

CENTRAL BEDFORDSHIRE COUNCIL

At a meeting of the **DEVELOPMENT MANAGEMENT COMMITTEE** held in Council Chamber, Priory House, Monks Walk, Shefford on Wednesday, 10 October 2018

PRESENT

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

Cllrs M C Blair
Mrs S Clark
K M Collins
E Ghent

Cllrs C C Gomm
K Janes
T Nicols
J N Young

Apologies for Absence: Cllrs I Dalgarno
F Firth
T Swain

Substitutes: Cllrs D Bowater (In place of F Firth)
S Dixon (In place of I Dalgarno)

Members in Attendance: Cllr B J Spurr

Officers in Attendance: Ms P Bramwell Solicitor, LGSS
Mr J Ellis Planning Manager South
Mr L Manning Committee Services Officer
Mr R Page Principal Highways Officer
Ms S Sherwood Committee Services Officer
Miss D Willcox Principal Planning Officer

DM/18/1. **Chairman's Announcements and Communications**
None.

DM/18/2. **Minutes**

RESOLVED

that the Minutes of the meeting of the Development Management Committee held on the 18 July 2018 and 15 August 2018 be confirmed and signed by the Chairman as a correct record.

DM/18/3. **Members' Interests**

- (a) **Personal Interests:-**
- | Member | Item | Nature of Interest | Present or Absent during discussion |
|---------------|-------------|---------------------------|--|
| None. | | | |
- (b) **Personal and Prejudicial Interests:-**
- | Member | Item | Nature of Interest | Present or Absent during discussion |
|---------------|-------------|---------------------------|--|
| None. | | | |
- (c) **Prior Local Council Consideration of Applications**
- | Member | Item | Parish/Town Council | Vote Cast |
|---------------|-------------|----------------------------|------------------|
| None. | | | |

DM/18/4. **Planning Application No. CB/15/04495/VOC (Heath & Reach)**

The Committee had before it a report regarding Planning Application No. CB/15/04495/VOC for variation of conditions 3 and 4 of planning permission CB/10/00952 to allow the stationing of no more than 11 caravans on Plot 10 of which no more than 7 shall be mobile homes / static caravans and additions to the names of the residents permitted to occupy the site at Plot 10, The Stables, Stanbridge Road, Great Billington, Leighton Buzzard, LU7 9JH.

Before consideration the Chairman advised that the application had been withdrawn.

DM/18/5. **Planning Application No. CB/18/02379/OUT (Leighton Buzzard South)**

The Committee had before it a report regarding Planning Application No. CB/18/02379/OUT for outline planning permission for the proposed erection of not more than 150 dwellings, together with connecting access to Billington Road, all internal access roads, parking provision, turning areas, incidental open space and site landscaping at Land at Spinney Park and Spinney Pool, Billington Road, Leighton Buzzard, LU7 9HH.

In advance of consideration of the application the Committee's attention was drawn to additional comments as set out in the Late Sheet as well as a representation from Ray Kilsby speaking as an agent for the applicant.

Committee Members discussed the following points:

- There were comments made that the land could be suitable for B1 and B2 use and it should have been marketed as a possible use. In response the agent for the applicant stated the land would have to be redeveloped to accommodate that and B2 use has possible environmental implications and as such would not be appropriate or desirable as the site is close to existing residential developments. The Planning Officer reported that the marketing evidence provided was considered by officers to be sufficient and detailed that the benefits of the scheme are considered to outweigh the harm, a position supported by Environmental Health because of the removal of the noisy use adjacent to residential properties. Other benefits include contributions and land towards the Council's aspirations for footpaths and cycleways and strengthening the Council's housing supply.
- A Ward Member stated that he disagreed with the Town Council's objections to refuse the application on the grounds of loss of employment area.
- A Member raised concern over the possible lack of light in the lower stories of the six-storey element of the application due to it being in a 6 meter dip with steep banks. The Planning Officer responded that the ground floor would be undercroft parking and the blocks have been pulled away from the bank to allow more light. As the application was outline only, the Planning Officer was content at this stage that the scheme would provide sufficient living conditions for floor one and above.
- Concerns were raised over the potential for flooding. The Planning Officer reported that there have been no concerns from the Environmental Agency and the Flood Risk Management Team are content that the under-croft parking will not flood.
- A Member suggested that should the Committee be minded to approve this application, the landscaping condition at No. 18 should be strengthened. The Member wanted the development to be a nicer place to live with a high quality outside environment with the example of Parkside given as a guide to the Planning Officer. It was noted that the maintenance clause will also need to be strengthened.
- A Member asked for a condition be added to provide passive charging provision and adequate parking with charging provision for vehicles be provided. It was pointed out by another Member that recommended condition 21 requires the provision of electric charging points in accordance with the Council's standards in place at the time of the Reserved Matters application.
- Members emphasised that the delivery of the affordable housing must be able to support the five year land supply and asked for a clause to be

