

CENTRAL BEDFORDSHIRE COUNCIL

At a meeting of the **DEVELOPMENT MANAGEMENT COMMITTEE** held in Council Chamber, Priory House, Monks Walk, Shefford on Wednesday, 7 November 2018

PRESENT

Cllr K C Matthews (Chairman)

Cllr R D Berry (Vice-Chairman)

Cllrs M C Blair
Mrs S Clark
K M Collins
I Dalgarno
F Firth
E Ghent

Cllrs C C Gomm
K Janes
T Nicols
T Swain
J N Young

Apologies for Absence: None

Substitutes: None

Members in Attendance: Cllrs A D Brown
S Dixon
Mrs J G Lawrence
Cllr M Liddiard
Ms C Maudlin
Mrs T Stock

Officers in Attendance:

Mr M Allen	Planning Officer
Ms P Bramwell	Solicitor, LGSS
Mr S Kemp	Planning Officer
Mrs D Lavender	Principal Planning Officer
Mr T Mead	Planning Officer
Mr R Page	Principal Highways Officer
Mr M Plummer	Principal Planning Officer
Mrs J Selley	Head of Planning Delivery
Mr N Smith	Planning Project Manager
Mr B Tracy	Planning Officer
Mr P Vosper	Principal Planning Officer
Miss D Willcox	Principal Planning Officer
Mr L Manning	Committee Services Officer
Miss S Sherwood	Committee Services Officer

DM/18/83. **Chairman's Announcements**

The Committee noted that due to Cllr Barkers ill health, Cllr Collins will now be responsible for planning call ins for her Ward – Houghton Conquest & Haynes.

DM/18/84. **Minutes**

RESOLVED

that the Minutes of the meeting of the Development Management Committee held on the 10 October 2018 be confirmed and signed by the Chairman as a correct record.

DM/18/85. **Members' Interests**

(a) **Personal Interests:-
Member**

Member	Item	Nature of Interest	Present or Absent during discussion
Cllr Stock	12	Grandson attends the Middle School.	Present
Cllr Matthews	9	Knows the public speaker through Council work.	Present
All Members	5 & 10	Public speakers are former Members of the Council.	Present
Cllr Ghent	14 & 16	Was party to agreeing variations as portfolio holder.	Absent
Cllr Swain	14 & 16	Lives in Houghton Hall Ward.	Present

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

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/18/86. **Planning Application No. CB/18/03161/REG3 (Shefford)**

The Committee had before it a report regarding Planning Application No. CB/18/03161/REG3 for change of use from Care Home to transitional accommodation for individuals and families who will be supported by the Council to find future accommodation. It is proposed to convert existing layout to provide 13 self contained flats and 4 individual rooms with shared facilities. All accommodation on the ground floor will be suitable for use by disabled persons. The existing office accommodation will be retained for housing staff with an additional hot desk or 'set down' area created for other CBC staff. It is proposed to demolish the existing garage and workshop block to make way for extra parking facilities, at The Birches, Hitchin Road, Shefford, SG17 5JB.

In advance of consideration of the application the Committee's attention was drawn to additional consultation/publicity responses/additional comments and additional/amended conditions as set out in the Late Sheet as well as representations from public speakers.

The public speakers included a representation in objection from Town Councillor Paul Makin, a representation in objection from Mick Allen and a representation from the applicant in support from Carol Rooker.

Committee Members discussed the following points:

- Some concern was raised about increased crime levels or anti social behaviour resulting from the change of use. Clarity was given on the type of people and families which could be using the accommodation and the possible circumstances that could lead to them residing there. It was noted that all potential residents would be classed as low risk, there would be drive by security and CCTV and one FTE member of staff during working hours as well as facility for other staff to hot desk. The Planning Officer added there is an identified housing need for this type of accommodation for the local community.
- Members agreed that the proposed parking provision was excessive. Members wanted to retain more of the garden as outside amenity space. The Planning Officer agreed to condition the retention of the garden space in the application.

- Members raised concerns over the proposed condition 2 – to use obscure glazing over non bathroom windows. Members agreed that this was not a necessary condition. The Planning Officer agreed that this condition could be removed.
- Members agreed to move as set out with the additions of conditions 7 and 8 in the late sheet, the amendment of condition 4 in the late sheet, the removal of condition 2 and for a condition removing the excessive parking and retaining more of the garden to be worded by the officers and added to the application.

On being put to the vote for APPROVAL, 11 voted in favour, 1 against and 1 abstention.

RESOLVED

That the Planning Application No. CB/18/03161/REG3 at The Birches, Hitchin Road, Shefford, SG17 5JB, be approved as set out in the schedule attached to these minutes.

DM/18/87. Planning Application No. CB/18/02298/OUT (Shefford)

The Committee had before it a report regarding Planning Application No. CB/18/02298/OUT an outline application for up to 150 new homes and provision of a lower school site following demolition of existing site buildings (including No19 Queen Elizabeth Close) (all matters reserved except access) at Land West of Hitchin Road Shefford, nearest post code, SG17 5JB.

In advance of consideration of the application the Committee's attention was drawn to additional consultation and additional comments as set out in the Late Sheet as well as representations from public speakers.

The public speakers included a representation in objection from Town Councillor Ken Pollard and a representation in objection from Ian Rawet.

Committee Members discussed the following points:

- The main concern of local residents represented at the meeting was the demolition of No 19 Queen Elizabeth Close. The Planning Officer reported that the provision of an access through Queen Elizabeth Close was not necessary, for the reasons set out in the Committee Report. Planners were asked to strengthen condition 14 which explained there would be no access via Queen Elizabeth Close, but Permitted Development Rights of the existing dwellings would prohibit this. The Planning Officer was satisfied that the condition was adequate as it stood.

- Members noted there were concerns of traffic speeding in the area surrounding proposed access, as reported in the speed survey. The Planning Officer drew the Committees attention to Condition 7 which specifies a roundabout and condition 8 which specifies a zebra crossing be provided in immediate vicinity of the roundabouts northern arm, both to be constructed before the occupation of any dwelling.
- A Ward Member made a number of recommendations to be considered as part of the Reserve Matters application. The Planning Officers agreed to take these forward as informative to the applicant and for Ward Members to be involved in the detailed application stage.
- Members discussed the benefits of this application, in particular, the provision of a school site and the NHS contribution within the proposed S106 agreement.
- Members addressed the Education Officer in attendance to clarify when the school could be delivered. It was envisaged this would be in 2021 but that would depend on additional funding. The Planning Officer noted that the transfer of land for the school to the council would happen within a certain time limit and the trigger points for funding contributions for the school would be front loaded.
- Members agreed that construction times as set out in Condition 1 should be truncated and the Planning Officer agreed to have a discussion with the applicant.
- Members were disappointed that the application did not include condition for Public Art provision. It was noted that the policy is still being developed. Members agreed that the condition should be included and the Planning Officer would add this to the application should Members be minded to approve.
- Members agreed to move as set out with the additions of condition 1 being amended to reflect truncation of construction times, with the addition of a condition for Public Art provision and the comments given by the Ward Member being added as informative to the applicant.

On being put to the vote for APPROVAL, 11 voted in favour, 0 against and 1 abstention.

RESOLVED

That the Planning Application No. CB/18/02298/OUT at Land West of Hitchin Road Shefford, nearest post code, SG17 5JB, be approved as set out in the schedule attached to these minutes.

CLLR MRS CLARK LEFT THE COUNCIL CHAMBER DURING CONSIDERATION OF THIS

ITEM AND TOOK NO PART IN THE VOTE.

THE COMMITTEE ADJOURNED AT 12.15 AND RECONVENED AT 12.25

DM/18/88. Planning Application No. CB/18/02232/FULL (Stotfold & Langford)

The Committee had before it a report regarding Planning Application No. CB/18/02232/FULL for erection of 161 dwellings with 35% affordable housing, including an access road, landscaping and all ancillary works at land to the south of Arlesey Road, Stotfold, nearest postcode SG5 4HE

In advance of consideration of the application the Committee's attention was drawn to additional consultation/publicity responses/additional comments and additional/amended conditions as set out in the Late Sheet as well as representations from public speakers.

The public speakers included a representation in objection from Town Councillor Brian Collier, a representation in objection from Tim Poulston and a representation on behalf of the applicant in support from Nick Laugharne.

Committee Members discussed the following points:

- Members discussed local concern around a parking issues within this area, particularly around school dropping off and picking up times. The Highways Officer reported he did not see the application would add to this as the homes would be located as such, children would walk to school. He added that a task force had previously looked into the matter and proposed a parking ban around these times. Congestion to the nearby A507 was also discussed, the Planning Officer added that there would be no serious threat to highways safety, therefore that would not be a consideration for refusal of the application.
- A Ward Member voiced concerns over sustainability of the development, stating lack of amenity and waiting times in the local surgery along with the loss of the major employer within the area. It was noted that the employer was looking to relocate within the village. The Planning Officer added that the development was seen as sustainable from a planning perspective and did not represent over development within the area and it would contribute £1.8m towards education.
- It was noted that the number of houses proposed in Stotfold was significantly higher than the original number specified in the 2009 core development strategy. Members noted that new planning policies, housing supply demands and different policy contexts have contributed to this rise, along with the NPPF standpoint to encourage housing growth.

- A discussion was had around clarity of funding to a free school. Although free schools are funded via the ESFA, it was agreed that it was only right and proper that the developer make a contribution via S106 to education and weight should be given to the developer agreeing to those conditions.
- Members agreed to add an informative with regards to Public Art provision.
- Members discussed condition 5 which addressed the lighting plan and asked that LED lights consistent with what is already used be specified.
- Members asked that a wearing course be conditioned.
- Members asked that condition 18 for electric vehicle charging points for each dwelling be amended to include public charging points.
- Members agreed to move as set out with the additions of conditions and amended conditions as set out in the late sheet, the addition of a specification of LED lights in condition 5, the addition of a condition for a wearing course, the amendment to condition 18 include public charging points and the added Public Art provision informative.

On being put to the vote for APPROVAL, 11 voted in favour, 0 against and 1 abstention.

RESOLVED

That the Planning Application No. CB/18/02232/FULL at land to the south of Arlesey Road, Stotfold, nearest postcode SG5 4HE, be approved as set out in the schedule attached to these minutes.

CLLR MRS CLARK RE-ENTERED THE COUNCIL CHAMBER DURING CONSIDERATION OF THIS ITEM AND TOOK NO PART IN THE DISCUSSION OR VOTE.

THE COMMITTEE ADJOURNED AT 13.20 AND RECONVENED AT 14.00

DM/18/89. Planning Application No. CB/18/02439/FULL (Sandy)

The Committee had before it a report regarding Planning Application No. CB/18/02439/FULL for an erection of a new building/extension for storage (a revised version of CB/18/01299/FULL) at Grange Nurseries, The Green, Beeston, Sandy, SG19 1PG.

In advance of consideration of the application the Committee's attention was drawn to additional consultation/publicity responses and additional/amended

conditions as set out in the Late Sheet as well as representations from public speakers.

The public speakers included a representation in objection from Town Councillor Nigel Aldis, a representation in objection from Julian Shuba and a representation from an agent for the applicant in support from Graham Robinson.

Committee Members discussed the following points:

- Members noted there was an ongoing enforcement issue with the applicant on an adjacent site and a history of retrospective planning applications, but that they did not directly relate to the current application.
- A major concern of a neighbour was the hobby activities taking place without the proper permissions on the application site. The activities included the storing and moving of military vehicles. Members suggested that Condition 4 be strengthened to limit the use, to only be used for storage of materials and so forth as suggested in condition 4 and that the deed of variation of the legal agreement, which includes hours of operations, was updated to state no activities on site outside of working hours. The Planning Officer reported that the applicant has agreed to remove all hobby related vehicles and if they were found to be stored there in future it would be contrary to the application conditions and would constitute a change of use.
- After discussion a Member stated he thought the amendments to conditions as above were unnecessary and moved to approve the application as set out in the officers report, without the amended conditions.

On being put to the vote for APPROVAL, 5 voted in favour, 7 against and 1 abstention. The motion was lost.

- Members agreed to move as set out with the additions of the strengthened condition 4 to include wording to limit the use, to only be used for storage of materials and so forth as suggested in condition 4 and that the deed of variation of the legal agreement, which includes hours of operations, was updated as per the officers report and to further state no activities on site outside of working hours. and the amendment to conditions 6 in the late sheet.

On being put to the vote for APPROVAL, 8 voted in favour, 3 against and 2 abstentions.

RESOLVED

That the Planning Application No. CB/18/02439/FULL at Grange Nurseries, The Green, Beeston, Sandy, SG19 1PG, be approved as set out in the schedule attached to these minutes.

THE COMMITTEE ADJOURNED AT 15.18 AND RECONVENED AT 15.25

DM/18/90. Planning Application No. CB/18/01628/OUT (Arlesey)

The Committee had before it a report regarding Planning Application No. CB/18/01628/OUT an outline application for development of 22 units and all ancillary works at Land off Hitchin Road, Clifton, nearest postcode SG17 5RS.

In advance of consideration of the application the Committee's attention was drawn to additional comments and amended conditions as set out in the Late Sheet as well as representations from public speakers. The Committee were also verbally updated on the revised wording of condition 7.

The public speakers included a representation in objection from Parish Councillor Ray Dart and a representation in objection from Roger Manning.

