

## CENTRAL BEDFORDSHIRE COUNCIL

At a meeting of the **DEVELOPMENT MANAGEMENT COMMITTEE** held in Council Chamber, Priory House, Monks Walk, Shefford on Wednesday, 3 January 2018

### PRESENT

Cllr K C Matthews (Chairman)

Cllrs	M C Blair	Cllrs	C C Gomm
	Mrs S Clark		K Janes
	K M Collins		T Nicols
	I Dalgarno		T Swain
	F Firth		J N Young
	E Ghent		

Apology for Absence: Cllrs Berry

Substitute: Cllr Cllr S Dixon (In place of R D Berry)

Members in Attendance: Cllr Cllr P Duckett  
Cllr P Downing  
Cllr J Lawrence  
Cllr B J Spurr

Officers in Attendance:	Mr D Ager	Principal Highway Officer
	Miss H Bell	Committee Services Officer
	Patricia Bramwell	Solicitor for Planning & Highways LGSS
	Ms S Griffin	Committee Services Officer
	Mr M Heron	Planning Officer
	Mr D Lamb	Planning Manager East
	Mr T Mead	Planning Officer

#### DM/17/105. **Chairman's Announcements and Communications**

The Chairman advised that the order of business would not be varied.

The Chairman advised that agenda item No. 10, 4 Burgess Way, Henlow had been withdrawn as the Ward Member had removed the request for the item to be considered by this Committee. Determination of the application would be delegated to Officers.

The Chairman advised of the procedure for each planning item to be considered at this meeting.

DM/17/106. **Minutes**

**RESOLVED**

**That approval of the Minutes of the meeting of the Development Management Committee held on 6 December 2017 be deferred until the next meeting.**

DM/17/107. **Members' Interests**

(a) **Personal Interests:-**

<b>Member</b>	<b>Item</b>	<b>Nature of Interest</b>	<b>Present or Absent during discussion</b>
Cllr Dixon	6 & 7	Know Consultant very well	Absent
Cllrs Young, Dixon, Dalgarno, Clark, Collins & Ghent.	8	In capacity as Executive Members.	Absent

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

<b>Member</b>	<b>Item</b>	<b>Nature of Interest</b>	<b>Present or Absent during discussion</b>
Cllr Blair	6, 7 & 8	Know Public Speakers.	Present

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

<b>Member</b>	<b>Item</b>	<b>Parish/Town Council</b>	<b>Vote Cast</b>
Cllr Blair	6, 7 & 8	Amphill Town Council.	None

**DM/17/108. Planning Enforcement Cases Where Formal Action Has Been Taken**

The Chairman advised Members to raise any issues they might have with regard to planning enforcement cases with the Planning Enforcement and Appeals Team Leader.

**DM/17/109. Planning Application No. CB/17/00981/OUT (Amphill)**

The Chairman advised that he had received a request for a motion to be submitted and that he had subsequently agreed to the request.

The Executive Member for Regeneration referred to the Pre Submission version of the Local Plan which was due to be released today, which Members of this Committee had not yet viewed.

The Executive Member for Regeneration referred to the fact that submissions detailed in this version of the Local Plan included Maulden and surrounding areas and felt that on the basis of those submissions it would be unwise to consider both this planning application and Agenda 7, Planning application No CB/17/01156/OUT, Land East on No.13 Clophill Road, Maulden, Beds, MK45 2AQ as any decision taken on these items could contradict the proposals contained within the Pre Submission version of the Local Plan.

The Executive Member apologised to Members of the public who had registered to speak on both this item and Planning Application No. CB/17/00981/OUT.

The Executive Member for Regeneration moved deferral of this item and Planning Application No. CB/17/01156/OUT for one cycle.

The motion to defer Planning application No. CB/17/00981/OUT and CB/17/01156/OUT was seconded.

A Member asked for further clarity on determining this application in light of the Pre Submission stage of the Local Plan.

