
- The density would still be high.
- There would still be overlooking and a loss of sunlight.
- The loss of the existing wall would be unacceptable.
- New residents could use the existing lay-by parking on Wharf Mews.
- The existing grassed area would be lost and new amenity space should be adopted for public use.
- There would be various conflicts with the Council's Design Guide.
- The deeds for new properties should include various covenants.
- Construction traffic should be carefully managed.
- There would be noise and dust during the day.
- Wharf Mews cannot accommodate more than 50 dwellings.
- Further works to the road are required.
- There should be a resident's parking scheme.
- The Council should not approve plans without certainty that the developer can deliver the development.
- The junction would be unsafe and there is no evidence of there being sufficient capacity on the road network.
- Parking in the turning head would be lost.

Additional Comments

Additional/Amended Conditions/Reasons

Item 09 (Pages 93-114) – CB/16/0374/RM – Land East of Station Road, Langford

Additional Consultation/Publicity Responses

A further representation has been received from a resident at No 49 Station Road that reads:

Whilst my concern is not a major objection, I would like some reassurance that it is being considered as I have to live with the outcome on a daily and permanent basis. I did spell out clearly that my main area of concern was the close proximity of plot No 8 to my boundary as my living aspect is all facing this direction. Whilst I do not expect this proposed building to be significantly moved, I would expect some level of screening to be provided to offer a level of privacy to both my property and the proposed building. Based on how many house's are being developed on this site, I feel my request is both reasonable and fair.

In response, officers highlight that a condition would secure a detailed landscaping scheme which could include additional landscape screening on that boundary.

Additional Comments

The applicant has requested that the Committee is aware of the following points:

Highways:

Information pertaining to conditions 9, 10 and 12 were submitted and validated on 10th May 2016

The submitted information deals with the railway noise, the Langford Mitigation Strategy (April 2016) updates the noise mitigation strategy in line with the current bund and wall proposal

Landscape Officer:

Three landscape drawings were submitted with the reserved matters application GL0558 01B, GL0558 02B and GL0558 03B these have detailed planting information on them

DWH have no intention of removing the hedgerow/trees to the north of the site (along Jubilee Lane). The only instance where this is likely to happen is where we connect our drainage into the ditch

Housing:

The proposed housing split (63% rented 37% intermediate) is as per the outline planning appeal decision condition No. 8

The housing will be tenure blind

Rights of Way:

A sum of £13,800 was allocated in the S106 specifically bridleway No. 8

We are leaving the current field access open through to bridleway No.8, this will remain open after completion of the site

Two access points are not viable due to the ditch running along the length of Jubilee Lane

Network Rail:

S106 contribution is noted

Waste Services:

A number of the units noted already have bin collection points on the layout, those that have been missed will be amended.

Additional/Amended Conditions/Reasons

Condition 2 should be amended to read:

Notwithstanding the submitted details, no development shall commence at the site before a revised landscaping scheme has been submitted to and approved in writing by the Local Planning Authority showing what trees would be retained and planting

on the northern boundary of the site, the retention of a field gate access from Jubilee Lane and landscape screening between Plot 8 and No 49 Station Road. The development shall be carried out as approved.

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

Item 10 (Pages 115-156) – CB/15/01657/Out – Samuel Whitbread Community College, Shefford Road, Clifton, SG17 5QS

Additional Consultation/Publicity Responses

Sport England

I had a few comments on the committee report that I would be grateful if you could consider and report to members of the committee at the meeting as follows:

1. Paragraph 5.4 – S.106 agreement Sport & Leisure requirements (page 147 of report): While I appreciate that the wording of the section 106 requirements may not need to be definitive for the purposes of the committee report, can I make the following points:
 - As advised in my response, the commuted sum for drainage works at Shefford Sports Club would be £78,657 plus professional fees and VAT as the club will need to bear the costs of the fees and VAT as well as the capital costs of the works.
 - As advised in my response, at Robert Bloomfield Academy, as well as submission/approval of the construction specification for the playing field works, there will need to be provision in the obligations for the delivery of the works, the delivery of an annual long term maintenance programme and a new or revised community use agreement. The s.106 requirements in the report only refer to the construction specification.
 - As advised in my response, the same provisions need to be made at Etonbury Academy as at Robert Bloomfield Academy. While the committee report acknowledges the off-site provision at Etonbury Academy as part of the mitigation package in paragraph 1.7 (page 142), there is no reference to Etonbury Academy in the s.106 requirements summary in paragraph 5.4
 - As advised in my response, as well obligations to include facility management of the proposed facilities, there will need to be obligations covering playing field maintenance.

It is considered important that the committee are made aware of the full range of obligations that are expected in relation to sport and leisure before the application is determined plus to avoid any confusion or misinterpretation at a later date about the content of the obligations when the s.106 is drawn up between the applicant and the Council.