Committee Members discussed the following points:

- Concerns over Hitchin Lane becoming a rat run to access the A507 and parking issues in Hitchin Lane were discussed. The Planning officer advised that the Highway Authority has raised no objection to this proposal in relation to highway safety or capacity. Any link road between New Road and Hitchin Lane is subject to a separate application which has yet to be determined, and although a material consideration the impact of such a link is not caused by this proposal.
- It was advised that the proposed development would need to meet the Council's car parking standards, whereby the existing on street car parking on Hitchin Lane should therefore not be made materially worse. Any improvements to car parking provision for existing properties on Hitchin Lane was beyond the existing scope of the application and it would not be reasonable to impose an obligation or condition upon this development that would require such improvements.
- It was alleged that the nearby 'Crown Pub' roundabout was at capacity in the mornings. The Highways officer responded that as the application was for 22 dwellings there had been no requirement for a transport assessment (the threshold is 50 dwellings). He added that due to the scale of the proposal that the development would not have a severe impact on the capacity of the highway network and would therefore be considered acceptable.

- Advice was sought in relation as to whether it was reasonable to require traffic calming on Hitchin Lane and whether this could be shared with the Mears site. It was advised by the Planning and Highways Officers that any link road between New Road and Hitchin Lane is subject to a separate application which has yet to be determined, and although a material consideration the impact of such a link is not caused by this proposal. It was advised that the outline planning permission and S106 agreements for the Mears Development had already been issued and signed, whereby no additional conditions or obligations from that development could be imposed. It was advised that an obligation or condition would need to pass the relevant tests which include whether the traffic calming measures were reasonable and necessary. It was advised that such obligations upon a cul-de-sac development would not generate traffic which would make traffic calming reasonable or necessary. Members determined not to seek such conditions or obligations from the development.
- Members agreed to move as set out with the amendment of condition 10 and 14 in the late sheet and condition 7 as advised by the Planning Officer.

On being put to the vote for APPROVAL, 8 voted in favour, 3 against and 1 abstention.

RESOLVED

That the Planning Application No. CB/18/01628/OUT at Land off Hitchin Road, Clifton, nearest postcode SG17 5RS, be approved as set out in the schedule attached to these minutes.

CLLR MRS CLARK LEFT THE MEETING DURING THIS ITEM AND WAS NO LONGER PRESENT FOR THE REMAINDER OF THE MEETING.

DM/18/91. Planning Application No. CB/18/03090/FULL (Stotfold & Langford)

The Committee had before it a report regarding Planning Application No. CB/18/03090/FULL for a single story rear extension, loft conversion and raised decking area at 51 Hardy Way, Fairfield, Hitchin, SG5 4GL.

In advance of consideration of the application the Committee's attention was drawn to representations from public speakers.

The public speaker included a representation in objection from Parish Councillor Chris Bidwell.

Committee Members discussed the following points:

- The public speaker noted that he had received complaints from neighbouring properties about the overbearing impact the application could have on their properties. The Planning Officer had not received any neighbour objection.
- A Ward Member discussed the commitment to great design the committee should have going forward using Fairfield as an example. Members agreed it was important to keep the character of the area but noted the extension was to the rear of the property lessening the impact on the character and appearance of the area.
- The Planning Officer noted that the plans feature a rear dormer and this could be constructed under permitted development rights so therefore the committee could not refuse that element even though it is contrary to policy 1 of the Fairfield neighbourhood plan. It was noted that many properties within Fairfield do not have permitted development rights to protect the character of the area. The applicant's property does have these rights.
- Members agreed to move as set out.

On being put to the vote for APPROVAL, 9 voted in favour, 2 against and 1 abstention.

RESOLVED

That the Planning Application No. CB/18/03090/FULL at 51 Hardy Way, Fairfield, Hitchin, SG5 4GL, be approved as set out in the schedule attached to these minutes.

THE COMMITTEE ADJOURNED AT 16.30 AND RECONVENED AT 16.35

DM/18/92. Planning Application No. CB/18/00196/OUT (Arlesey)

The Committee had before it a report regarding Planning Application No. CB/18/00196/OUT an outline application for a residential development of up to 58 dwellings including all ancillary works on land to the rear and side of Hampden House with all matters reserved except access following the demolition of the existing buildings on the site at Land to rear and side of Hampden House, Hitchin Road, Arlesey, SG15 6RS.

There were no public speakers or additions in the late sheet.

Committee Members discussed the following points:

- A concern of the Town Council over loss of employment land was discussed. The Planning Officer reported that the current buildings have become unlettable due to new EPC Regulations making them too expensive to bring up to standard.
- The proximity of the proposed dwellings to the cement works raised questions over noise issues. The Planning Officer said the developer has gone through noise testing and this will be addressed through conditions and scrutinised at the reserve matters stage.
- The loss of HGV movement within the area was seen as a positive and balanced against the new vehicle movements which would be a consequence of the new dwellings.
- It was noted that MANOP had not been consulted on this application, it was agreed to consult them at reserve matters stage.
- Members agreed that this was not a very 'green' application and asked planners for an informative to make it as green as possible and that reserve matters should include provision for electrical vehicle charging points at every parking space.
- Members agreed to move as set out with the additions of the green informative and that reserve matters application should include provision for electrical vehicle charging points at every parking space.

On being put to the vote for APPROVAL, 10 voted in favour, 1 against and 1 abstention.

RESOLVED

That the Planning Application No. CB/18/00196/OUT at Land to rear and side of Hampden House, Hitchin Road, Arlesey, SG15 6RS, be approved as set out in the schedule attached to these minutes.

DM/18/93. Planning Application No. CB/17/04133/FULL (Aspley & Woburn)

The Committee had before it a report regarding Planning Application No. CB/17/04133/FULL for the construction of a synthetic turf pitch with associated floodlighting, fencing and ancillary features at Fulbrook Middle School, Weathercock Lane, Aspley Guise, Milton Keynes, MK17 8NP.

Members proposed to defer this item at least 2 cycles to allow officers to respond to concerns raised within the late sheet.

On being put to the vote for DEFERRAL, it was unanimous

RESOLVED

That the Planning Application No. CB/17/04133/FULL at Fulbrook Middle School, Weathercock Lane, Aspley Guise, Milton Keynes, MK17 8NP, be deferred at least two cycles.

CLLR GHENT LEFT THE MEETING BEFORE THE HOUGHTON HALL ITEMS AND TOOK NO PART IN DISCUSSIONS OR VOTING DUE TO A PERSONAL INTEREST IN THE ITEMS AS PREVIOUSLY DISCLOSED.

DM/18/94. Planning Application No. CB/18/02163/VOC (Houghton Hall)

This item was withdrawn by the applicant prior to the meeting.

DM/18/95. Planning Application No. CB/18/02171/VOC (Houghton Hall)

The Committee had before it a report regarding Planning Application No. CB/18/02171/VOC for a variation of condition 29 of planning permission CB/16/3378/FULL – All instances of Aurubis copper to flat roofs, first floor canopies and wall claddings replaced with zinc in standing seam finish, at Houghton Regis Central, High Street, Houghton Regis, Dunstable, LU5 5QT.

In advance of consideration of the application the Committee's attention was drawn to representations from a public speaker.

The public speaker included a representation in objection from Town Councillor James Carroll.

Committee Members discussed the following points:

- Other buildings in the area had copper roofs, most notably the church spire.
- It was noted that the copper, which would turn green with time to match with the church and other buildings, was a major selling point within the public consultation and an important aspect of the design.
- The cost implication to move to zinc would amount to £120k saving.
- Members moved to refuse the application on the grounds of loss of quality with changing copper to zinc, which would be contrary to public expectation. The change in material would present an appearance incompatible with the surrounding buildings

On being put to the vote for REFUSAL, 7 voted in favour, 0 against and 4 abstention.

RESOLVED

That the Planning Application No. CB/18/02171/VOC at Houghton Regis Central, High Street, Houghton Regis, Dunstable, LU5 5QT be refused.

Please note this item was withdrawn following the meeting therefore there is no schedule attached to these minutes.

DM/18/96. Planning Application No. CB/18/03289/VOC (Houghton Hall)

This item was withdrawn by the applicant prior to the meeting.

DM/18/97. Planning Application No. CB/18/03290/VOC (Houghton Hall)

The Committee had before it a report regarding Planning Application No. CB/18/03290/VOC for a variation of condition 10 of Listed Building consent CB/16/3379/LB – All instances of Aurubis copper to flat roofs, first floor canopies and wall claddings replaced with zinc in standing seam finish, at Houghton Regis Central, High Street, Houghton Regis, Dunstable, LU5 5QT.

In advance of consideration of the application the Committee's attention was drawn to additional consultation/publicity responses/additional comments as set out in the Late Sheet as well as representations from a public speaker.

The public speaker included a representation in objection from Town Councillor James Carroll.

Committee Members noted the following points as discussed in the application under item 14:

- Other buildings in the area had copper roofs, most notably the church spire.
- It was noted that the copper, which would turn green with time to match with the church and other buildings, was a major selling point within the public consultation and an important aspect of the design.
- The cost implication to move to zinc would amount to £120k saving.
- Members moved to refuse the application on the grounds of loss of quality with changing copper to zinc, which would be contrary to public expectation. The change in material would present an appearance incompatible with the surrounding buildings.

On being put to the vote for REFUSAL, 7 voted in favour, 0 against and 4 abstention.

RESOLVED

That the Planning Application No. CB/18/02171/VOC at Houghton Regis Central, High Street, Houghton Regis, Dunstable, LU5 5QT be refused.

Please note this item was withdrawn following the meeting therefore there is no schedule attached to these minutes.

DM/18/98. **Development Brief relating to Land East of Biggleswade (Biggleswade North)**

The Committee had before it a Development Brief for Land East of Biggleswade 2018 (Appendix A).

The Committee unanimously endorsed the Development Brief for development management purposes with the amendment that the details are minimum design guide and policy compliant at the time the applications are received.

DM/18/99. **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/18/100. **Site Inspection Appointment(s)**

NOTED

That the next meeting of the Development Management Committee will be held 5 December 2018

RESOLVED

That all Members and substitute Members along with the relevant ward representatives be invited to conduct site inspections on 3 December 2018.

(Note: The meeting commenced at 10.00 and concluded at 18.15)

Chairman

Dated

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Item No. 9

APPLICATION NUMBER	CB/18/03161/REG3
LOCATION	The Birches, Hitchin Road, Shefford, SG17 5JB
PROPOSAL	Change of use from Care Home to transitional accommodation for individuals and families who will be supported by the council to find future accommodation. It is proposed to convert existing layout to provide 13 self contained flats and 4 individual rooms with shared facilities. All accommodation on the ground floor will be suitable for use by disabled persons. The existing office accommodation will be retained for housing staff with an additional hot desk or 'set down' area created for other CBC staff. It is proposed to demolish the existing garage and workshop block to make way for extra parking facilities.
PARISH	Shefford
WARD	Shefford
WARD COUNCILLORS	Cllrs Liddiard & Brown
CASE OFFICER	Debbie Willcox
DATE REGISTERED	06 August 2018
EXPIRY DATE	01 October 2018
APPLICANT	Central Bedfordshire Council
AGENT	Central Bedfordshire Council Housing Services
REASON FOR COMMITTEE TO DETERMINE	The Council is the applicant and objections have been received which cannot be overcome through the imposition of planning conditions.
RECOMMENDED DECISION	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 early engagement with the applicant at the pre-application stage. 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.

The Council as the Local Planning Authority hereby gives notice of its decision to **GRANT PERMISSION** for the development specified above and as shown on the submitted plans subject to the following conditions:

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

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

- 2 The new access along the north west boundary of the site shall not be brought into use until details of an acoustic barrier fence to be erected along the north-west boundary of the application site have been submitted to and approved in writing by the Local Planning Authority. The acoustic barrier fence as approved shall be erected before the access is first brought into use and shall be retained thereafter.

Reason: To prevent nuisance from noise to neighbouring occupiers.
(Policy DM3, CSDMP and Section 15, NPPF)

- 3 Notwithstanding the submitted details, the new access road along the north-west boundary of the site shall be surfaced in tarmac from the point shown as "New gate to staff car park" on drawing no. LE17827-BIR/AP/07 Rev A to the proposed new staff car park.

Reason: To prevent nuisance from noise to neighbouring occupiers.
(Policy DM3, CSDMP and Section 15, NPPF)

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

Reason: In the interest of amenity.
(Policy DM3, CSDMP and Section 12, NPPF)

- 5 The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers LE17827-BIR-AP-03, LE17827-BIR-AP-04, LE17827-BIR-AP-05 and LE17827-BIR-AP-07.

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

- 6 The use hereby permitted shall not commence until a landscaping scheme to include an enhancement of the hedgerow along the front boundary of the site and a scheme for the maintenance of the hedgerow have been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented by the end of the full planting season immediately following the first use of any separate part of the development (a full planting season means the period from October to March). The hedgerow shall subsequently be maintained in accordance with the approved landscape maintenance scheme and any plants which die or are destroyed during this period shall be replaced during the next planting season.**

**Reason: To ensure an acceptable standard of landscaping in the interests of the visual amenities of the area.
(Policy DM3, CSDMP and Sections 12 & 15, NPPF)**

- 7 The proposed new access shall not be constructed until details of a cellular confinement

system to be used for the part of the access located within the Root Protection Area of the Cedar Tree have been submitted to and approved in writing by the Local Planning Authority. The access within the Root Protection Area of the Cedar Tree shall thereafter be constructed in accordance with the approved details.

Reason: To ensure the protection of trees and hedgerows to be retained, and to avoid unnecessary damage to their root systems.

(Policy DM3, CSDMP and Sections 12 & 15, NPPF)

- 8 Notwithstanding the submitted details, no construction work shall take place on the new parking area in the rear garden until an amended parking scheme showing off-street parking for no more than 10 vehicles within the rear garden and 17 parking spaces at the front of the site has been submitted to and approved in writing by the Local Planning Authority. 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, whilst preserving a garden area for the use of future residents.