The Executive Member referred to the number of significant planning applications in and around Maulden and again reiterated that without taking into account the pre submission comments that it would not be appropriate to determine at this stage and wait for the publication of the Pre Submission Local Plan to be made available.

**RESOLVED**

**That Planning Application No. CB/17/00981/OUT relating to Land North of Clophill Road, Maulden be deferred for one cycle**

Upon being put to the vote all 11 Members voted in favour of deferment and 1 Member abstained.

**DM/17/110. Planning Application No. CB/17/01156/OUT (Ampthill)**

The Committee considered the motion as detailed by the Executive Member for Regeneration at Planning application No.CB/17/0098/OUT.

**RESOLVED**

**That Planning Application No. CB/17/01156/OUT relating to Land East of No. 13 Clophill Road, Maulden be deferred for one cycle.**

Upon being put to the vote all 11 Members voted in favour of the application being deferred and 1 Member abstained.

**DM/17/111. Planning Application No. CB/17/04939/VOC (Ampthill)**

The Committee considered a report regarding Planning Application No. CB/17/04939/VOC seeking removal of condition 6 of planning permission CB/16/05823/OUT. The condition 1 requested to be removed or restricted to 1.5 storeys with rooms in the roof with and agreed maximum ridge height.

In advance of consideration of the application the Committee's attention was drawn to additional comments as set out in the Late Sheet.

In advance of the application the Committee received representations from Maulden Parish Council.

The Ward representative spoke about concerns on the roof height being greater than 1.5 storeys and how this would impact on the property when marketed for sale.

The Ward Representative asked for clarity of previous concerns relating to the height of the house and sought assurance that this been dealt with under the reserved matter process of the application.

A Member spoke about how the application was maximising land use.

**RESOLVED**

**That Planning Application No. CB/17/04939/VOC relating to 9 Silsoe Road, Maulden be approved as set out in the Schedule attached to these Minutes.**

Upon being put to the vote 5 Members voted for approval, 1 voted against and 1 abstained.

**DM/17/112. Planning Application No. CB/17/04783/FULL (Biggleswade North)**

The Committee considered a report regarding Planning Application No. CB/17/04783/FULL a full application seeking approval of a sub division of an annexe from the main house to create a separate dwelling at 1 St Johns Street, Biggleswade, Beds, SG180BT.

The agent for the application spoke in favour of the application.

The Ward Representative spoke in favour of the application. She referred to the site visit that she had undertaken with the Committee and the demand that there is for this type of dwelling. She spoke about the car parking spaces on site.

The Case Officer drew the Committee's attention to an error contained within paragraph 3.1 of the report and deleted reference to 40 square metres, which should have read 48 square metres.

The Committee considered the application and in summary discussed the following:

- The demand for ground floor dwellings.
- Design Guide regulations and how this application did in fact meet requirements.
- Garden space and associated land.

The Committee sought clarity that Biggleswade Town Council objected to the application.

It was moved and seconded that the application be approved on the grounds of the overall balancing exercise required, the identified harm and conflict with the Development Plan would be outweighed by the benefits of the scheme.

Upon being put to the vote 6 Members voted in favour of the proposed amended recommendation, 5 voted against and 2 abstained.

**RESOLVED**

**That Planning Application No. CB/17/04783/FULL relating to 1 St Johns Street, Biggleswade be approved. In the overall balancing exercise required, the identified harm and conflict with the Development Plan would be outweighed by the benefits of the scheme.**

**DM/17/113. Planning Application No. CB/17/05259/FULL (Arlesey)**

**RESOLVED**

**That Planning Application No. CB/17/05259/FULL relating to 4 Burgess Way, Henlow be withdrawn.**

**DM/17/114. Late Sheet**

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

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

**DM/17/115. Site Inspection Appointment(s)**

**NOTED**

**That the next meeting of the Development Management Committee will be held on 31 January 2018.**

**RESOLVED**

**That all Members and Substitute Members along with the relevant ward representatives be invited to conduct site inspections on 29 January 2018.**

(Note: The meeting commenced at 10.00 a.m. and concluded at 11.00 a.m.)