added to the S106 agreement to require the delivery of a reasonable proportion of the dwellings within five years of the date of the planning permission; and also to amend condition 2 to reduce the time limit for the submission of a reserved matters application, the time limit to be negotiated by Planning Officers with the applicant.

- Members heard from the Highways Officer who was content with the proposed visibility splays and the parking arrangements.
- Members noted that MANOP had asked for 35 units of mainstream housing appropriate for older people. The planning officer identified that this was not possible as there were only 29-30 houses within the scheme, on the Spinney Park site.
- Members asked about the distribution of affordable housing and said that they did not want to see all the affordable housing in flats on the first floor of the blocks on the Spinney Pool site. The Planning Officer advised that the Housing Development Officer had provided a mix of affordable housing in accordance with the Council's SHMA and the applicant has agreed to the securing of the proposed mix within the Section 106 Agreement.

On being put to vote for APPROVAL, 9 voted in favour, 1 against and 1 abstention.

RESOLVED

That the Planning Application No. CB/18/02379/OUT at Land at Spinney Park and Spinney Pool, Billington Road, Leighton Buzzard, LU7 9HH, be approved as set out in the Schedule attached to these minutes, subject to an amended condition 18.

DM/18/6. Late Sheet

In advance of consideration of the planning applications attached to the agenda the Committee received a Late Sheet advising of additional comments. A copy of the Late Sheet is attached as an Appendix to these Minutes.

DM/18/7. Site Inspection Appointment(s)

NOTED

That the next meeting of the Development Management Committee will be held on 7 November 2018

RESOLVED

That all Members and substitute Members along with the relevant ward representatives be invited to conduct site inspections on 5 November 2018.

(Note: The meeting commenced at 10.00am and concluded at 11.05am)

Chairman

Dated

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Item No. 6

APPLICATION NUMBER	CB/18/02379/OUT
LOCATION	Land at Spinney Park and Spinney Pool, Billington Road, Leighton Buzzard, LU7 9HH
PROPOSAL	Outline Planning Permission - Proposed erection of not more than 150 dwellings, together with connecting access to Billington Road, all internal access roads, parking provision, turning areas, incidental open space and site landscaping.
PARISH	Leighton-Linslade
WARD	Leighton Buzzard South
WARD COUNCILLORS	Cllrs Berry, Bowater & Dodwell
CASE OFFICER	Debbie Willcox
DATE REGISTERED	26 June 2018
EXPIRY DATE	25 September 2018
APPLICANT	Edwards Warehousing Limited
AGENT	The W. R Davidge Planning Practice
REASON FOR COMMITTEE TO DETERMINE	Major application that is a Departure from the Development Plan and has a Town Council Objection and is recommended for Approval
RECOMMENDED DECISION	Outline Application – Recommended for Approval

Statement required by the Town and Country Planning (Development Management Procedure) (England) Order 2015 - Part 6, 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 (paragraph 38) and in accordance with the Town and Country Planning (Development Management Procedure) (England) Order 2015.

That Planning Permission be **GRANTED** for the development specified above and shown on the submitted plans, subject to the following conditions:

- 1 No development shall commence at the site until approval of the details of the appearance, landscaping, layout and scale of the development (herein called “the reserved matters”) has been obtained in writing from the Local Planning Authority. The development shall be carried out in accordance with the approved details.**

Reason: To comply with Part 3 Article 6 of the Town and Country Planning (General Development Procedure) Order 2015.

- 2 Application for the approval of the reserved matters shall be made to the Local Planning Authority within two years from the date of this permission. The development shall begin not later than two years from the final approval of the reserved matters or,**

if approved on different dates, the final approval of the last such matter to be approved.