(Sections 9 and 12, NPPF)

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 National Planning Policy Framework (NPPF) and the Core Strategy for North Central Bedfordshire.
- 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's attention is drawn to their responsibility under The Equality Act 2010 and with particular regard to access arrangements for the disabled.

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

These requirements are as follows:

- Where a provision, criterion or practice puts disabled people at a substantial disadvantage to take reasonable steps to avoid that disadvantage;

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

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

For further information on disability access contact:

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

Andrew Davie

Andrew Davie
Assistant Director - Development Infrastructure

Date of Issue: 08 November 2018

**NOTIFICATION TO BE SENT TO AN APPLICANT WHEN A LOCAL PLANNING
AUTHORITY REFUSE PLANNING
PERMISSION OR GRANT IT SUBJECT TO CONDITIONS**

Appeals to the Secretary of State

- If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.
- As this is a decision on a planning application relating to the same or substantially the same land and development as is already the subject of an enforcement notice [reference], if you want to appeal against your local planning authority's decision on your application, then you must do so within 28 days of the date of this notice.*
- If an enforcement notice is served relating to the same or substantially the same land and development as in your application and if you want to appeal against your local planning authority's decision on your application, then you must do so within: 28 days of the date of service of the enforcement notice, or within 6 months [12 weeks in the case of a householder appeal] of the date of this notice, whichever period expires earlier.*
- As this is a decision to refuse planning permission for a householder application, if you want to appeal against your local planning authority's decision then you must do so within 12 weeks of the date of this notice.*
- As this is a decision to refuse planning permission for a minor commercial application, if you want to appeal against your local planning authority's decision then you must do so within 12 weeks of the date of this notice.*
- As this is a decision to refuse express consent for the display of an advertisement, if you want to appeal against your local planning authority's decision then you must do so within 8 weeks of the date of receipt of this notice.*
- If you want to appeal against your local planning authority's decision then you must do so within 6 months of the date of this notice.*
- Appeals must be made using a form which you can get from the Secretary of State at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN (Tel: 0303 444 5000) or online at <https://acp.planninginspectorate.gov.uk>
- The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.
- The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

* delete where inappropriate

Item No. 6

APPLICATION NUMBER CB/18/02298/OUT
LOCATION Land west of Hitchin Road Shefford
PROPOSAL Outline Application for up to 150 New Homes and provision of a new lower school site following demolition of existing site buildings (including No19 Queen Elizabeth Close) (all matters reserved except access)
PARISH Shefford
WARD Shefford
WARD COUNCILLORS Cllrs Liddiard & Brown
CASE OFFICER Martin Plummer
DATE REGISTERED 13 June 2018
EXPIRY DATE 12 September 2018
APPLICANT Warden Developments Limited
AGENT Phillips Planning Services Limited
REASON FOR COMMITTEE TO DETERMINE Departure to Development Plan

RECOMMENDED DECISION Outline Application - Approval

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

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

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

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

This condition is pre-commencement as the reserved matters are required to be considered and determined prior to commencement of any development.

- 3 The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers 03 A, 18-04, 18-07.

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

- 4 The number of dwellings approved on the site shall be restricted to 150 as shown on the approved application form.

Reason

To ensure that adequate provision of housing is provided which is justified having regard to the conflict with policy DM4 of the CSDMP 2009.

- 5 **No demolition or development shall take place until a written scheme of heritage asset resource management (SHARM); that includes provision for archaeological investigation, post excavation analysis and publication, has been submitted to and approved in writing by the Local Planning Authority. The development hereby approved shall only be implemented in full accordance with the approved archaeological scheme.**

Reason:

To ensure adequate provision and recording of heritage assets of archaeological significance in accordance with section 16 of the National Planning Policy Framework.

This condition is pre-commencement as a failure to secure appropriate historic building recording and archaeological investigation in advance of development would be contrary to paragraph 141 of the National Planning Policy Framework which requires developers to record and advance of understanding of the significance of any heritage assets affected by development before they are lost (wholly or in part).

- 6 **No development shall take place, including any works of demolition, until a Construction Traffic Management Plan, associated with the development of the site, has been submitted and approved in writing by the Local Planning Authority which will include information on:**
- (A) Loading and unloading of plant and materials used in the development**
 - (B) Storage of plant and materials used in the development**
 - (C) The erection and maintenance of security hoarding / scaffolding affecting the highway if required.**
 - (D) Wheel washing facilities**
 - (E) Footpath/footway/cycleway or road closures needed during the development period**
 - (F) Traffic management needed during the development period.**
 - (G) Times, routes and means of access and egress for construction traffic and delivery vehicles (including the import of materials and the removal of waste from the site) during the development of the site.**

The approved Construction Management Plan associated with the development of the site shall be adhered to throughout the development process.

Reason

In the interests of safety, protecting the amenity of local land uses, neighbouring residents and highway safety.

This condition is pre-commencement as it requires consideration of the impact on the highway network and highway safety prior to any development taking place.

- 7 No building shall be occupied until the junction of the proposed vehicular access (roundabout) drg no.353607 03 Rev A with the highway has been constructed in accordance with the approved details.
Reason
In order to minimise danger, obstruction and inconvenience to users of the highway and the premises.
- 8 No dwelling or school shall be occupied until a zebra crossing in the immediate vicinity of the roundabout northern arm has been provided in accordance with details of a scheme to be submitted to and approved by the Local Planning Authority. Any Statutory Undertakers equipment or street furniture shall be re-sited to provide an unobstructed footway to the crossing.
Reason
In the interests of road safety and pedestrian movement.
- 9 **No development shall commence until a detailed surface water drainage scheme for the site, based on the agreed Flood Risk Assessment (June 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, 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 of the NPPF.
- This condition is pre-commencement as it requires consideration and assessment of below ground works prior to any building work commencing on site.
- 10 **Prior to commencement of any development a Phase 2 investigation report for the entirety of the application site and a Remediation Method Statement should the Phase 2 report discover the need for remediation shall be submitted to and approved in writing by the Local Planning Authority. The development will thereafter be carried out in accordance with the approved details.**
Reason
To ensure that any contamination associated with the site is adequately dealt with and mitigated in the interest of human health and the environment.

This condition is pre-commencement as it requires consideration of an assessment prior to any disturbance to the land prior to building works commencing on site.

- 11 Prior to occupation of the development, a Validation Report shall be submitted to and approved in writing by the Local Planning Authority. A Validation Report by means of which the effectiveness of the remediation implemented by any Remediation Method Statement shall be demonstrated to the Local Planning Authority (to incorporate photographs, waste transfer notes and depth measurements). Any unexpected contamination discovered during works should be brought to the attention of the Planning Authority.

Reason

To protect human health and the environment

- 12 Within the submission of any reserved matters planning application, a scheme for protecting the proposed dwellings from noise and providing adequate ventilation shall be submitted and approved in writing by the local planning authority. The submitted scheme shall be based upon a noise assessment of the existing noise generating uses adjacent to the site including the football pitches and buildings associated with Shefford Football Club to the south of the application site. None of the dwellings hereby approved shall be occupied until such a scheme has been implemented in accordance with the approved details. The development shall be implemented and retained in accordance with those details thereafter.

Reason

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

- 13 Within the submission of any reserved matters planning application, the layout of the development shall be designed to provide the following:-

- Vehicular, pedestrian and cycle access within the application site and Harrow Way;
- Pedestrian and cycle access within the application site and the land to the north known as the Shefford Town Memorial Association Land;
- Pedestrian and cycle access within the application site and the wooded area (which is located between the application site and the area of land allocated for development in the emerging Local Plan) to the south east of the application site.

Reason

To ensure that adequate accesses are brought forward and delivered at reserved matters stage in the interests of encouraging sustainable modes of transport.

- 14 No access (vehicular, pedestrian, cycle or other) shall be created between the application site and Queen Elizabeth Close.

Reason

The provision of such an access as shown on the indicative plans submitted with the planning application is not necessary to make the development acceptable in planning terms.

- 15 Within the submission of any reserved matters planning application, details of areas for play in the forms of LEAPS and LAPS including the equipment, furniture, surfacing and boundary treatment to be installed, shall be submitted to and approved in writing by the Local Planning Authority. The details thereby approved shall be implemented prior to occupation of the 50th dwelling being first occupied and retained thereafter.

Reason: To ensure the provision of adequate play and children's recreation facilities.

(Section 8, NPPF)

- 16 Prior to first use of the primary school an updated 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;
- Walking, cycling, public transport and rights of way information. Site specific travel and transport information
- Travel vouchers
- Details of relevant pedestrian, cycle and public transport routes to/ from and within the site
- Copies of relevant bus and rail timetables
- Details of the appointment of a travel plan co-ordinator

No part of the development shall be occupied prior to implementation of those parts identified the Travel Plan as capable of being implemented prior to occupation. Those parts of the approved

Travel Plan that are identified as being capable of implementation after occupation shall be implemented in accordance with an agreed timetable 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.

- 17 Prior to commencement of any above ground building works, details of electrical wiring to accommodate facilities for charging plug-in and other ultra low emission vehicles for dwellings shall be 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 the development protects and exploits opportunities for the use of sustainable transport modes for the movement of people in accordance with section 4 of the National Planning Policy Framework.

- 18 Within the submission of any reserved matters planning application for residential development at the site, details of a ball strike risk assessment together with any necessary mitigation measures including and necessary management and maintenance shall be submitted to and agreed in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason

To provide protection for future occupants of the development and their property from potential ball strike from the new playing field or sports facility.

- 19 **Prior to commencement of development, a scheme setting out continued use and operation of the existing playing fields for sports provision, as shown on drawing 18-04 shall be submitted to and approved in writing by the Local Planning Authority. The submitted 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 sports facilities and shall include a timetable for implementation. The approved scheme shall be implemented and complied with in full throughout the implementation of the development.**

Reason

To protect playing fields and sports facilities from damage, loss or availability of use during implementation of the development.

This condition is pre-commencement because the information is required to ensure that existing playing pitches and sports provision will not be materially impacted by the development.

- 20 Within the submission of any reserved matters planning application relating to the site, section drawings between the site and existing built development adjacent to the boundaries will be submitted to and approved in writing by the Local Planning Authority. The development will thereafter be carried out in accordance with the approved details.

Reason

To ensure adequate information is provided at reserved matters stage in the interests of ensuring appropriate relationships with neighbouring buildings and living conditions.

- 21 **No development shall take place until an ecological design strategy (EDS) addressing mitigation, compensation and enhancement has**

been submitted to and approved in writing by the local planning authority. The EDS shall include the following

- a) Review of the site potential and constraint, to be informed by up to date survey information including a reptile survey
- b) Purpose and conservation objectives for the proposed works
- c) Detailed working methods to achieve stated objectives including locations of integrated bird and bat boxes to be erected in accordance with RSPB and BCT guidelines on appropriate scale maps and plans
- d) Details of lighting considerations to prevent disturbance to bats.
- 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 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

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

Reason

To ensure adequate provision for ecology in terms of securing net gains.

The condition is pre-commencement as additional survey work is required to be undertaken in relation to reptiles.

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Item No. 5

APPLICATION NUMBER CB/18/02232/FULL
LOCATION Land To The South Of, Arlesey Road, Stotfold
PROPOSAL Erection of 161 dwellings with 35% Affordable Housing, including an access road, landscaping and all associated ancillary works on land to the south of Arlesey Road.

PARISH Stotfold
WARD Stotfold & Langford
WARD COUNCILLORS Cllrs Dixon, Saunders & Saunders
CASE OFFICER Martin Plummer
DATE REGISTERED 12 June 2018
EXPIRY DATE 11 September 2018
APPLICANT Linden Limited & All Land Investments (Stotfold) Limited
AGENT Woods Hardwick
REASON FOR COMMITTEE TO DETERMINE Departure to Development Plan. Cllr John Saunders has an interest in the application site.

RECOMMENDED DECISION Recommended for Approval

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

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

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

17844/1007, 17844/1014A, 17844/1016A, 17844/1017A, 17844/1018A, 17844/1019A, 17844/1020A, 24582, 17844/1022A, 17844/1024 HA12, 17844/100A, 17844/101A, 17844-102 A, 17844/103A, 17844/104A, 17844/105A, 17844/106A, 17844/107A, 17844/108A, 17844-109A, 17844/110A, 17844/111A, 17844/112A, 17844/113A, 17844/114A, 17844/115A, 17844/116A, 17844/117A, 17844/118A, 17844/119A, 17844/120A, 17844/121A, 17844/136A, 17844/137A, 17844/138, 17844/139, 17844/140, 17844/141, 17844/122A, 17844/123A, 17844/126A, 17844/127A, 17844/128A, 17844/129A, 17844/130A, 17844/131A, 17844/132A, 17844/133, 17844/135A, 17-128.01 RevB, 17-128.02 Rev B, 17-128.03 Rev B, 17-128.04 Rev A, 17848-ARLE-500.

5210-EcoAp.vf4/Ah/RRA Ecological Impact Assessment; JBA17-128-Doc A Landscape & Visual Impact Assessment (Rev C); JBA17/128/AR02 Arboricultural Impact Assessment (Rev A); Site Investigation, Including Infiltration Testing; DBA (PR23913) Heritage Assessment – Desk Based Assessment; Heritage Assessment – Geophysical Survey; Trial Trenching

Evaluation Report (PR/23913); RP01-17761 Noise Assessment; 17848/FRA Flood Risk Assessment and Drainage Strategy; 17848/TA Transport Assessment; 17848/GTPA Green Travel Plan (Rev A); 17848/UA Foul Sewerage and Utilities Assessment.