Chairman .....

Dated .....

**Item No. 8**

<b>APPLICATION NUMBER</b>	<b>CB/17/04939/VOC</b>
<b>LOCATION</b>	<b>9 Silsoe Road, Maulden, Bedford, MK45 2AX</b>
<b>PROPOSAL</b>	<b>Variation of condition 6 of planning permission CB/16/05823/OUT</b>
<b>PARISH</b>	<b>Maulden</b>
<b>WARD</b>	<b>Amphill</b>
<b>WARD COUNCILLORS</b>	<b>Cllrs Duckett, Blair &amp; Downing</b>
<b>CASE OFFICER</b>	<b>Matthew Heron</b>
<b>DATE REGISTERED</b>	<b>12 October 2017</b>
<b>EXPIRY DATE</b>	<b>30 May 2017</b>
<b>APPLICANT</b>	<b>Mr Jamieson</b>
<b>AGENT</b>	<b>DA Architectural Services</b>
<b>REASON FOR COMMITTEE TO DETERMINE</b>	<b>Councillor is applicant</b>
<b>RECOMMENDED DECISION</b>	<b>Recommend variation approved</b>

**Recommendation:**

That the variation of condition 6 to allow for the construction of a one and a half storey unit be GRANTED subject to the following:

**RECOMMENDED CONDITIONS / REASONS**

- 1 The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans associated with application ref. CB/16/05823/OUT; Jmsn. 1 300, Jmsn. 1 301, Jmsn. 1 302 and Jmsn. 1 303 rev. A.

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

- 2 No development shall commence at the site before details of the layout, scale, appearance, access and landscaping, including boundary treatments (hereinafter called "the reserved matters") relating to the development approved under application ref. CB/16/05823/OUT have been submitted to and approved in writing by the local planning authority. The development shall be carried out as approved.

Reason: To comply with Article 3 of the Town and Country Planning (General Development Procedure) Order 2015.

- 3 An application for approval of the reserved matters associated with application ref. CB/16/05823/OUT shall be made to the local planning authority not later than three years from the date of this identified previous

outline 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.

- 4 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 under application ref. CB/16/05823/OUT.

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.

- 5 Any application for reserved matters under application ref. CB/16/05823/OUT 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 at the site before a Method Statement detailing how retained trees and hedgerows will be protected at the site has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out as approved.

Reason: To ensure that trees and hedgerows are properly protected at the site in accordance with Policy DM3 of the Central Bedfordshire Core Strategy and Development Management Policies (2009).

- 7 No development shall take place at the site before details of the method of disposal of surface water drainage 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 drainage arrangements at the site are acceptable in accordance with Policy DM3 of the Central Bedfordshire Core Strategy and Development Management Policies (2009).

- 8 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order amending, revoking or re-enacting the Order with or without modification) no development shall be carried out within Class A, B, E and F of Part 1 of Schedule 2 to that order.

Reason: To protect the character and appearance of the area and living conditions at neighbouring properties in accordance with Policy DM3 of the

- 9 No development shall commence at the site before a Construction Management Plan has been submitted to and approved in writing by the Local Planning Authority.  
Reason: To ensure that the impacts of construction on the highways network and living conditions at neighbouring properties are controlled in accordance with Policy DM3 of the Central Bedfordshire Core Strategy and Development Management Policies (2009).
- 10 Any application for the approval of reserved matters shall include:
- An access no less than 3.2m wide
  - Vehicle parking and garaging in accordance with the council standards applicable at the time of submission inclusive of a visitor parking space
  - Cycle parking and storage in accordance with standards applicable at the time of submission
  - A vehicular turning area within the curtilage of the site suitable for a service/delivery vehicle (6.25m length) inclusive of tracking diagrams
  - A refuse collection point at the site frontage, clear of the public highway and any visibility splays
- Reason: To ensure that access arrangements into, out of and within the site are acceptable and in accordance with Policy DM3 of the Central Bedfordshire Core Strategy and Development Management Policies (2009).