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

- 3 The buildings hereby permitted on the Spinney Park site shall not exceed two and a half storeys in height. The buildings hereby permitted on the Spinney Pool site shall not exceed six storeys in height.

Reason: To ensure that the character and visual appearance of the area is not adversely affected
(Policies BE8 & H2, SBLPR and Section 12, NPPF)

- 4 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. Thereafter the site shall be developed in full accordance with the approved details.

Reason: To ensure that an acceptable relationship results between the new development and adjacent buildings and public areas.
(Policies BE8 & H2, SBLPR and Section 12, NPPF)

- 5 **Notwithstanding the submitted details, no development shall take place until details of the junction between the proposed estate road and Billington Road have been submitted to and approved in writing by the Local Planning Authority. No dwelling shall be occupied until that junction has been constructed in accordance with the approved details.**

**Reason: The condition must be discharged prior to commencement to ensure that ground works do not prejudice the geometry and location of the junction. The condition is imposed in order to minimise danger, obstruction and inconvenience to users of the highway and of the proposed estate road.
(Policy H2, SBLPR and Section 9, NPPF)**

- 6 The new access with Billington Road shall not be brought into use until details showing the closing of any existing accesses within the highway frontage of the land to be developed, which is not to be incorporated in the access hereby approved, have been submitted to and approved in writing by the Local Planning Authority and the accesses have been closed in accordance with the approved details.

Reason: In the interest of road safety and to reduce the number of points at which traffic will enter and leave the public highway.
(Policy H2, SBLPR and Section 9, NPPF)

- 7 No dwelling shall be occupied until a scheme for the provision of a 3.0m wide footway/cycleway on the west side of Billington Road along the entire frontage of the site has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include the resiting of any Statutory Undertakers equipment or street furniture as shall be required to provide an unobstructed footway. No dwelling shall be occupied until the footway/cycleway has been delivered in accordance with the approved scheme.

Reason: In the interests of road safety and pedestrian movement.
(Sections 8 and 9, NPPF)

8 **No development shall commence until, a scheme for the provision of public footpaths nos.16 Billington and 44 Leighton Buzzard has been submitted to and approved in writing by the Local Planning Authority to include:**

- **an application for the permanent diversion of public footpaths nos. 16 and 44 to the proposed new route**
- **details of the design of the proposed new route to include details of proposed width, surfacing, gradient and any landscaping/boundary treatments alongside (a cross section would be useful).**
- **details regarding any proposed temporary closure and alternative route provision of public footpaths nos. 16 and 44 whilst construction work is carried out. *(It should be remembered that the existing legal routes of the Public Footpaths must remain completely unaffected by development until the full legal process of diversion has been completed and there are no guarantees of success of diversion application proposals)***

The approved scheme shall be implemented in full thereafter.

**Reasons: The condition must be discharged prior to commencement to ensure that construction works do not result in the unplanned closure or obstruction to the public rights-of-way. The condition is imposed in the interests of the amenity of pedestrians and other non motorised users and to ensure safety of users is not compromised by the traffic associated with the development.
(Policy R15, SBLPR and Section 8, NPPF)**

9 **No development shall commence until a detailed surface water drainage scheme for the site, based on the agreed Flood Risk Assessment and Drainage Statement (July 2018) and an assessment of the hydrological and hydrogeological context of the development, has been submitted to and approved in writing by the Local Planning Authority. The scheme shall also include details of how the system will be constructed, including any phasing, and how it will be managed and maintained after completion. The scheme shall be implemented in accordance with the approved final details before the development is completed.**

**Reason: The condition must be discharged prior to commencement to ensure that any ground works do not prejudice the delivery of an acceptable surface water drainage scheme. The condition will ensure the approved system will function to a satisfactory minimum standard of operation and prevent the increased risk of flooding both on and off site, in accordance with Section 14 of the NPPF.
(Section 14, NPPF)**

10 **No dwelling shall be occupied until 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 confirmation that the approved surface water drainage scheme has been correctly and fully installed as per the final approved details has been submitted to and approved in writing by the Local Planning Authority. The system shall be maintained in accordance with the approved Maintenance and Management Plan thereafter.**

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.
(Section 14, NPPF)

- 11 Any reserved matters application shall include a comprehensive noise survey based on surrounding uses (including industrial, commercial and road noise) and a mitigation scheme designed to deal with the findings of the acoustic assessment, which should include information as to how the detailed design of the development has been informed by the findings of the acoustic assessment, as well as details of any additional mitigation measures that are found to be necessary. None of the dwellings shall be occupied until such a scheme has been implemented in accordance with the approved details, and a validation report showing the scheme to be effective has been submitted to and approved in writing by the Local Planning Authority. The elements of the approved mitigation scheme shall be retained in accordance with those details thereafter.