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

- 3 **No development shall take place until a written scheme of archaeological investigation (WSI); that includes provision for post excavation analysis and publication, has been submitted to and approved in writing by the Local Planning Authority. The development hereby approved shall only be implemented in full accordance with the approved archaeological scheme and this condition will only be fully discharged when all of the archaeological work; including post excavation analysis, the publication of the results of the fieldwork and the deposition of the archive with a store approved by the Local Planning Authority has been completed.**

Reason: This condition is pre-commencement as a failure to secure appropriate archaeological investigation in advance of development would be contrary to paragraph 199 of the National Planning Policy Framework (2018) that requires developers to record and advance of understanding of the significance of any heritage assets affected by development before they are lost (wholly or in part).

- 4 **No development shall take place, including any works of demolition, until a Construction Traffic Management Plan, associated with the development of the site, has been submitted and approved in writing by the Local Planning Authority which will include information on:**
- (A) Loading and unloading of plant and materials used in the development**
 - (B) Storage of plant and materials used in the development**
 - (C) The erection and maintenance of security hoarding / scaffolding affecting the highway if required.**
 - (D) Wheel washing facilities**
 - (E) Footpath/footway/cycleway or road closures needed during the development period**
 - (F) Traffic management needed during the development period.**
 - (G) Times, routes and means of access and egress for construction traffic and delivery vehicles (including the import of materials and the removal of waste from the site) during the development of the site.**
 - (H) The timetable for any wearing course of any road or access within the site.**

The approved Construction Management Plan associated with the development of the site shall be adhered to throughout the development process.

Reason: In the interests of safety, protecting the amenity of local land uses, neighbouring residents and highway safety.

This condition is pre-commencement as it requires consideration of the impact on the highway network and highway safety prior to any development taking place.

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

Reason: To protect the visual amenity of the site and its surrounding area. (Section 12, NPPF)

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

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

- 7 No above ground building work shall commence 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 12, NPPF)

- 8 A scheme shall be submitted for approval in writing by the Local Planning Authority indicating the positions, design, materials and type of boundary treatment to be erected. The boundary treatment shall be completed in accordance with the approved scheme [before the use hereby permitted is commenced / before the building(s) is/are occupied] and be thereafter retained.

Reason: To safeguard the appearance of the completed development and the visual amenities of the locality. (Section 12, NPPF)

- 9 All landscaping will be carried out in accordance with the approved landscape proposals unless otherwise agreed in writing by the Local Planning Authority. Prior to occupation of any dwelling a scheme for landscape maintenance for a period of five years following the implementation of the landscaping scheme shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented by the end of the full planting season immediately following the completion and/or first use of any separate part of the development (a full planting season means the period from October to March). The trees, shrubs and grass shall subsequently be maintained in accordance with the approved landscape maintenance scheme and any which die or are destroyed during this period shall be replaced during the next planting season.

Reason: To ensure an acceptable standard of landscaping. (Sections 12 & Page 34
15, NPPF)

- 10 Details of the layout and design of the play area shown on the approved drawing, including the equipment, furniture, surfacing and boundary treatment to be installed, shall be submitted to and approved in writing by the Local Planning Authority. The details thereby approved shall be implemented prior to occupation of the 50th dwelling being first occupied and retained thereafter.

Reason: To ensure the provision of adequate play and children's recreation facilities.

(Section 8, NPPF)

- 11 **No development shall take place (including any demolition, ground works, site clearance) until a biodiversity method statement for the development covering species rescue and translocation, hedgerow planting/establishment and on plot ecological enhancements as detailed in part 6 of the September 2018 Ecological Appraisal 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;**
- f) initial aftercare and long-term maintenance (where relevant);**
- g) disposal of any wastes arising from works.**

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

Reason: To ensure adequate provision of ecology and biodiversity retention and enhancement in accordance with the National Planning Policy Framework.

- 12 No dwelling shall be occupied until a TOUCAN crossing on Arlesey Road has been provided, in accordance with details of a scheme based on drawing number 17848-ARLE-500, and approved by the Local Planning Authority. Any Statutory Undertakers equipment or street furniture shall be re-sited to provide an unobstructed footway to the crossing.

Reason: In the interests of road safety and pedestrian movement.

- 13 Visibility splay shall be provided at the junction of the access with the public highway before the development is brought into use. The minimum dimensions to provide the required splay line shall be 2.4m measured along the centre line of the proposed access from its junction with the channel of the public highway and 43m measured from the centre line of the proposed access along the line of the channel of the public highway to the northern side

of the access on Arlesey Road. The required vision splays shall for the perpetuity of the development remain free of any obstruction to visibility.

Reason: To provide adequate visibility between the existing highway and the proposed access(es), and to make the access(es) safe and convenient for the traffic which is likely to use it (them).

- 14 The measures included within the Travel Plan dated July 2018 (Revision A) shall be implemented in accordance with the stated timetable followed by a review annually for a period of five years. No part of the development shall be occupied prior to implementation of those parts identified in the Travel Plan.

Reason: To reduce reliance on the private car by promoting sustainable modes of transport including walking, cycling and public transport.

- 15 Notwithstanding the provisions of Class A and B, Part 1, Schedule 2 of the Town and Country Planning (General Permitted Development)(England) Order 2015, no additional windows or other openings roof be shall be provided to the side elevation of plot 19 or the rear elevation of plots 22 or 23 and no roof extension or enlargement shall be erected to plot 23.

Reason: To ensure no harmful overlooking or loss of privacy to number 22 or 39 The Gardens.

- 16 The first floor rear bathroom window serving plot 23 (as shown on approved drawing 17844/140) shall be obscure glazed and non-opening unless the parts of the window which can be opened are more than 1.7 metres above the floor of the room in which the window is installed.

Reason: To ensure no harmful overlooking or loss of privacy to number 39 The Gardens.

- 17 Prior to the commencement of any above ground building works, details of the provision of lifetime homes for the affordable units as required in M4(2) of the Building Regulations shall be 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 appropriate housing design for a wide age range of the population in accordance with policy DM10 of the CSDMP 2009.

- 18 Prior to commencement of any above ground building works, details of electrical wiring to accomodate facilities for charging plug-in and other ultra low emission vehicles for dwellings and flats shall be 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 the development protects and exploits opportunities for the use of sustainable transport modes for the movement of people in accordance with section 4 of the National Planning Policy Framework.

- 19 **Prior to commencement of any development a Phase 2 investigation report for the entirety of the application site and a Remediation Method Statement should the Phase 2 report discover the need for remediation**

shall be submitted to and approved in writing by the Local Planning Authority. The development will thereafter be carried out in accordance with the approved details.

Reason: To ensure that any contamination associated with the site is adequately dealt with and mitigated in the interest of human health and the environment.

This condition is pre-commencement as it requires consideration of an assessment prior to any disturbance to the land prior to building works commencing on site.

- 20 Prior to occupation of the development, a Validation Report shall be submitted to and approved in writing by the Local Planning Authority. A Validation Report by means of which the effectiveness of the remediation implemented by any Remediation Method Statement shall be demonstrated to the Local Planning Authority (to incorporate photographs, waste transfer notes and depth measurements). Any unexpected contamination discovered during works should be brought to the attention of the Planning Authority.

Reason: To protect human health and the environment.

Item No. 10

APPLICATION NUMBER	CB/18/02439/FULL
LOCATION	Grange Nurseries, The Green, Beeston, Sandy, SG19 1PG
PROPOSAL	Erection of a new building/extension for storage this is a revised version of CB/18/01299/FULL
PARISH	Sandy
WARD	Sandy
WARD COUNCILLORS	Cllrs Maudlin, Smith & Stock
CASE OFFICER	Donna Lavender
DATE REGISTERED	25 June 2018
EXPIRY DATE	20 August 2018
APPLICANT	Bulldog Steel Fabrications
AGENT	DLP Planning Ltd
REASON FOR COMMITTEE TO DETERMINE	Ward member call in (Cllr Maudlin) on the following grounds: <ul style="list-style-type: none">• Amenity impact by the intensification of the use• Impact on the character and appearance of the area
RECOMMENDED DECISION	Full Application - 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 early engagement with the applicant at the pre-application stage. 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.

The Council as the Local Planning Authority hereby gives notice of its decision to **GRANT PERMISSION** for the development specified above and as shown on the submitted plans subject to the following conditions:

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

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

- 2 The new access along the north west boundary of the site shall not be brought into use until details of an acoustic barrier fence to be erected along the north-west boundary of the application site have been submitted to and approved in writing by the Local Planning Authority. The acoustic barrier fence as approved shall be erected before the access is first brought into use and shall be retained thereafter.

Reason: To prevent nuisance from noise to neighbouring occupiers.
(Policy DM3, CSDMP and Section 15, NPPF)

- 3 Notwithstanding the submitted details, the new access road along the north-west boundary of the site shall be surfaced in tarmac from the point shown as "New gate to staff car park" on drawing no. LE17827-BIR/AP/07 Rev A to the proposed new staff car park.

Reason: To prevent nuisance from noise to neighbouring occupiers.
(Policy DM3, CSDMP and Section 15, NPPF)

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

Reason: In the interest of amenity.
(Policy DM3, CSDMP and Section 12, NPPF)

- 5 The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers LE17827-BIR-AP-03, LE17827-BIR-AP-04, LE17827-BIR-AP-05 and LE17827-BIR-AP-07.

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

- 6 **The use hereby permitted shall not commence until a landscaping scheme to include an enhancement of the hedgerow along the front boundary of the site and a scheme for the maintenance of the hedgerow have been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented by the end of the full planting season immediately following the first use of any separate part of the development (a full planting season means the period from October to March). The hedgerow shall subsequently be maintained in accordance with the approved landscape maintenance scheme and any plants which die or are destroyed during this period shall be replaced during the next planting season.**

**Reason: To ensure an acceptable standard of landscaping in the interests of the visual amenities of the area.
(Policy DM3, CSDMP and Sections 12 & 15, NPPF)**

- 7 The proposed new access shall not be constructed until details of a cellular confinement

system to be used for the part of the access located within the Root Protection Area the Cedar Tree have been submitted to and approved in writing by the Local Planning Authority. The access within the Root Protection Area of the Cedar Tree shall thereafter be constructed in accordance with the approved details.

Reason: To ensure the protection of trees and hedgerows to be retained, and to avoid unnecessary damage to their root systems.

(Policy DM3, CSDMP and Sections 12 & 15, NPPF)

- 8 Notwithstanding the submitted details, no construction work shall take place on the new parking area in the rear garden until an amended parking scheme showing off-street parking for no more than 10 vehicles within the rear garden and 17 parking spaces at the front of the site has been submitted to and approved in writing by the Local Planning Authority. 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, whilst preserving a garden area for the use of future residents.

(Sections 9 and 12, NPPF)

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 National Planning Policy Framework (NPPF) and the Core Strategy for North Central Bedfordshire.
- 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's attention is drawn to their responsibility under The Equality Act 2010 and with particular regard to access arrangements for the disabled.

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

These requirements are as follows:

- Where a provision, criterion or practice puts disabled people at a substantial disadvantage to take reasonable steps to avoid that disadvantage;

- Where a physical feature puts disabled people at a substantial disadvantage to access that disadvantage or adopt a reasonable alternative method of providing the service or exercising the function;
- Where not providing an auxiliary aid puts disabled people at a substantial disadvantage to provide that auxiliary aid.

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

For further information on disability access contact:

The Centre for Accessible Environments (www.cae.org.uk)

Central Bedfordshire Access Group (www.centralbedsaccessgroup.co.uk)

Andrew Davie

Andrew Davie

Assistant Director - Development Infrastructure

Date of Issue: 08 November 2018

TOWN AND COUNTRY PLANNING ACT 1990

**NOTIFICATION TO BE SENT TO AN APPLICANT WHEN A LOCAL PLANNING
AUTHORITY REFUSE PLANNING
PERMISSION OR GRANT IT SUBJECT TO CONDITIONS**

Appeals to the Secretary of State

- If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.
- As this is a decision on a planning application relating to the same or substantially the same land and development as is already the subject of an enforcement notice [reference], if you want to appeal against your local planning authority's decision on your application, then you must do so within 28 days of the date of this notice.*
- If an enforcement notice is served relating to the same or substantially the same land and development as in your application and if you want to appeal against your local planning authority's decision on your application, then you must do so within: 28 days of the date of service of the enforcement notice, or within 6 months [12 weeks in the case of a householder appeal] of the date of this notice, whichever period expires earlier.*
- As this is a decision to refuse planning permission for a householder application, if you want to appeal against your local planning authority's decision then you must do so within 12 weeks of the date of this notice.*
- As this is a decision to refuse planning permission for a minor commercial application, if you want to appeal against your local planning authority's decision then you must do so within 12 weeks of the date of this notice.*
- As this is a decision to refuse express consent for the display of an advertisement, if you want to appeal against your local planning authority's decision then you must do so within 8 weeks of the date of receipt of this notice.*
- If you want to appeal against your local planning authority's decision then you must do so within 6 months of the date of this notice.*
- Appeals must be made using a form which you can get from the Secretary of State at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN (Tel: 0303 444 5000) or online at <https://acp.planninginspectorate.gov.uk>
- The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.
- The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

* delete where inappropriate

Item No. 8

APPLICATION NUMBER	CB/18/01628/OUT
LOCATION	Land off Hitchin Lane, Clifton
PROPOSAL	Outline Application for Planning Permission for 22 dwellings and all ancillary works, all matters reserved.
PARISH	Clifton
WARD	Arlesey
WARD COUNCILLORS	Cllrs Dalgarno, Shelvey & Wenham
CASE OFFICER	Benjamin Tracy
DATE REGISTERED	17 April 2018
EXPIRY DATE	17 July 2018
APPLICANT	J.C.Gill Developments Ltd
AGENT	James A. Keaney Associates
REASON FOR COMMITTEE TO DETERMINE	Cllr Richard Wenham Call-in for the following reasons: <ul style="list-style-type: none">• Contrary to Policy - DM3, DM4, Settlement Coalescence, open countryside. Emerging Local Plan.• Highway Safety Grounds - Hitchin Lane is already subject to newly granted permissions and is a narrow access to take further traffic• Impact on Landscape - Extends outside settlement envelope into open countryside.
	Parish Council Objection to Major Development.
	Major Development Departure.
RECOMMENDED DECISION	Recommended for Approval

CONDITIONS

1 Details of the access, appearance, landscaping, layout, and scale, (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 Section 92 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

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 The number of dwellings approved shall not exceed 22.