### **INFORMATIVE NOTES TO APPLICANT**

1. 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 to liaise with the Council's Building Control Team and the Fire Service to discuss measures to minimise the risk of fire in the event that fire vehicles are not able to access the site.
3. The applicant is advised that no works associated with the construction of the vehicular access should be carried out within the confines of the public highway without prior consent, in writing, of the Central Bedfordshire Council. Upon receipt of this Notice of Planning Approval, the applicant is advised to contact Central Bedfordshire Council's Highway Help Desk, Tel: 0300 300 8049 quoting the Planning Application number. This will enable the necessary consent and procedures under Section 184 of the Highways Act to be implemented. The applicant is also advised that if any of the works associated with the construction of the vehicular access affects or requires the removal and/or the relocation of any equipment, apparatus or structures (e.g. street name plates, bus stop signs or shelters, statutory authority equipment etc.) then the applicant will be required to bear the cost of such

removal or alteration.

4. The applicant is advised that the requirements of the New Roads and Street Works Act 1991 will apply to any works undertaken within the limits of the existing public highway. Further details can be obtained from the Highways Help Desk tel: 0300 300 8049

5. The applicant is advised that photographs of the existing highway that is to be used for access and delivery of materials will be required by the Local Highway Authority. Any subsequent damage to the public highway resulting from the works as shown by the photographs, including damage caused by delivery vehicles to the works, will be made good to the satisfaction of the Local Highway Authority and at the expense of the applicant. Attention is drawn to Section 59 of the Highways Act 1980 in this respect.

6. The applicant is advised that all cycle parking to be provided within the site shall be designed in accordance with the Central Bedfordshire Council's "Cycle Parking Annexes – July 2010".

7. The applicant is advised that no private surface water drainage system designed as part of a new development, will be allowed to enter any existing highway surface water drainage system.

**Statement required by the Town and Country Planning (Development Management Procedure) (England) Order 2015 - Part 6, Article 35**

Discussion with the applicant to seek an acceptable solution was not necessary in this instance. The Council has therefore acted pro-actively to secure a sustainable form of development in line with the requirements of the Framework (paragraphs 186 and 187) and in accordance with the Town and Country Planning (Development Management Procedure) (England) Order 2015.

**DECISION**

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**Item No. 9**

<b>APPLICATION NUMBER</b>	<b>CB/17/04783/FULL</b>
<b>LOCATION</b>	<b>1 St Johns Street, Biggleswade, SG18 0BT</b>
<b>PROPOSAL</b>	<b>Subdivision of annexe from main house to create a separate, dwelling.</b>
<b>PARISH</b>	<b>Biggleswade</b>
<b>WARD</b>	<b>Biggleswade North</b>
<b>WARD COUNCILLORS</b>	<b>Cllrs Stephen Watkins &amp; Mrs Lawrence</b>
<b>CASE OFFICER</b>	<b>Thomas Mead</b>
<b>DATE REGISTERED</b>	<b>03 October 2017</b>
<b>EXPIRY DATE</b>	<b>28 November 2017</b>
<b>APPLICANT</b>	<b>Ms H Turner</b>
<b>AGENT</b>	<b>DLP Planning Ltd</b>
<b>REASON FOR COMMITTEE TO DETERMINE</b>	<b>Call in from Cllr Watkins on the following grounds: The garden space for the proposed dwelling is deemed insufficient but this is not against any adopted or published standard. The garden shortfall is only 2 square metres against the recommended standard. This could be addressed by a reduction of the space provided to the proposed dwelling. The bedroom of the proposed dwelling does have access to natural light (and ventilation)</b>
<b>RECOMMENDED DECISION</b>	<b>Full Application - Refusal</b>