Reason: To ensure that future occupiers of the development do not suffer from excessive noise and to ensure that the development does not prejudice the operation of any commercial sites within the vicinity of the application site.
(Policies BE8 & H2, SBLPR and Section 15, NPPF)

- 12 **The development hereby permitted shall not commence until a scheme to deal with contamination of land/ground gas/controlled waters has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include all of the following measures, unless the Local Planning Authority dispenses with any such requirement specifically in writing:**

1. A Phase I site investigation report carried out by a competent person to include a desk study, site walkover, the production of a site conceptual model and a human health and environmental risk assessment, undertaken in accordance with BS 10175: 2011 Investigation of Potentially Contaminated Sites - Code of Practice.

2. A Phase II intrusive investigation report detailing all investigative works and sampling on site, together with the results of the analysis, undertaken in accordance with BS 10175:2011 Investigation of Potentially Contaminated Sites - Code of Practice. The report shall include a detailed quantitative human health and environmental risk assessment.

3. A remediation scheme detailing how the remediation will be undertaken, what methods will be used and what is to be achieved. A clear end point of the remediation shall be stated, and how this will be validated. Any ongoing monitoring shall also be determined.

4. If during the works contamination is encountered which has not previously been identified, then the additional contamination shall be fully assessed in an appropriate remediation scheme which shall be submitted to and approved in writing by the local planning authority.

5. A validation report detailing the proposed remediation works and quality assurance certificates to show that the works have been carried out in full accordance with the approved methodology shall be submitted prior to [first occupation of the development/the development being brought into use]. Details of any post-remedial sampling and analysis to demonstrate that the site has achieved the required clean-up criteria shall be included, together with the

necessary documentation detailing what waste materials have been removed from the site.

Reason: The condition must be discharged prior to commencement to protect the health of construction workers as well as future occupiers of the site from any possible effects of contaminated land, in accordance with local planning policy.

(Section 15, NPPF)

- 13 Any reserved matters application shall include a scheme for the design and ongoing management of any undercroft parking areas. The scheme shall include the following:

- undercroft parking area(s) shall be enclosed;
- undercroft parking area(s) shall be well-lit;
- access to undercroft parking area(s) shall be controlled; and
- a camera system shall be in place.

The approved scheme shall be implemented in full thereafter.

Reason: To reduce the risk of crime and the fear of crime.

(Policy BE8, SBLPR and Sections 8 and 12, NPPF)

- 14 **No development shall take place until a scheme has been submitted to and approved in writing by the Local Planning Authority for the provision of fire hydrants at the development. Prior to the first occupation of any of the dwellings hereby approved the fire hydrants serving that development shall be installed as approved. Thereafter the fire hydrants shall be retained as approved in perpetuity.**

Reason: The condition must be pre-commencement to ensure that any ground works do not prejudice the appropriate siting of fire hydrants, in the interests of fire safety and providing safe and accessible developments.

(Section 12, NPPF)

- 15 **No development shall take place (including ground works or site clearance) until a method statement for the erection of bird/bat boxes in buildings/structures and tree, hedgerow, shrub and wildflower planting/establishment has been submitted to and approved in writing by the Local Planning Authority. The content of the method statement shall include the:**

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

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

Reason: The condition must be discharged prior to commencement to ensure that site clearance works do not prejudice the habitats which currently exist on

the site (specifically along the footpath corridor). The condition seeks to ensure development is ecologically sensitive and secures biodiversity enhancements in accordance with the National Planning Policy Framework. (Section 15, NPPF)

16 Any reserved matters application shall include a Public Art Plan which shall include the following information:

- Management - who will administer, time and contact details, time scales / programme
- Brief for involvement of artists, site context, background to development , suitable themes and opportunities for Public Art
- Method of commissioning artists / artisans, means of contact, selection process / selection panel and draft contract for appointment of artists
- Community engagement - programme and events
- Funding - budgets and administration.
- Timescales for the installation of the Public Art
- Future care and maintenance.