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.

- 5 Any subsequent reserved matters application for the approval of landscaping shall include details of hard and soft landscaping (including any replacement tree and hedgerow planting), together with a timetable for its implementation and maintenance for a period of 5 years following implementation. Any subsequent reserved matters application submitted under Condition 2 of this permission shall include details measures for the protection of retained trees/hedgerows within or neighbouring the site during the course of development. The approved measures shall be implemented in accordance with a timetable to be included as part of the landscaping scheme. The development shall be carried out as approved and in accordance with the approved timetable.

Reason: To ensure the development would acceptably mitigate landscape visual impacts, provide a net gain for biodiversity, safeguard retained trees/hedgerows during construction, and ensure the development would provide a high quality landscaping scheme in the interest of the visual amenities of the locality, in accordance with Policies CS16, DM14, DM15 and DM3 of the Core Strategy and Development Management Policies (2009) and the NPPF.

- 6 Any application for the approval of reserved matters except any application that relates solely to access 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) and the NPPF.

- 7 **No development shall commence until a detailed surface water drainage scheme, to manage surface water run off from the development for up to and including the 1 in 100 year event (+40%CC), has been submitted to and approved in writing by the Local Planning Authority. Discharge of surface water off site must not exceed the greenfield rate or volume for the 1 in 1 year event, or an appropriate rate as agreed by the Bedford Group of Internal Drainage Boards. The**

Reason: Details are required prior to the commencement of development, to ensure the approved system would function to a satisfactory minimum standard of operation and prevent the increased risk of flooding both on and off site, in accordance with para 163 and 165 of the NPPF and its supporting technical guidance.

- 8 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.

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.

- 9 The first reserved matters application submitted to the Local Planning Authority and any subsequent reserved matters application for the approval of details including access to the site shall include details of the junction(s) between the proposed development and the highway and shall include a 2m wide footway provision on both sides of Hitchin Lane to meet with existing pedestrian facilities. No dwelling hereby approved shall be first occupied until the junction(s) and pedestrian links approved under the reserved matters have been constructed in accordance with the approved details.

Reason: To minimise danger, obstruction and inconvenience to users of the highway and of the proposed estate road, in accordance with Policy DM3 and CS4 of the Core Strategy and Development Management Policies and the NPPF.

- 10 The first reserved matters application submitted to the Local Planning Authority and any subsequent reserved matters application for the approval of details including access to the site shall include details of Visibility splays shall be provided at the junction of the access with the public highway before the development is brought into use. The minimum dimensions to provide the required splay lines shall be 2.4m measured along the centre line of the proposed access from its junction with the channel of the public highway and 43m measured from the centre line of the proposed access along the line of the channel of the public highway. The required vision splays shall for the perpetuity of the development remain free of any obstruction to visibility.

Reason: To provide adequate visibility between the existing highway and the proposed access(es), and to make the access(es) safe and convenient for the traffic which is likely to use it (them).

- 11 Any subsequent reserved matters application submitted under condition 2 shall include visibility splays at all internal road junctions within the site. The minimum dimensions to provide the required splay lines shall be 2.4m measured along the centre line of the side road from its junction with the

channel to the through road and 25m measured from the centre line side road along the channel of the through road. The vision splays shall be provided and defined on the site by or on behalf of the developers and be entirely free of any obstruction.

Reason: To provide adequate visibility at road junction in the interest of road safety.

- 12 The development shall be served by means of roads and footpaths which shall be laid out and drained in accordance with the Central Bedfordshire Design Guide September 2014 or other such documents that replace them, and no building shall be occupied until the roads and footpaths which provide access to it from the existing highway have been laid out and constructed in accordance with the above-mentioned Guidance.

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

- 13 The detailed layout plans to be submitted for approval of reserved matters in connection with this development shall include car and cycle parking in accordance with Central Bedfordshire Design Guide September 2014 or other such documents that replace them has been submitted and approved in writing by the Local Planning Authority. The approved scheme shall be implemented and made available for use before the development is occupied and the car and cycle parking areas shall not thereafter be used for any other purpose.

Reason: To ensure a satisfactory standard of development in accordance with the Central Bedfordshire Design Guide September 2014.

- 14 As part of any reserved matters details of electrical wiring to accommodate facilities for charging plug-in and other ultra-low emission vehicles for dwellings shall be submitted for the approval by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason: The need to ensure an adequate provision of spaces for charging plug-in and other ultra-low emission vehicles, in accordance with Policy T5 of the Emerging Local Plan and Paragraph 105 of the NPPF.

- 15 The detailed layout plans to be submitted for approval of reserved matters in connection with this development shall illustrate an independent vehicular turning head areas for an 11.5m refuse collection vehicle.

Reason: To enable vehicles to draw off, park and turn outside the highway limits thereby avoiding the reversing of vehicles on to the highway.

- 16 Prior to the first occupation of the buildings hereby approved, a scheme for external lighting shall be submitted to and approved in writing by the local planning authority. Subsequently, the development shall be carried out and retained in accordance with approved details.

- 17 **No development shall take place until an ecological enhancement strategy (EES) for the creation of new wildlife features such as hibernacula, the erection of bird/bat and bee 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 be informed by an up to date Ecological Appraisal of the site and 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: Details required prior to the commencement of development to ensure development is ecologically sensitive and secures biodiversity enhancements that are intergrated into the development in accordance with the National Planning Policy Framework.

- 18 **No development shall commence until a Phase 1 Contamination Desk Study report prepared by a suitably qualified person adhering to BS 10175 and CLR11 documenting the ground and material conditions of the site with regard to potential contamination, has been submitted to and approved in writing by the Local Planning Authority.**

Reason: Details are required prior to the commencement of development to protect human health and the environment in accordance with Policy DM3 of the Core Strategy and Development Management Policies Document (2009).

- 19 **Where shown to be necessary by the Phase 1 Contamination Desk Study approved by the Local Planning Authority under Condition 18 of this planning permission, no dwelling hereby approved shall be first occupied until a Phase 2 Site Investigation adhering to BS 10175 and CLR 11 and where shown to be necessary a detailed Phase 3 Remediation Scheme (RS), with measures to be taken to mitigate any risks to human health, groundwater and the wider environment, along with a Phase 4 validation report to confirm the effectiveness of the RS, have been submitted to and approved in writing by the Local Planning Authority.**

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

All Investigations, Schemes and Reports shall be carried out prepared by a suitably qualified person.

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

- 20 The first reserved matters application for the site shall include an Open Space Scheme showing all areas of open space to be provided within the site including public amenity open space and an equipped children's play area. The scheme shall also include details of the location, layout, size, time of provision, proposed planting, location and specification of boundary structures, play equipment and materials.

Reason: To ensure the provision of open space including amenity open space and an equipped children's play area, would serve the needs of the development, in accordance with Policy DM17 of the Core Strategy and Development Management Policies (2009).

- 21 No dwelling hereby approved shall be first occupied until a Lighting Strategy has been submitted to and approved in writing by the Local Planning Authority. Thereafter the approved lighting strategy shall be fully implemented prior to the occupation of the 22nd dwelling.

Reason: To ensure an appropriate lighting scheme to design out crime and to limit light pollution and landscape and biodiversity impacts of lighting.

- 22 The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers: 1708.PL.01A.

Reason: To identify the approved plans 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.

Item No. 11

APPLICATION NUMBER	CB/18/03090/FULL
LOCATION	51 Hardy Way, Fairfield, Hitchin, SG5 4GL
PROPOSAL	Single storey rear extension, rear dormer, two front rooflights and proposed raised decking area
PARISH	Fairfield
WARD	Stotfold & Langford
WARD COUNCILLORS	Cllrs Dixon, Saunders & Saunders
CASE OFFICER	Michael Allen
DATE REGISTERED	09 August 2018
EXPIRY DATE	04 October 2018
APPLICANT	Mr Hull
AGENT	Home Extension Designs
REASON FOR COMMITTEE TO DETERMINE	Called in by Cllr Dixon due to the proposed development causing a harmful impact upon the character and appearance of the Fairfield area.

SUMMARY OF RECOMMENDATION **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 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.

The Council as the Local Planning Authority hereby gives notice of its decision to **GRANT PERMISSION** for the development specified above and shown on the submitted plans, subject to the following conditions:

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

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

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

Reason: To safeguard the appearance of the completed development by ensuring that the development hereby permitted is finished externally with materials to match the existing building in the interests of the visual amenities of the locality.

- 3 The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers 4494-E01 Rev A, 4494-P01 Rev G, 4494-OS1 and 4494-OS2.

Reason: To identify the approved plan/s 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 This permission relates only to that required under the Town & Country Planning Acts and does not include any consent or approval under any other enactment or under the Building Regulations. Any other consent or approval which is necessary must be obtained from the appropriate authority.

2 Will a new extension affect your Council Tax Charge?

The rate of Council Tax you pay depends on which valuation band your home is placed in. This is determined by the market value of your home as at 1 April 1991. Your property's Council Tax band may change if the property is extended. The Council Tax band will only change when a relevant transaction takes place. For example, if you sell your property after extending it, the new owner may have to pay a higher band of Council Tax.

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

The website link is:

<http://www.centralbedfordshire.gov.uk/council-tax/bands/find.aspx>

- 3 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 National Planning Policy Framework (NPPF) and the Core Strategy for North Central Bedfordshire.

- 4 The applicant is advised that the proposed rear dormer is designed in a manner that would comply with Policy 1 of the Fairfield Neighbourhood Plan (2016), to ensure that the proposed rear dormer is inkeeping with the design principles of the Fairfield Park area.

Andrew Davie

Andrew Davie
Assistant Director - Development Infrastructure

Date of Issue: 08 November 2018

**NOTIFICATION TO BE SENT TO AN APPLICANT WHEN A LOCAL PLANNING
AUTHORITY REFUSE PLANNING
PERMISSION OR GRANT IT SUBJECT TO CONDITIONS**

Appeals to the Secretary of State

- If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.
- As this is a decision on a planning application relating to the same or substantially the same land and development as is already the subject of an enforcement notice [reference], if you want to appeal against your local planning authority's decision on your application, then you must do so within 28 days of the date of this notice.*
- If an enforcement notice is served relating to the same or substantially the same land and development as in your application and if you want to appeal against your local planning authority's decision on your application, then you must do so within: 28 days of the date of service of the enforcement notice, or within 6 months [12 weeks in the case of a householder appeal] of the date of this notice, whichever period expires earlier.*
- As this is a decision to refuse planning permission for a householder application, if you want to appeal against your local planning authority's decision then you must do so within 12 weeks of the date of this notice.*
- As this is a decision to refuse planning permission for a minor commercial application, if you want to appeal against your local planning authority's decision then you must do so within 12 weeks of the date of this notice.*
- As this is a decision to refuse express consent for the display of an advertisement, if you want to appeal against your local planning authority's decision then you must do so within 8 weeks of the date of receipt of this notice.*
- If you want to appeal against your local planning authority's decision then you must do so within 6 months of the date of this notice.*
- Appeals must be made using a form which you can get from the Secretary of State at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN (Tel: 0303 444 5000) or online at <https://acp.planninginspectorate.gov.uk>
- The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.
- The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

* delete where inappropriate

Item No. 7

APPLICATION NUMBER	CB/18/00196/OUT
LOCATION	Land rear and side of Hampden House, Hitchin Road, Arlesey, SG15 6RS
PROPOSAL	Outline Application - A residential development of up to 58 dwellings including all ancillary works on land to the rear and side of Hampden House, Hitchin Road, Arlesey with all matters reserved except access following the demolition of the existing buildings on the site.
PARISH	Arlesey
WARD	Arlesey
WARD COUNCILLORS	Cllrs Dalgarno, Shelvey & Wenham
CASE OFFICER	Debbie Willcox
DATE REGISTERED	16 January 2018
EXPIRY DATE	17 April 2018
APPLICANT	GPS Estates Ltd.
AGENT	Woods Hardwick
REASON FOR COMMITTEE TO DETERMINE	The application is a major development with a Town Council objection. The application is a departure from the Development Plan.
RECOMMENDED DECISION	Outline Application - Recommended for Approval

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 three years from the date of this permission. The development shall begin not later than two years from the final approval of the reserved matters or, if approved on different dates, the final approval of the last such matter to be approved.**

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

- 3 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 CS14 & DM3, CSDMP and Section 12, NPPF)

- 4 No building shall be occupied until the junction of the proposed vehicular access with the highway has been constructed in accordance with the approved details.

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

(Policy DM3, CSDMP and Section 9, NPPF)

- 5 Visibility splays shall be provided at the junction of the access with the public highway before any part of the development is first occupied. The minimum dimensions to provide the required splay lines shall be 2.4m measured along the centre line of the proposed access from its junction with the channel of the public highway and 43m measured from the centre line of the proposed access along the line of the channel of the public highway. The required vision splays shall for the perpetuity of the development remain free of any obstruction to visibility.