2. Proposed Condition 18 – Sports Facility Design (page 152 of report): This condition has amalgamated 5 separate conditions that I requested in my consultation response. I do not have a problem in principle with this approach for the tennis courts, cricket facilities, athletics facilities and sports pavilion as proposed condition 18 would have the same effect as 4 separate conditions for the 4 different facilities. However, in relation to the Artificial Grass Pitch, a bespoke condition was requested requiring the design and layout to be prepared in accordance with the content of Appendix 4 of the submitted Sport England Response to Comments (attached). The content of Appendix 4 had been worked up and agreed between the applicant, Sport England, the FA and the RFU and was intended to be more specific about the design requirements for the facility (than a more general submission/approval in consultation with Sport England approach) in order to provide some specific parameters for the design to be assessed against and to ensure that the commitments made by the applicant to date in relation to its design were followed through in practice and that a potential scenario where a design which did not follow the specific requirements set out in Appendix 4 was subsequently approved by CBC against Sport England's advice. As the AGP is seen as the main element of the playing field mitigation by the FA and the RFU, it is imperative that its detailed design will be acceptable in practice. A further consideration, is that not all of the specific requirements in Appendix 4 can be assessed at pre-application stage which was another reason why a bespoke design condition for this facility was requested. The requirement in Appendix 4 for the AGP to be designed to meet the FIFA 1* Performance standard can only be assessed following completion of the construction as the pitch has to be tested against the FIFA standard and then added to the FA' Register of Football Turf Pitches before it would meet this requirement. Condition 18 as proposed would presumably require the details submitted to be approved and the condition discharged before commencement of development and may not therefore provide the opportunity for an assessment to be made of whether it met the FIFA standard at the post construction stage. To address these concerns, it is requested that for the Artificial Grass Pitch, a separate design condition is imposed on any planning permission along the lines recommended in my formal response. At the very least, as an alternative (in addition to proposed condition 18 as currently worded), to address the point above about assessing whether the artificial grass pitch has met the required performance standards before it is first used, a further planning condition as follows is recommended to address this matter:

“Use of the artificial grass pitch shall not commence until certification that the Artificial Grass Pitch hereby permitted has met FIFA Quality Concept for Football Turf - One Star accreditation (or equivalent International Artificial Turf Standard (IATS)) and the World Rugby Regulation 22 (2016) requirements, including confirmation that the facility has been registered on the Football Association's Register of Football Turf Pitches, has been submitted to and approved in writing by the Local Planning Authority. The artificial grass pitch will be maintained in accordance with the approved details for as long as the facility is operational.

Additional Comments

Additional/Amended Conditions/Reasons

Amended condition 18

No development shall take place until details of the design and layout of the Tennis/Netball Court, Cricket Facilities, Athletic Facilities and Sports Pavilion have been submitted to and approved in writing by the Local Planning Authority after consultation with Sport England. The development hereby approved shall not be constructed other than substantially in accordance with the approved details.

Reason: To ensure the development is fit for purpose and sustainable and to accord with policy DM3 of the Core Strategy and Development Management Policies 2009.

Replacement condition 23

No development shall take place until a scheme to ensure the continuity of the existing sports use on the playing fields and facilities shown edged within the red line area on Drawing No. 14-01 during construction works is submitted to and approved in writing by the Local Planning Authority after consultation with Sport England. The scheme shall ensure that the sports facilities remain at least as accessible and at least equivalent in terms of size, usefulness, attractiveness and quality to the existing playing fields and facilities and shall include a timetable for implementation. The approved scheme shall be implemented and complied with in full throughout the carrying out of the development.

Reason: To protect the playing fields from damage, loss or availability of use and to accord with Policy E4 of Sport England's Playing Field Policy.

New condition

No development shall take place until details of the design and layout of the Artificial Grass Pitch, as proposed in accordance with Appendix 4 of the document Sport England Response to comments (January 2016 revision) have been submitted to and approved in writing by the Local Planning Authority after consultation with Sport England. The development hereby approved shall not be constructed other than substantially in accordance with the approved details.

Reason: To ensure the development is fit for purpose and sustainable and to accord with policy DM3 of the Core Strategy and Development Management Policies 2009.

Item 11 (Pages 157-196) – CB/15/04456/Full – Land at Long Lake Meadow, High Road, Seddington, Sandy, SG19 1NU

Additional Consultation/Publicity Responses

Highways England

Additional Comments

Regarding Internal Drainage Board objection:

The application site falls outside of the flood zone. The objections relate to the possible loss of flood compensation area required by condition for an existing consent for stabling adjacent to this application site.

Additional/Amended Conditions/Reasons

Additional condition as a replacement for conditions 5, 7 and 8.

The residential caravans hereby approved shall not be brought on to site until details of a development scheme have been submitted to and approved in writing by the Local Planning Authority, and the approved development scheme shall implemented in full prior to occupation of any caravan, and thereafter retained in the agreed form.

- (i) The proposed means of foul and surface water drainage of all parts of the site;
- (ii) Walls, fencing, gates or other means of enclosure on the boundary of and within all parts of the site, together with any additional such walls, fencing, or other enclosures on all parts of the site. The means of enclosure shall include a proposed boundary on the eastern boundary of the site and acoustic fencing on the western boundary (as required by condition 5 of this decision); and
- (iii) The waste storage facilities to serve the various parts of the site; and
- (iv) The treatment of the hard-surfaced areas of the site.

Reason: To provide a satisfactory appearance in recognition of the location of the site in an open countryside location.

(Policy DM3 CSDMP and Sections 7, 9 & 11 NPPF)

Additional condition

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 the open countryside of the A.O.N.B & AGLV and its surrounding area.

(Sections 7 & 11, NPPF)

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