The Public Art Plan shall be implemented in full and as approved unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure the development represents high quality development and provides local distinctiveness.

(Policies BE8 & H2, SBLPR and Section 12, NPPF)

17 No part of the development shall be occupied until a full residential travel plan has been submitted to and approved in writing by the Council, such a travel plan to include details of:

- Predicted travel to and from the site and targets to reduce car use
- Details of existing and proposed transport links, to include links to both pedestrian, cycle and public transport networks
- Proposals and measures to minimise private car use and facilitate walking, cycling and use of public transport
- Timetable for implementation of measures designed to promote travel choice
- Plans for monitoring and review, annually for a period of 5 years at which time the obligation will be reviewed by the planning authority
- Details of provision of cycle parking in accordance with Council guidelines
- Details of marketing and publicity for sustainable modes of transport to include site specific welcome packs. Welcome packs to include;
 - 1 Walking, cycling, public transport and rights of way information. Site specific travel and transport information
 - 2 Travel vouchers
 - 3 Details of relevant pedestrian, cycle and public transport routes to/ from and within the site
 - 4 Copies of relevant bus and rail timetables
- Details of the appointment of a travel plan co-ordinator

No part of the development shall be occupied prior to implementation of those parts identified in the Travel Plan [or implementation of those parts identified in the Travel Plan as capable of being implemented prior to occupation]. Those parts of the approved Travel Plan that are identified therein as being capable of implementation after occupation shall be implemented in accordance with the timetable contained

therein and shall continue to be implemented as long as any part of the development is occupied.

Reason: To promote sustainable modes of travel and to reduce the potential traffic impact of the development on the local highway network.
(Section 9, NPPF)

- 18 The landscaping details required to be submitted by condition 1 of this permission shall include details of hard and soft landscaping (including details of boundary treatments and any public amenity open space, and Local Areas of Play / Local Equipped Areas of Play) together with a timetable for its implementation. The development shall be carried out as approved and in accordance with the approved timetable.

The soft landscaping scheme, which will include ecological enhancement measures, 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. For the avoidance of doubt, the soft landscaping scheme for the Spinney Pool part of the site shall provide a parkland setting for the dwellings upon the site.

The details required by condition 1 of this permission shall also include details of a scheme of management / maintenance of all the landscaping areas to ensure the areas are regularly maintained to a high standard for future residents. The landscaping areas, including any public amenity open space and Local Areas of Play / Local Equipped Areas of Play 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); 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 high quality and would be maintained as such thereafter.
(Policies BE8 & H2, SBLPR and Sections 12 and 15, NPPF)

- 19 **No development shall commence at the site before a foul water strategy has been submitted to and approved in writing by the Local Planning Authority in consultation with Anglian Water. No dwellings shall be occupied before the strategy has been completed.**

Reason: To ensure that adequate foul drainage is provided and that existing and future land drainage needs are protected.
(Section 14, NPPF)

- 20 Any reserved matters application shall include a scheme for the secure storage of cycles on the site in accordance with the Council's standards. The approved scheme

shall be fully implemented before the development is first occupied and thereafter retained for this purpose.

Reason: To ensure the provision of cycle parking to meet the needs of occupiers of the proposed development in the interests of encouraging the use of sustainable modes of transport.
(Section 9, NPPF)

- 21 Any reserved matters application shall include vehicle parking and/or garaging in accordance with the Council's standards applicable at the time of submission. This shall include the provision of electric car charging points. The approved scheme shall be fully implemented before the development is first occupied or brought into use and thereafter retained for this purpose.

Reason: To ensure provision for car parking clear of the highway.
(Policy H2, SBLPR and Section 9, NPPF)

- 22 Any reserved matters application shall include a waste strategy scheme, to include details of all waste storage facilities, waste collection points and a scheme for the provision of all waste receptacles. The approved scheme shall be implemented in full before any of the dwellings hereby approved are first occupied and shall be retained thereafter.

Reason: In the interest of residential amenity and to reduce waste generation in accordance with the Council's Minerals and Waste Local Plan 2014, Policy WSP5 and the adopted SPD "Managing Waste in New Developments" (2006).

- 23 The details required by Condition 1 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.
(Policy BE8, SBLPR and Section 14, NPPF)

- 24 The development hereby approved shall comprise no more than 150 units.