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

(Section 9, NPPF)

- 6 Visibility splays shall be provided at all internal road junctions within the site. The minimum dimensions to provide the required splay lines shall be 2.4m measured along the centre line of the side road from its junction with the channel to the through road and 25m measured from the centre line of the side road along the channel of the through road. The vision splays required shall be provided and defined on the site by or on behalf of the developers and shall be maintained in perpetuity entirely free of any obstruction.

Reason: To provide adequate visibility at road junctions in the interest of road safety.

(Section 9, NPPF)

- 7 The development shall be served by means of roads and footpaths which shall be laid out and drained in accordance with the Central Bedfordshire Design Guide September 2014 or other such documents that replace them, and no dwelling shall be occupied until the roads and footpaths which provide access to it from the existing highway have been laid out and constructed in accordance with the above-mentioned Guidance.

Reason: In order to minimise danger, obstruction and inconvenience to users of the highway and of the proposed estate road.
(Section 9, NPPF)

- 8 The detailed layout plans to be submitted for approval of reserved matters in connection with this development shall include independent vehicular turning head areas for an 11.5m refuse collection vehicle.

Reason: To enable refuse vehicles to draw off and turn outside the highway limits thereby avoiding the reversing of vehicles on to the highway in the interests of highway safety.
(Section 9, NPPF)

- 9 The detailed layout plans to be submitted for the approval of reserved matters in connection with this development 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 in the interests of highway safety.
(Section 9, NPPF)

- 10 **No development shall commence until a detailed surface water drainage scheme for the site, based on sustainable drainage principles adopted in the Central Bedfordshire Council's SuDS SPD (2015), has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented in accordance with the approved details before the development is completed. The scheme to be submitted shall include the following:**

- **Full detailed calculations using FEH rainfall data showing the simulated rainfall storms for the 1 year, 30 year, 100 year and 100 year plus climate change;**
- **Detailed plans and drawings showing the proposed drainage system in its entirety, including location, pipe run reference numbers, dimensions, gradients and levels (in metres above**

Ordinance Datum). This shall include all elements of the system proposed, including source control, storage, flow control and discharge elements;

- **Details of the final outfall location and confirmation of the capacity, ownership and maintenance arrangements of the receiving drainage network off site, including any permissions as required.**
- **Details of flow control measures to be used, demonstrating that runoff rate and volume will be controlled to a value as close as is reasonably practicable to the greenfield equivalent.**
- **Full calculations of the attenuation storage volume required, including a 40% allowance for climate change, based on the simulated rainfall runoff and the agreed post-development discharge rates;**
- **Flooded areas for the 1 in 100 year storm when system is at capacity, demonstrating flow paths for design for exceedance.**
- **Integration of the drainage system with wider site objectives, including water quality treatment, amenity, biodiversity and amenity.**
- **Details of the structural integrity, proposed construction of the system, and any phasing of works.**

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.

(Section 14, NPPF)

- 11 No dwelling shall be occupied until a 'management and maintenance plan' for the entire surface water drainage system, to include any proposed split of the surface water management system and/or maintenance responsibilities between private (i.e. within curtilage) and public (i.e. in public open space and/or highway) which demonstrates that all surface water management structures and facilities shall be maintained in perpetuity to assure that the structures and facilities function as originally designed, and that the approved surface water drainage scheme shall be correctly and fully installed as per the 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 management and maintenance 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)

- 12 **No development shall take place until the following has been submitted to and approved in writing by the Local Planning Authority:**

A Phase 2 investigation report for the entirety of the site along with a Remediation Method Statement should the Phase 2 discover the need for remediation. Should it be required, development shall thereafter take place only in accordance with the Remediation Method Statement.

**Reason: The condition must be discharged prior to commencement to ensure that any contamination which exists on the site is identified and properly dealt with in the interests of the health and safety of construction workers, future occupiers of the site and of the surrounding area.
(Section 15, NPPF)**

- 13 If a Remediation Method Statement is required to discharge condition 12 of this permission, no occupation of any permitted building shall take place until the following has been submitted to and approved in writing by the Local Planning Authority:

A Validation Report by means of which the effectiveness of the remediation implemented by any Remediation Method Statement shall be demonstrated to the Local Planning Authority (to incorporate photographs, waste transfer notes and depth measurements).

Any unexpected contamination discovered during works should be brought to the attention of the Planning Authority.

Reason: To protect human health and the environment
(Section 15, NPPF)

- 14 The application for the approval of reserved matters as they pertain to layout shall include a scheme for protecting the proposed dwellings from the railway noise, road noise and commercial/industrial noise and shall be in accordance with the mitigation proposals in the revised Auracle Acoustics noise assessment dated 23 August 2018. Any works which form part of the approved scheme shall be completed before any permitted dwelling is occupied unless an alternative period is agreed in writing by the Local Planning Authority and shall be maintained in accordance with the approved scheme thereafter.

Reason: To protect the amenity of future occupiers of the proposed dwellings and to safeguard the interests of adjacent commercial/industrial businesses.
(Section 12, NPPF)

- 15 **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 the dwellings the fire hydrants serving that development shall be installed as approved. Thereafter the fire hydrants shall be retained as approved in perpetuity.**

Reason: In the interests of fire safety and providing safe and accessible developments.

(Section 8, NPPF)

- 16 **No development shall take place until an Ecological Enhancement Strategy (EES) has been submitted to and approved in writing by the Local Planning Authority. The EES shall include the following.**

a) Purpose and conservation objectives for the proposed works.

b) Review of site potential and constraints including corridor enhancement.

c) Detailed design(s) and/or working method(s) to achieve stated objectives.

d) Extent and location/area of proposed works on appropriate scale 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.

The EES shall be implemented in accordance with the approved details and all features shall be retained thereafter

Reason: The condition must be discharged prior to commencement to capture the existing ecological potential of the site. The condition is required to ensure the scheme delivers a net gain for biodiversity.

(Section 15, NPPF)

- 17 **No development shall take place until the Tree Protection Measures set out within the Arboricultural Impact Assessment and Method Statement 3283 Arlesey GPS AIA REV E and the Tree Protection Plan 3283 Arlesey GPS TPP REV E have been installed strictly in accordance with the Arboricultural Impact Assessment and Method Statement 3283 Arlesey GPS AIA REV E and the Tree Protection Plan 3283 Arlesey GPS TPP REV E. The development shall thereafter take place strictly in accordance with the measures set out within the Arboricultural Impact Assessment and Method Statement 3283 Arlesey GPS AIA REV E and the Tree Protection Plan 3283 Arlesey GPS TPP REV E.**

Reason: To protect the trees so enclosed in accordance with Section 8 of BS 5837 of 2012 or as may be subsequently amended.
(DM14, CSDMP and Sections 12 & 15, 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) 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; and details of a scheme of management/maintenance of the landscaping areas. The landscaping areas, including public amenity open space shall be managed thereafter in accordance with the approved management/maintenance details.

Reason: To ensure an acceptable standard of landscaping.
(Policy DM3, CSDMP and Sections 12 & 15, NPPF)

- 19 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)

- 20 The reserved matters application required to be submitted by Condition 1 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).

- 21 The reserved matters application to be submitted to comply with Condition 1 of this permission shall include details demonstrating how the development will achieve the following:

- 1) 10% energy demand of the development to be delivered from renewable or low carbon sources or development's energy demand will be reduced by at least 10% through fabric measures;
- 2) Water efficiency to achieve water standard of 110 litres per person per day.

The development shall subsequently be implemented in accordance with the approved details.

Reason: To ensure that the development would be sustainable and would contribute towards the reduction of climate change.
(Policies CS13, DM1 and DM2, CSDMP and Section 14, NPPF)

- 22 The development hereby approved shall comprise no more than 58 units.

Reason: For the avoidance of doubt

- 23 **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.
(Policy DM3, CSDMP and Section 9, NPPF)**

- 24 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 DM3, CSDMP and Section 12, NPPF)

- 25 No development shall take place until a scheme for the provision of a superfast broadband (fibre-optic) connection to each residential property has

been submitted to and approved in writing by the Local Planning Authority. No dwelling shall be occupied until the approved scheme has been implemented.

Reason: The condition must be discharged prior to commencement to ensure that groundworks does not prejudice the possibility of providing the necessary connections. The condition is required to facilitate self-employment and sustainable working practices.
(Policy ARL14, Arlesey Neighbourhood Plan).

- 26 **No development shall take place until confirmation has been submitted from Network Rail that any necessary method statements relating to the proposed method of construction, risk assessment in relation to the railway and construction traffic management plan or any excavation, drainage, demolition, lighting and building work or any works to be carried out on site that may affect the safety, operation, integrity and access to the railway and/or the details of any necessary Armco safety barriers has been reviewed and approved by Network Rail. The development shall be carried out strictly in accordance with any approved details.**

**Reason: The condition must be discharged prior to commencement to ensure the safety, operational needs and integrity of the railway.
(Section 8, NPPF)**

- 27 The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers 18021/1004, 18035/ARLS/5/500, Arboricultural Impact Assessment and Method Statement 3283 Arlesey GPS AIA REV E and the Tree Protection Plan 3283 Arlesey GPS TPP REV E.

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

INFORMATIVES

1. This permission relates only to that required under the Town & Country Planning Acts and does not include any consent or approval under any other enactment or under the Building Regulations. Any other consent or approval which is necessary must be obtained from the appropriate authority.
2. In accordance with Article 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 National

Planning Policy Framework (NPPF) and the Core Strategy for North Central Bedfordshire (CSDMP).

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 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 184/278 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.
5. 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 - July 2010".
6. Network Rail has provided the following advice:

Drainage

All surface and foul water drainage from the development area should be directed away from Network Rail's retained land and structures into suitable drainage systems, the details of which are to be approved by Network Rail before construction starts on site.

Water must not be caused to pond on or near railway land either during or after any construction-related activity.

The construction of soakaways for storm or surface water drainage should not take place within 20m of the Network Rail boundary. Any new drains are to be constructed and maintained so as not to have any adverse effect upon the stability of any Network Rail equipment, structure, cutting or embankment.

The construction of soakaways within any lease area is not permitted.

The construction of surface water retention ponds/tanks, SuDS or flow control systems should not take place within 20m of the Network Rail boundary where these systems are proposed to be **below** existing track level. Full overland flow conditions should be submitted to Network Rail for approval prior to any works on site commencing.

If a Network Rail-owned underline structure (such as a culvert, pipe or drain) is intended to act as a means of conveying surface water within or away from the development, then all parties must work together to ensure that the structure is fit for purpose and able to take the proposed flows without risk to the safety of the railway or the surrounding land.

Wayleaves and or easements for underline drainage assets

The position of any underline drainage asset shall not be within 5m of drainage assets, sensitive operational equipment such as switches and crossings, track joints, welds, overhead line stanchions and line side equipment, and not within 15m of bridges, culverts, retaining walls and other structures supporting railway live loading.

Protection of existing railway drainage assets within a clearance area

There are likely to be existing railway drainage assets in the vicinity of the proposed works. Please proceed with caution.

No connection of drainage shall be made to these assets without Network Rail's prior consent to detailed proposals. Any works within 5m of the assets will require prior consent.

There must be no interfering with existing drainage assets/systems without Network Rail's written permission.

The developer is asked to ascertain with Network Rail the existence of any existing railway drainage assets or systems in the vicinity of the development area before work starts on site. Please contact Matthew Shelton (matthew.shelton@networkrail.co.uk) for further information and assistance.

Fail Safe Use of Crane and Plant

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

Excavations/Earthworks

All excavations/ earthworks carried out in the vicinity of Network Rail property/ structures must be designed and executed such that no interference with the integrity of that property/ structure can occur. If temporary works compounds are to be located adjacent to the operational railway, these should be included in a method statement for approval by Network Rail. Prior to commencement of works, full details of excavations and earthworks to be carried out near the railway undertaker's boundary fence should be submitted for the approval of the Local Planning Authority acting in consultation with the railway undertaker and the works shall only be carried out in accordance with the approved details. Where development may affect the railway, consultation with the Asset Protection Project Manager should be undertaken. Network Rail will not accept any liability for any settlement, disturbance or damage caused to any development by failure of the railway infrastructure nor for any noise or vibration arising from the normal use and/or maintenance of the operational railway. No right of support is given or can be claimed from Network Rail's infrastructure or railway land.

Security of Mutual Boundary

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

Armco Safety Barriers

An Armco or similar barrier should be located in positions where vehicles may be in a position to drive into or roll onto the railway or damage the lineside fencing. Network Rail's existing fencing / wall must not be removed or damaged. Given the considerable number of vehicle movements likely provision should be made at each turning area/roadway/car parking area adjacent to the railway. This is in accord with the new guidance for road/rail vehicle incursion NR/LV/CIV/00012 following on from DfT advice issued in 2003, now updated to include risk of incursion from private land/roadways.

Fencing

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

Method Statements/Fail Safe/Possessions

Method statements may require to be submitted to Network Rail's Asset Protection Project Manager at the below address for approval prior to works commencing on site. This should include an outline of the proposed method of construction, risk assessment in relation to the railway and construction

traffic management plan. Where appropriate an asset protection agreement will have to be entered into. Where any works cannot be carried out in a “fail-safe” manner, it will be necessary to restrict those works to periods when the railway is closed to rail traffic i.e. “possession” which must be booked via Network Rail’s Asset Protection Project Manager and are subject to a minimum prior notice period for booking of 20 weeks. **Generally if excavations/piling/buildings are to be located within 10m of the railway boundary a method statement should be submitted for NR approval.**

OPE

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

Demolition

Any demolition or refurbishment works must not be carried out on the development site that may endanger the safe operation of the railway, or the stability of the adjoining Network Rail structures. The demolition of buildings or other structures near to the operational railway infrastructure must be carried out in accordance with an agreed method statement. Approval of the method statement must be obtained from Network Rail’s Asset Protection Project Manager before the development can commence.