**Approved**

**That the application be APPROVED as the overall balancing exercise required, the identified harm and conflict with the Development Plan, would be outweighed by the benefits of this scheme.**

1. This permission related only to that required under the Town and County Planning Act and does not include any consent or approval under any enactment or under the Building Regulations. Any other consent or approval which is necessary must be obtained from the appropriate authority. This permission relates only to that required under the Town and Country Planning Acts and does not include any consent or approval under any other enactment or under the Building Regulations. Any other consent or approval which is necessary must be obtained from the appropriate authority.
2. Will a new extension affect your Council Tax Charge? The rate Council Tax depends on which valuation band your home is placed in. This is determined by the market value of your home as at 1 April 1991. Your Property's Council Tax band may change if the property is extended. The Council Tax Band will only change when a relevant transaction takes place. For Example, if you sell your property after extending it, the new owner may have to pay a higher band of Council Tax. If however you add an annexe to your property, the Valuation

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

3. Please note that the unnumbered drawings submitted in connection with this application have been given unique numbers by the Local Planning Authority. The numbers can be sourced by examining the plans on the View the Planning application pages of the Council's website [www.centralbedfordshire.gov.uk](http://www.centralbedfordshire.gov.uk). Please note that the unnumbered drawings submitted in connection with the application have been given unique numbers by the Local Planning Authority. The numbers can be sourced by examining the plans on the View a Planning Application pages of the Councils website [www.centralbedfordshire.gov.uk](http://www.centralbedfordshire.gov.uk).

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



**TO EACH MEMBER OF THE  
DEVELOPMENT MANAGEMENT COMMITTEE**

2 January 2018

Dear Councillor

**DEVELOPMENT MANAGEMENT COMMITTEE – WEDNESDAY, 3 JANUARY 2018**

Further to the agenda and papers for the above meeting, previously circulated, please find attached the following Late Sheet:-

**11. Late Sheet**

To receive and note, prior to considering the planning applications contained in the schedules above, any additional information detailed in the Late Sheet to be circulated on **2 January 2018**.

Should you have any queries regarding the above please contact me.

Yours sincerely

Sharon Griffin  
Committee Services Officer  
email: [sharon.griffin@centralbedfordshire.gov.uk](mailto:sharon.griffin@centralbedfordshire.gov.uk)  
tel: 0300 300 5066

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## LATE SHEET

### DEVELOPMENT MANAGEMENT COMMITTEE – Date 03/01/2018

#### ***Item 6 (Pages 15-28) – CB/17/00981/OUT – Land North of Clophill Road, Maulden, MK45 2AE***

##### **Additional Consultations**

Education Spending Officers – No contributions requested.

The Greensand Trust – No objection given the buffer between development and SSSI.

##### **Additional Comments**

###### Affordable Housing

It is envisaged that a UU will be signed prior to Committee securing the requisite amount of affordable units. However, if this has not been secured, this application is recommended for approval subject to the satisfactory completion of this agreement.

###### Education

It should be noted that this development has not been 'pooled' for S106 contributions for education (given its size). Education requirements for an increasing settlement are likely to be met through securing contributions from larger developments. There is also a statutory duty to provide for education and this should not weigh against the proposal.

###### Landscape Comments

For completeness, though landscape matters are addressed within the associated Officer report, it should be noted that there has been some concern from Landscape Officers. Concerns are summarised as:

- 1) Loss of views of the woodland to the rear of the site.
- 2) A harsh urban edge would harm the identity of the village.
- 3) Harm to a 'valued' landscape and the character of the area.

For clarity, I will address these points in turn:

1) The topography of the site is such that it slopes in a gentle gradient towards the access road. As such, trees are elevated compared to the highway and would be visible beyond the development. In any event, it should be clearly noted that the loss of 'views' is not a material planning consideration.

2) It should be noted that the outline application proposes an indicative layout only. Concerns in this regard could be satisfactorily addressed through consideration of matters reserved for future determination and through conditioned Landscape Plans.