Reason: For the avoidance of doubt

- 25 **No development shall take place until a Construction Management Plan detailing access arrangements for construction vehicles, on-site parking for construction workers, loading and unloading areas, materials storage areas, wheel cleaning arrangements and hours of construction work has been 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 Construction Management Plan.**

Reason: The condition must be discharged prior to the commencement of the construction phase in the interest of highway safety and to ensure a satisfactory standard of construction and layout for the development.

(Policies BE8 & H2, SBLPR and Section 9, NPPF)

- 26 The development hereby permitted shall not be occupied or brought into use until the details of 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 safety and visual amenity of the site and its surrounding area.
(Policies BE8 & H2, SBLPR and Section 12, NPPF)

- 27 The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plan number 5123450/9 Rev H (insofar as it proposes the development access arrangements only).

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

NOTES TO APPLICANT

Any conditions in bold must be discharged before the development commences. Failure to comply with this requirement could invalidate this permission and/or result in enforcement action.

The application form for approval of details reserved by a condition, guidance notes and fees (i.e. £34.00 for householder applications and £116.00 for all other applications, per submission) can be found on our website www.centralbedfordshire.gov.uk or alternatively call Customer Services on 0300 300 8307 for hard copy forms.

- 1 In accordance with Article 35 (1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015, the reason for any condition above relates to the Policies as referred to in the South Bedfordshire Local Plan Review (SBLPR) and the National Planning Policy Framework (NPPF).
- 2 This permission relates only to that required under the Town & Country Planning Acts and does not include any consent or approval under any other enactment or under the Building Regulations. Any other consent or approval which is necessary must be obtained from the appropriate authority.
- 3 The applicant and the developer are advised that this permission is subject to a legal obligation under Section 106 of the Town and Country Planning Act 1990.
- 4 The applicant is advised that the requirements of the New Roads and Street Works Act 1991 will apply to any works undertaken within the limits of the existing public highway. Further details can be obtained from the Traffic Management Group Highways and Transport Division, Central Bedfordshire Council, Priory House, Monks Walk, Chicksands, Shefford, Bedfordshire, SG17 5TQ.
- 5 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 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.

- 6 The applicant is advised that in order to comply with Conditions 5 and 7 of this permission it will be necessary for the developer of the site to enter into an agreement with Central Bedfordshire Council as Highway Authority under Section 278 of the Highways Act 1980 to ensure the satisfactory completion of the access and associated road improvements. Further details can be obtained from the Development Management Group, Central Bedfordshire Council, Priory House, Monks Walk, Chicksands, Shefford SG17 5TQ.
- 7 All roads to be constructed within the site shall be designed in accordance with Central Bedfordshire Council's publication "Design in Central Bedfordshire A Guide to Development" and the Department for Transport's "Manual for Streets", or any amendment thereto.
- 8 In respect of condition 8, the applicant is advised to ensure that the definitive legal line of any public right of way is mapped at the earliest opportunity and that no development should take place on or near a public right of way unless the necessary statutory legal process (where necessary) has been completed in accordance with:-
1. An order made, confirmed and certified under the provisions of Section 257 of the Town and Country Planning Act 1990
 2. An order made, confirmed and certified under the provisions of the Highways Act 1980
 3. An order made under any other relevant legislation concerning the modification, creation, diversion or extinguishment of a public right of way.
- 9 The Surface Water Drainage Scheme required by condition 9 must incorporate the following recommendations:

- For soakaways that are spaced less than 10m away from each other the following reductions should be made to the effective soakage area.

Soakaway Spacing m	10	8	6	4	2	1
Reduction in soakage area % per soakaway	0	12.5	25	37.5	50	50

Soakaways (2metres deep or less) should be 5 metres from any foundations and 2.5 metres from boundaries.

Deep bore soakaway (over 2 metres bgl) will require permission from the Environment Agency and a ground engineers report to assess acceptable distances from structures.

- Where the use of permeable surfacing is proposed, this should be designed in accordance with the 'CIRIA RP992 The SuDS Manual Update: Paper RP992/28: Design Assessment Checklists for Permeable/Porous Pavement'.
- The final detailed design including proposed standards of operation, construction, structural integrity and ongoing maintenance must 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).
- To ensure future homeowners and subsequent homeowners will be aware of any maintenance requirements / responsibilities for surface water drainage; further measures should be proposed by the applicant and may include, for example, information provided to the first purchaser of the property and also designation/registration of the SuDS so that it appears as a Land Charge for the property and as such is identified to subsequent purchasers of the property. Any methods involving designation or registering a Land Charge are to be agreed with the LPA.