Vibro-impact Machinery

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

Scaffolding

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

Cranes

With a development of a certain height that may/will require use of a crane, the developer must bear in mind the following. Crane usage adjacent to railway infrastructure is subject to stipulations on size, capacity etc. which needs to be agreed by the Asset Protection Project Manager prior to implementation.

ENCROACHMENT

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

Trees/Shrubs/Landscaping

Where trees/shrubs are to be planted adjacent to the railway boundary these shrubs should be positioned at a minimum distance greater than their predicted mature height from the boundary. Certain broad leaf deciduous species should not be planted adjacent to the railway boundary. We would wish to be involved in the approval of any landscaping scheme adjacent to the railway. Where landscaping is proposed as part of an application adjacent to the railway it will be necessary for details of the landscaping to be known and approved to ensure it does not impact upon the railway infrastructure. Any hedge planted adjacent to Network Rail's boundary fencing for screening purposes should be so placed that when fully grown it does not damage the fencing or provide a means of scaling it. No hedge should prevent Network Rail from maintaining its boundary fencing. Lists of trees that are permitted and those that are not permitted are provided below and these should be added to any tree planting conditions:

Acceptable:

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

Not Acceptable:

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

Poplar (*Populus nigra* var. *italica*), Large-leaved lime (*Tilia platyphyllos*),
Common lime (*Tilia x europea*)

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

Lighting

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

Access to Railway

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

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

The method statement will need to be agreed with:

**Asset Protection Project Manager
Network Rail (London North Eastern)
Floor 3B
George Stephenson House
Toft Green
York
Y01 6JT**

Email: assetprotectionneem@networkrail.co.uk

7. The British Standard for Topsoil, BS 3882:2007, specifies requirements for topsoils that are moved or traded and should be adhered to. The British Standard for Subsoil, BS 8601 Specification for subsoil and requirements for use, should also be adhered to.

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

Applicants are reminded that, should groundwater or surface water courses be at risk of contamination before, during or after development, the

Environment Agency should be approached for approval of measures to protect water resources separately, unless an Agency condition already forms part of this permission.

8. In respect of condition 20 the following advice is provided:

The Council's waste collection pattern for **Arlesey** is as follows:

Week 1 – 1 x 240 litre residual waste wheelie bin, 1 x 23 litre food waste caddy

Week 2 – 1 x 240 litre recycling wheelie bin, 2 x reusable garden waste sacks, and 1 x 23 litre food waste caddy.

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

Set of food waste bins - £5 +VAT

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 1 wheelie bin and a food waste caddy, in addition to 2 reusable garden waste bags. 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 fortnightly. 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

9. The applicant is advised that the Reserved Matters submission should include sufficient landscaping throughout the site.

The applicant is advised that the Reserved Matters submission should show each parking space being provided with an electric vehicle charging point.

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LATE SHEET

DEVELOPMENT MANAGEMENT COMMITTEE – 07.11.18

Item 5 – CB/18/02232/FULL – Land To The South Of, Arlesey Road, Stotfold

Additional Consultation Responses

Bedfordshire CCG comment that, if this development materialises, it would affect Larksfield Surgery in Stotfold.

The practice is situated within an area experiencing cumulative population growth from a number of mid-size developments and further speculative planning applications. It is expected that their combined impact will result in the practice's premises becoming constrained, and plans will need to be made to either expand/reconfigure the existing surgery or to consider relocating the premises in due course.

At this stage there are no clearly identified projects to address the premises capacity in the area, however, Bedfordshire CCG is currently in the process of devising their long term commissioning and estates plans, which would include creation of additional premises capacity in the area. There appears to be a clear consensus that any investment in the infrastructure should support the new models of care and primary care at scale strategy – providers working together to share resources across the Cluster where appropriate.

For this reason, in order to make this development acceptable to NHS commissioners, a contribution is requested supporting the delivery of the primary care at scale strategy in the South Ivel Valley Cluster (which includes Larksfield Surgery).

This application will result in circa 419 additional patient registrations and in order to mitigate the impact on local healthcare services it is requested, on behalf of Bedfordshire CCG and NHS England, that a contribution is made for £1,059.50 per dwelling towards either expansion of Larksfield Surgery or the provision of additional clinical facilities in the area. This is in line with the recent Bedfordshire CCG response to the Local Plan, and associated Infrastructure Delivery Plan.

This figure is based on the following break-down:

GP core services	£815.00	per dwelling	1/3 of the total health requirement according to a study carried out by Guildhouse UK Ltd
Community	£114.10	per dwelling	7% of the remaining 2/3 of the requirement
Mental Health	£130.40	per dwelling	8% of the remaining 2/3 of the requirement
Total	£1,059.50	per dwelling	

Additional Comments

The applicant has agreed to make this contribution and, given the justification set out by the Bedfordshire CCG, relationship of the site with the existing surgery, the contribution (which equates to £1,059.50 per dwelling or £170,579.50 in total) is considered to be CIL compliant and it is recommended that this be included in the S106 agreement.

Additional Consultation Responses

The Councils **Flood Risk Team** have now received and considered the updated Flood Risk Assessment and recommend planning conditions.

Additional Comments

This matter follows on from the details set out in para 6.2 of the Officers Report and the planning conditions are considered to be necessary and reasonable in the interests of reducing flood risk. The applicant has agreed to these conditions.

Additional Conditions

No development shall commence until a detailed surface water drainage scheme, to manage surface water run off from the development for up to and including the 1 in 100 year event (+40%CC), and a maintenance and management plan for the scheme has been submitted to and approved in writing by the Local Planning Authority. The discharge rate from the development will be limited to the rate of 3l/s/impermeable hectare as agreed by the Bedford Group of Internal Drainage Boards and set out within approved FRA and Drainage Strategy (Ref:17848/FRA, May 2018) prepared by Woods Hardwick. The final detailed design shall be based on the agreed drainage Strategy (Drawing nos. 17848-ARLE-5-101A and 1748-ARLE-5-102A) and DEFRA's Non-statutory technical standards for sustainable drainage systems (March, 2018), and shall be implemented and maintained as approved. Maintenance will ensure the system functions as designed for the lifetime of the development. Any variation to the

connections and controls indicated on the approved drawing which may be necessary at the time of construction would require the resubmission of those details to the Local Planning Authority for approval.

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 163 and 165 of the NPPF and its supporting technical guidance.

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.

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.

Additional Consultation

The Leisure Services Facilities Officer comments that the development does not provide sufficient green infrastructure nor provide net gains for biodiversity.

Additional Comments

The Officer Committee Report sets out that the development incorporates an acceptable layout and landscape design. Having regard to the comments from the Councils Ecologist and the financial contribution of £20,000 towards Etonbury Wood (para 6.4/6.5 of Officer Committee Report) it is considered that net gains can be adequately demonstrated.

Additional Publicity Responses

Since the publication of the Officer Committee Report further representations in objection have been received – there are a total of 54 representations in objection. In addition, a petition with 45 signatures has also been received.

The matters raised are generally as set out in the Officer Committee Report and include concerns with highway safety and congestion; inadequacies in the Transport Assessment; insufficient medical provision; lack of compliance with policies of the Development Plan; no requirement for additional housing; increased flood risk; harmful impact on contamination within the site; inadequate provision for sewerage.

There are additional concerns raised in relation to the publicity of the planning application; the provision of access through The Gardens and, the provision of chimneys across the development.

Additional Comments

The planning application was correctly advertised as a departure to the Development Plan through site notice display and an advert in the Local Paper. In addition to that statutory requirement, the Council wrote to those properties which adjoin the application site. The application has been adequately publicised therefore.

The plans submitted show the provision of an access through The Gardens to the east of the application site. Creating permeable and accessible development is an important design consideration and is advocated in section 1.9 of the Design Guide. Residents of The Gardens will be able to access the development site (including the proposed play space) and vice versa. No significant or demonstrable harm is identified in respect of this aspect of the proposal such that would warrant the refusal of the planning application.

The Design Guide encourages the provision of chimneys at section 5.12.34 – ‘Chimneys should be provided on traditional house styles as they are the sort of detailing that enlivens roof scapes, and enhances the overall quality of houses’. The applicant has set out in writing that the chimneys will be ‘dummy chimneys’ and be entirely for aesthetic purposes.

Additional Comments

The applicant has submitted amended landscape drawings which omits the provision of a hedge along the Pix Brook. This addresses the concerns raised by the Landscape Officer as set out in the Officer Committee Report.

Amended Conditions

Planning condition 2 in the report is amended to reflect this position and also refers to two additional drawings which were omitted in error in the drafting of the condition (plan numbers 17844-102A and 17844-109A).

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

17844/1007, 17844/1014A, 17844/1016A, 17844/1017A, 17844/1018A, 17844/1019A, 17844/1020A, 24582, 17844/1022A, 17844/1024 HA12, 17844/100A, 17844/101A, 17844-102 A, 17844/103A, 17844/104A, 17844/105A, 17844/106A, 17844/107A, 17844/108A, 17844-109A, 17844/110A, 17844/111A, 17844/112A, 17844/113A, 17844/114A, 17844/115A, 17844/116A, 17844/117A, 17844/118A, 17844/119A, 17844/120A, 17844/121A, 17844/136A, 17844/137A, 17844/138, 17844/139, 17844/140, 17844/141, 17844/122A, 17844/123A, 17844/126A, 17844/127A, 17844/128A, 17844/129A, 17844/130A, 17844/131A, 17844/132A, 17844/133, 17844/135A, 17-128.01 RevB, 17-128.02 Rev B, 17-128.03 Rev B, 17-128.04 Rev A, 17848-ARLE-500.

5210-EcoAp.vf4/Ah/RRA Ecological Impact Assessment; JBA17-128-Doc A Landscape & Visual Impact Assessment (Rev C); JBA17/128/AR02 Arboricultural Impact Assessment (Rev A); Site Investigation, Including Infiltration Testing; DBA (PR23913) Heritage Assessment – Desk Based Assessment; Heritage Assessment – Geophysical Survey; Trial Trenching Evaluation Report (PR/23913); RP01-17761 Noise Assessment; 17848/FRA Flood Risk Assessment and Drainage Strategy; 17848/TA Transport Assessment; 17848/GTPA Green Travel Plan (Rev A); 17848/UA Foul Sewerage and Utilities Assessment.

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

Item 6 – CB/18/02298/OUT – Land west of Hitchin Road Shefford

Additional Consultation Responses

Bedfordshire CCG comment that, consideration of the potential consequences of this development and the health infrastructure implications has been undertaken on behalf of NHS England and Bedfordshire Clinical Commissioning Group.

This development, should the application be successful will affect Shefford Medical Centre. The current premises were designed for a total patient list size of 22,000 to deliver core General Medical Services.

In recent years there have been increasing national requirements to provide a wider range of services to patients within their community. For example, some outpatient clinics from Bedford Hospital are delivered via the surgery premises to its patients. In addition, the practice also delivers the following clinics over and above their core general medical services:

- physio therapy
- ultrasound
- aortic aneurism screening
- retinal screening
- alcohol and substance misuse clinics

There are 14 GPs, 4 Registrars and 5 nurse practitioners, as well as further clinical staff delivering the above services. In addition some community services are also run from the surgery via community specialist staff, e.g. dressing clinics, midwifery and leg ulcer clinics. A mental health counselling service is also delivered from the practice premises.

Given the number and frequency of the services delivered to local patients, the premises are already beginning to experience challenges in relation to available clinical space. This developing challenge and that circa 1,625 additional patients are expected from development sites that are not yet completely built, but will impact Shefford Health Centre, also has to be factored when assessing the health impacts for a new development such as this application.

There are already 18,000 patients registered with the practice and with residential developments already under construction in and around Shefford it is expected to reach full capacity very shortly, especially with the requirement to offer a wider range of patient services from GP Practices, including mental health and community services and some outreach specialist services from local hospitals, delivering care locally and reducing referrals into secondary care.

This application will generate nearly 400 further patients. By the time the development proposal is built out and occupied, the current premises will reach significant constraint requiring a premises extension. An extension has already been factored into the primary care strategy by the CCG, with costings and business case studies currently being undertaken and expected to be finalised early 2019. The requested contribution is calculated only on the number of additional new registrations and patient activity requirements this development will generate and therefore will contribute in proportion towards the costs of extending the premises.

In order to mitigate the impact of this development on local healthcare services, it is requested on behalf of BCCG and NHS England that a contribution is made for £1,059.50 per dwelling towards local healthcare infrastructure.

This figure is based on the following breakdown:

GP Core services	£815.00	Per dwelling	1/3 of the total health requirement according to a study carried out by Guildhouse UK Ltd.
Community	£114.10	Per dwelling	7% of the remaining 2/3 of the requirement
Mental Health	£130.40	Per dwelling	8% of the remaining 2/3 of the requirement
Total	£1,059.50	Per dwelling	

Additional Comments

Given the justification set out by the Bedfordshire CCG, relationship of the site with the existing surgery, the contribution (which equates to £1,059.50 per dwelling or £158,925 in total) is considered to be CIL compliant and it is recommended that this be included in the S106 agreement. The applicant has agreed in principle to this contribution.

***Item 7 – CB/18/00196/OUT – Land rear and side of Hampden House,
Hitchin Road, Arlesey, SG15 6RS***

Additional Consultation/Publicity Responses

None

Additional Comments

None

Additional/Amended Conditions/Reasons

None

Item 8 – CB/18/01628/OUT – Land off Hitchin Lane, Clifton

Photographs for the attention of the Committee

Three Photographs have been submitted by the Clifton Action Group for the attention of the committee.