3) Paragraph 109 of the Framework indicates that valued landscapes should be protected and enhanced. There is no definition of as to what is a 'valued landscape'. Given the objections from local residents and the Parish Council it is clear that local people value it. This is insufficient in itself to make it 'valued'.

Though the site does form part of a larger Character Area, it does not comprise any discernible landscape features. The site is not a designated gap and the proposal would not result in the coalescence of settlements.

It is considered that this development, which is relatively small scale compared to the village, would mirror built form adjacent to the site and would represent a logical expansion of the village.

### **Additional Informative**

10. 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.

### **Additional Condition**

Given the outline form of this application, it is also recommended that the following condition is imposed to secure the appropriate number of dwellings at the site:

*17. The number of dwellinghouses approved shall not exceed 21.*

*Reason: To appropriately manage the scale of the development at the site, in accordance with Policies CS14, DM3 and DM4 of the Core Strategy and Development Management Policies 2009.*

## **Item 7 (Pages 31-45) – CB/17/1156/OUT– Land East of No. 13 Clophill Road, Maulden, MK45 2AQ**

### **Additional Consultations**

Education Spending Officers – No contributions requested.

### **Additional Comments**

Page 33 of Officer Report

It should be noted that, within the Parish Council comments (copied verbatim), it would appear that the 4<sup>th</sup> bullet point under 'Initial Comment' should read as follows:

- *“Draft CBC Local Plan will be published at the end of June and this application is premature.”*

### Education

It should be noted that this development has not been 'pooled' for S106 contributions for education (given its size). Education requirements for an increasing settlement are likely to be met through securing contributions from larger developments. There is also a statutory duty to provide for education and this should not weigh against the proposal.

### Emerging Local Plan

It is acknowledged that this application site has been advanced for allocation through the emerging local plan but has not progressed beyond an initial stage of consultation.

Firstly, it should be noted that each site is assessed on its own individual merits (whether it is likely to be allocated, forms an allocated site or is not allocated).

Additionally, given the early stage of this emerging Local Plan, limited weight is afforded to it in any event.

This site did not progress beyond this very high level Local Plan assessment as it was considered that wholesale development of this site could result in the merging of two settlement 'envelopes'.

The applicant has worked over a substantial period of time with Officers which has resulted in a reduction in the number of units and a revised indicative layout. This layout shows a considerable piece of open space towards the front of the site. As such, it is considered that this smaller scheme could preserve the historic character of the village and would not result in harm through the visual 'merging' of the two envelopes.

### Agricultural Land Value

For completeness, it is noted that there are concerns with regards to the loss of agricultural land. The land at the site is identified as being Grade 2 in quality. This is good quality but is not best and most versatile agricultural land – for which the Framework seeks to preserve.

As such, in the overall balance, it is not considered that the loss of this agricultural land forms a basis to warrant refusal on these grounds alone.

### **Additional Informative**

10. 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.

### **Additional Condition**

Given the outline form of this application, it is also recommended that the following condition is imposed to secure the appropriate number of dwellings at the site:

*17. The number of dwellinghouses approved shall not exceed 14.*

*Reason: To appropriately manage the scale of the development at the site, in accordance with Policies CS14, DM3 and DM4 of the Core Strategy and Development Management Policies 2009.*

**Item 8 (Pages 49-57) – CB/17/4939/VOC – 9 Silsoe Road, Maulden, Bedford, MK45 2AX**

**Additional Comments**

Unfortunately, a previous version of the Officer report has been pulled through to the agenda reports pack. There is no real difference in terms of the content of this report compared to the final version. However, the conditions have been altered marginally. For clarity, a full list of the final version of recommended conditions is as follows:

- 1 The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans associated with application ref. CB/16/05823/OUT; Jmsn. 1 300, Jmsn. 1 301, Jmsn. 1 302 and Jmsn. 1 303 rev. A.