10 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 - 2010".

11 In respect of condition 22, the applicant is advised as follows:

The Council's waste collection pattern for Leighton Buzzard is as follows:

- Week 1 - 1 x 240 litre residual waste wheelie bin,
- Week 2 - 1 x 240 litre recycling wheelie bin, 1 x 240 litre garden waste wheelie bin

Please note that there is a contribution to pay for the supply/delivery of the bins. Our current charges for this are:

240 - £25 +VAT per bin

360 - £35 + VAT per bin

660 - £250 + VAT per bin

1100 - £350 + VAT per bin

This must be paid prior to discharging the relevant condition. A purchase order must be raised for the quantity of bins required and sent to Waste Services quoting the relevant planning reference number. We will also require a map of the site detailing street names, plot and house numbers.

Wherever possible, refuse collection vehicles will only use adopted highways. If an access road is to be used, it must be to adoptable standards suitable for the refuse vehicle to manoeuvre safely around site (please see vehicle dimensions below). Typically, until roads are adopted or if the RCV is unable to manoeuvre around the site, bins are to be brought to the highway boundary or a pre-arranged point. If residents are required to pull their bins to the highway, a hard-standing area needs to be provided for at least 2 wheelie bins per property. However, householders should not be expected to transport waste bins over a distance greater than 25m. Bins must not encroach on or cause a hazard or obstruction to the public highway. Waste vehicles will reverse a maximum of 15m to the point of collection. If there are any parts of the development that are not accessible to the RCV, bin collection points will need to be provided.

If there are any flats as part of the development the following information applies. Communal waste provision is allocated on the basis of 90l per week per waste stream per property; therefore, we would provide 1100 litre, 660 litre or 360 litre bins to be collected weekly. Our waste collection crew will move communal bins a maximum of 10m from the bin store to the waste collection vehicle, providing there are suitable dropped kerbs. We will require confirmation of this prior to ordering any bins for the development.

Bin stores should be easily accessible from the main highway and it is crucial that the store is secure with a lock to prevent potential fly tipping issues. A lock code will need to be provided to the Central Bedfordshire Waste Services Team. The door used by the collection crews will need to be wide enough to allow for easy removal of bins from the storage area. A dropped kerb will need to be provided to enable easy manoeuvrability, access and egress of the bins. The crew are not expected to move the bins over any undulating, non-paved, uneven surface, or where the gradient is deemed excessive. Lighting within the bin store should be provided so that the bins can be used safely by residents when it is dark. We would require a design layout to highlight where the bin store will be located.

Please also refer to the Design Guide as the Council will not be able to supply waste collections where the bin and access requirements do not meet our contractual provision, anything else differing to this will be incorporated as a condition.
<http://www.centralbedfordshire.gov.uk/planning/design/info.aspx>

Current Refuse Vehicle Dimensions

Eagle Elite 2 6x4 non-rear steer, 11.5m long

Overall Length	11.500m
Overall Width	2.530m
Overall Body height	3.756m
Min Body Ground Clearance	0.309m
Track Width	2.530m
Lock to Lock Time	4.00s
Kerb to Kerb Turning Radius	11.550m

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LATE SHEET

DEVELOPMENT MANAGEMENT COMMITTEE – 10.10.2018

Item 05 – CB/15/04495/VOC – Plot 10, The Stables, Stanbridge Road, Great Billington, Leighton Buzzard LU7 9JH

The application has been withdrawn by the applicant following legal advice that a Variation of Condition application was not the appropriate application type for this type of development.

Item 06 – CB/18/02379/OUT – Land at Spinney Park and Spinney Pool, Billington Road, Leighton Buzzard LU7 9HH

Additional Consultation/Publicity Responses

None

Additional Comments

More information has been received from the agent in respect of the marketing of the Spinney Pool site. This stated that the site was marketed through the erection of a board at the front of the site, advertisements on the agency's own website and the following websites: EG PropertyLink, Zoopla and Rightmove Commercial. An Agency system called Agency Pilot was also used to distribute mailshots to individual enquirers, agent led enquiries and retained clients.

Additional/Amended Conditions/Reasons

None

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