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

- 2 No development shall commence at the site before details of the layout, scale, appearance, access and landscaping, including boundary treatments (hereinafter called "the reserved matters") relating to the development approved under application ref. CB/16/05823/OUT have been submitted to and approved in writing by the local planning authority. The development shall be carried out as approved.

Reason: To comply with Article 3 of the Town and Country Planning (General Development Procedure) Order 2015.

- 3 An application for approval of the reserved matters associated with application ref. CB/16/05823/OUT shall be made to the local planning authority not later than three years from the date of this identified previous outline 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.

- 4 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 under application ref. CB/16/05823/OUT.

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.

- 5 Any application for reserved matters under application ref. CB/16/05823/OUT 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. Further, any development which proposes first floor accommodation shall be designed so that this is incorporated within the roof design.

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 at the site before a Method Statement detailing how retained trees and hedgerows will be protected at the site has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out as approved.

Reason: To ensure that trees and hedgerows are properly protected at the site in accordance with Policy DM3 of the Central Bedfordshire Core Strategy and Development Management Policies (2009).

- 7 No development shall take place at the site before details of the method of disposal of surface water drainage 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 drainage arrangements at the site are acceptable in accordance with Policy DM3 of the Central Bedfordshire Core Strategy and Development Management Policies (2009).

- 8 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order amending, revoking or re-enacting the Order with or without modification) no development shall be carried out within Class A, B, E and F of Part 1 of Schedule 2 to that order.

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

- 9 No development shall commence at the site before a Construction Management Plan has been submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that the impacts of construction on the highways network and living conditions at neighbouring properties are controlled in accordance with Policy DM3 of the Central Bedfordshire Core Strategy and Development Management Policies (2009).

10 Any application for the approval of reserved matters shall include:

- An access no less than 3.2m wide
- Vehicle parking and garaging in accordance with the council standards applicable at the time of submission inclusive of a visitor parking space
- Cycle parking and storage in accordance with standards applicable at the time of submission
- A vehicular turning area within the curtilage of the site suitable for a service/delivery vehicle (6.25m length) inclusive of tracking diagrams
- A refuse collection point at the site frontage, clear of the public highway and any visibility splays

Reason: To ensure that access arrangements into, out of and within the site are acceptable and in accordance with Policy DM3 of the Central Bedfordshire 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 to liaise with the Council's Building Control Team and the Fire Service to discuss measures to minimise the risk of fire in the event that fire vehicles are not able to access the site.
3. The applicant is advised that no works associated with the construction of the vehicular access should be carried out within the confines of the public highway without prior consent, in writing, of the Central Bedfordshire Council. Upon receipt of this Notice of Planning Approval, the applicant is advised to contact Central Bedfordshire Council's Highway Help Desk, Tel: 0300 300 8049 quoting the Planning Application number. This will enable the necessary consent and procedures under Section 184 of the Highways Act to be implemented. The applicant is also advised that if any of the works associated with the construction of the vehicular access affects or requires the removal and/or the relocation of any equipment, apparatus or structures (e.g. street name plates, bus stop signs or shelters, statutory authority equipment etc.) then the applicant will be required to bear the cost of such removal or alteration.
4. The applicant is advised that the requirements of the New Roads and Street Works Act 1991 will apply to any works undertaken within the limits of the existing public highway. Further details can be obtained from the Highways Help Desk tel: 0300 300 8049

5. The applicant is advised that photographs of the existing highway that is to be used for access and delivery of materials will be required by the Local Highway Authority. Any subsequent damage to the public highway resulting from the works as shown by the photographs, including damage caused by delivery vehicles to the works, will be made good to the satisfaction of the Local Highway Authority and at the expense of the applicant. Attention is drawn to Section 59 of the Highways Act 1980 in this respect.

6. The applicant is advised that all cycle parking to be provided within the site shall be designed in accordance with the Central Bedfordshire Council's "Cycle Parking Annexes – July 2010".

7. The applicant is advised that no private surface water drainage system designed as part of a new development will be allowed to enter any existing highway surface water drainage system.

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