Photo 1



Photo 2



Photo 3



Additional Comments

Representation from the Bedfordshire Clinical Commissioning Group:

Thank you for the opportunity to comment on the above application. This development, if approved, will create circa 57 additional patient registrations. The surgery closest to the proposed site in Clifton is Shefford Health Centre which currently still has capacity to accept these numbers.

Amended Conditions/Reasons

Amendment to Condition 10 to state:

The first reserved matters application submitted to the Local Planning Authority and any subsequent reserved matters application for the approval of details including access to the site shall include details of Visibility splays shall be provided at the junction of the access with the public highway before the development is brought into use. The minimum dimensions to provide the required splay lines shall be 2.4m measured along the centre line of the proposed access from its junction with the channel of the public highway and 43m measured from the centre line of the proposed access along the line of the channel of the public highway. The required vision splays shall for the perpetuity of the development remain free of any obstruction to visibility.

Reason: To provide adequate visibility between the existing highway and the proposed access(es), and to make the access(es) safe and convenient for the traffic which is likely to use it (them).

Amendment to Condition 14 to state:

As part of any reserved matters application, details of electrical wiring to accommodate facilities for charging plug-in and other ultra-low emission vehicles for dwellings shall be submitted for the approval by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason: The need to ensure an adequate provision of spaces for charging plug-in and other ultra-low emission vehicles, in accordance with Policy T5 of the Emerging Local Plan and Paragraph 105 of the NPPF.

Item 9 – CB/18/03161/REG3 – The Birches, Hitchin Road, Shefford, SG17 5JB

Additional Consultation/Publicity Responses

Trees & Landscape Officer:

An early mature Cedar is proposed for retention close to what is to be the new access point for the staff car park. Currently this tree is within a grass area, the plans show that a new access road will pass through the root protection area (RPA) of this tree which using conventional construction methods eg excavation and new surfacing will inevitably cause root damage and decline in the health of this tree. In order to retain this tree within the development will require any new surface to be of a "no dig construction" ideally using a cellular confinement system such as Geogrid which will avoid excavation within the RPA of this tree.

The information available does not indicate any landscaping for the site showing parking spaces up to the front boundary of the site. This would appear to indicate that the existing hedge and shrub area would be removed. I would suggest that retention of the hedge is ensured with any areas that are sparse filled in with new planting and some degree of additional landscaping planted along this boundary, this may involve a redesign of the parking spaces either allowing space for a strip of planting along the boundary or reduction/spacing of parking bays to allow planting in between. We should ask for details of species, sizes and densities of planting.

A letter from a neighbouring resident has been circulated to Committee Members. It can be summarised as follows:

Object to the proposal for the following reasons:

- The proposal would contravene Article 1 of the Human Rights Act as it would deprive the writer of the enjoyment of their possessions and their property.
- There would be a loss of privacy as upper floor windows would look into rooms of the writer's house. This previously did not matter as the windows used to serve bedrooms, but now they will serve living rooms.
- Putting homeless people in an affluent residential area of mainly retired people will cause resentment on both sides.
- We will end up with all sorts of people, drugs, alcohol and criminals preying on the vulnerable.
- The residents are to be classified "low risk" however even "low risk" families/individuals are still clearly a risk by definition, otherwise why the "risk" classification at all? Local residents in this affluent neighbourhood should not have to face this risk.
- It has been promised that problems would be sorted the same evening of the complaint as they are currently. Therefore, by his own admission we are going to have problems which we are going to police.
- There is no police presence in Shefford.
- It was nice when old people were at The Birches.
- The existing elderly residents of the surrounding properties cannot cope with the changes and the stress.

- Anecdotal evidence of a family member living adjacent to two homeless hostels and suffering from anti-social and criminal behaviour;
- Properties in the area are impossible to sell because the proposed development has blighted the area.
- It would be preferable if the whole building could be used for office accommodation rather than the proposed use.

Additional Comments

In response to the Trees & Landscape Officer, two additional conditions are proposed, below.

In response to the neighbour's letter, the majority of the points raised have already been addressed within the Committee report.

Article 1 of the First Protocol of the Human Rights Act prevents a public authority from taking away a person's property or placing restrictions on its use without a very good reason.

Under the Human Rights Act, public authorities must strike a fair balance between the interests of property owners and the general interests of society as a whole.

In this case, for the reasons set out within the report, it is considered that the proposal would not restrict the use of the properties of neighbouring occupiers and there would be no breach of the Human Rights Act. It is also considered that any perceived infraction of Article 1 would be clearly outweighed by the interests of society as a whole through the provision of much needed transitional accommodation.

Additional/Amended Conditions/Reasons

Amended Condition 4:

Notwithstanding the submitted details, the new access road along the north-west boundary of the site shall be surfaced in tarmac from the point shown as "New gate to staff car park" on drawing no. LE17827-BIR/AP/07 Rev A to the proposed new staff car park.

Reason: To prevent nuisance from noise to neighbouring occupiers.
(Policy DM3, CSDMP and Section 15, NPPF)

Additional conditions:

7. The use hereby permitted shall not commence until a landscaping scheme to include an enhancement of the hedgerow along the front boundary of the site and a scheme for the maintenance of the hedgerow have been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented by the end of the full planting season immediately following the first use of any separate part of the development (a full planting season means the period from October to March). The hedgerow shall subsequently be maintained in accordance with the approved landscape maintenance scheme and any plants which

die or are destroyed during this period shall be replaced during the next planting season.

Reason: To ensure an acceptable standard of landscaping in the interests of the visual amenities of the area.

(Policy DM3, CSDMP and Sections 12 & 15, NPPF)

8. The proposed new access shall not be constructed until details of a cellular confinement system to be used for the part of the access located within the Root Protection Area of the Cedar Tree have been submitted to and approved in writing by the Local Planning Authority. The access within the Root Protection Area of the Cedar Tree shall thereafter be constructed in accordance with the approved details.

Reason: To ensure the protection of trees and hedgerows to be retained, and to avoid unnecessary damage to their root systems.

(Policy DM3, CSDMP and Sections 12 & 15, NPPF)

Item 10 – CB/18/02439/FULL – Grange Nurseries, The Green, Beeston, Sandy, SG19 1PG

Additional Consultation/Publicity Responses

Additional Neighbour representation received on 05.11.18, with the following comments in summary:

- Recommendations for additional planting along boundaries shared with neighbouring properties if scheme found to be acceptable
- Recommendation for additional parking provision in accordance with original s106 plan if scheme found to be acceptable
- Disagrees that the proposed building accords with para 84 nor para 127 of the NPPF and DM3 of the Core Strategy which states that it should be respectfully to its surroundings and provide for high quality development
- Disagrees with the officer's assessment of distance between building and neighbouring property
- Conditions should be imposed to limit noise potential from alarms on forklift vehicles

Additional/Amended Conditions/Reasons

Amended Cond 6:

The building hereby approved shall not be brought into use, until a landscaping scheme to include all hard and soft landscaping along the sites shared boundary with the neighbouring properties and the boundary shared with the open countryside and a scheme for the landscape maintenance for a period of five years following the implementation of the landscaping scheme, have been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented by the end of the full planting season immediately following the completion and/or first use of any separate part of the development (a full planting season means the period from October to March). The trees, shrubs and grass shall subsequently be

maintained in accordance with the approved landscape maintenance scheme and any which die or are destroyed during this period shall be replaced during the next planting season.

Reason: To ensure an acceptable standard of landscaping.
(Policy CS14 of the Core Strategy for the North and Sections 12 & 15, NPPF)

Item 11 – CB/18/06090/FULL – 51 Hardy Way, Fairfield, Hitchin, SG5 4GL

Additional Consultation/Publicity Responses

None

Additional Comments

None

Additional/Amended Conditions/Reasons

None

Item 12 – CB/17/04133/FULL – Fulbrook Middle School, Weathercock Lane, Aspley Guise, Milton Keynes, MK17 8NP

Amended Recommendation

The application is recommended for **DEFERRAL** for 2 committee cycles given the comments of the Ecologist, pending further information being provided in regard to bat roosts in the adjacent Woodland.

Additional Consultation/Publicity Responses

Ecology:

“The scheme is objected to for the following reasons;

The April 2018 Preliminary Ecological Appraisal notes that the trees in the neighbouring habitat (tree line and spinney) have potential to support foraging/commuting bats. The ponds and rougher vegetation both in the wider and neighbouring sites also offer suitable foraging habitat for bats. Bats are a European Protected Species and legislation states;
Wild animals of a European Protected Species are protected from disturbance. Disturbance of such wild animals includes in particular any disturbance which is likely:

(a) To impair their ability:

- to survive, to breed or reproduce, or to rear or nurture their young; or*

- *in the case of animals of a hibernating or migratory species, to hibernate or migrate, or*
- (b) To affect significantly the local distribution or abundance of the species to which they belong.*

The PEA acknowledges potential impacts on bats as a result of lighting stating 'Any increase in lighting, particularly of the boundary tree lines and spinney, could adversely impact the suitability of the site in supporting foraging/commuting bats, through the displacement of such behaviours.'. Recommendations are made within the report to limit the use of the floodlighting and for further surveys to determine the level of use of the site by bats. The planning statement acknowledges this potential impact in 5.26.

Central Bedfordshire Council now holds a District Licence for Great Crested Newts and as such the applicant could apply for this licence to cover any potential impacts on GCN.

*The NPPF states that the right information is crucial to good decision-making, as such without the necessary detail to inform a decision it is **not possible to adequately determine impacts from the proposal.***

*The updated NPPF also expects development proposals to deliver net gains for biodiversity, this site lies on the edge of the Greensand Ridge Nature Improvement Area and as it stands the scheme only appears to result in a detrimental ecological impact and is therefore **contrary to policy.**"*

Landscape:

CB/17/04133- Fulbrook MS Muga - Landscape and Visual : there are landscape concerns regarding the visual impact of this proposal, a factor which does not seem to have been given appropriate consideration within the Application. The proposal is sited in the south-eastern corner of the school site, very close to the site boundary and adjacent to the wooded features of the Golf Course. Currently there are attractive views of the woodland gained from Weathercock Lane, these are of local value, as they help retain the connection to the countryside. The site lies within the "Woburn Greensand Ridge " landscape character area, where the strategy is to "conserve and enhance" traditional landscape features. The Guidelines for Development include the need to "Conserve the strong wooded context to settlements..... (6A.1.39)"

The landscape concerns relate to the visual impact of the 6 x 15m high lighting columns and to a lesser extent, the appearance of the fencing. It is noted that there will be significant spillage of light into the neighbouring woodland. Apart from the ecological concerns, the loss of tranquillity (which is accepted as covering visual as well as noise disturbance) is an issue, as the visual impact of fencing and lighting and the artificial surface will urbanise the foreground to the wood. There is also the concern regarding the potential conflict and long-term management implications to the wooded edge - the stand-off between the development and the trees does not appear to be sufficient. Whilst the wooded edge provides some containment in the view, experience suggests that there may need to be greater management of the trees on the boundary in the future.

The Floodlighting Report, in my view, erroneously assesses the site as being within "Environmental Zone 3 ", considering it to be within a suburban area. Given the countryside and wooded setting, it would be more appropriate to design a scheme acceptable to EZ 2 - the rural area, especially as the MUGA is at the furthest point from the highway and existing developed area.

More information on alternative lighting solutions are required. Lower height columns which reduce the light spillage should be considered. The visual impact of columns can also be reduced through the use of recessive coloured coatings rather than silver grey, particularly as the columns will be seen against the dark backcloth of the wood. and this should also be explored.

The Application has not included a landscape scheme or detailed how the soils to be excavated will be disposed of.

Until a landscape scheme is submitted, the scheme cannot be considered acceptable.

If progressed, a landscape mitigation scheme will be required. There appears to be scope to establish some trees and hedging on site, e.g. between the highway frontage and the area of playing field to the west of the MUGA. Planting which creates a filtered screen, whilst still allowing views through to the woodland would be appropriate. Opportunities to create wildflower rich grassland utilizing sandy soils would also be beneficial.

nb. Woburn Sands lies just outside of the "Greensand Country " Landscape Partnership Programme, a HLF funded conservation programme aimed at halting the decline in landscape character experienced across the Greensand Ridge, part of which has been caused by the impact of minor schemes which result in suburbanisation of the rural area.

Leisure, Libraries and Countryside Policy Manager:

Support the application subject to Sport England recommended conditions being included in any permission.

Additional Comments

Response in regard to comments of the Landscape Officer:

Attention is drawn to paragraph 2.3 of the officer's report which states:

"The number of proposed floodlights have been kept to a minimum and would be designed to reduce light spill around the site. The site is well screened by existing landscaping and is contained by both the landscaping and neighbouring residential development. Given this, the proposal would not result in an undue impact on the character or appearance of the area".

Whilst the floodlights would be visible within the locality of the site they are considered to be commensurate to the scale of the proposed development, in

addition a revised light spill plan has been provided which further reduces light spill into the adjacent woodland. The proposed pitch would be located within the school field adjacent to the existing concrete playground which already benefits from external floodlighting, although on a smaller scale to that proposed. A condition has been attached to ensure that the extent of illumination is agreed prior to the instalment of the floodlighting on site as well as a condition to restrict the hours of use of the pitch and associated lighting. Given this the proposal is considered to have an acceptable impact on Landscape subject to the conditions attached.

Additional Conditions

No development shall take place until a landscaping scheme to include all hard and soft landscaping and a scheme for landscape maintenance for a period of five years following the implementation of the landscaping scheme have been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented by the end of the full planting season immediately following the completion and/or first use of any separate part of the development (a full planting season means the period from October to March). The trees, shrubs and grass shall subsequently be maintained in accordance with the approved landscape maintenance scheme and any which die or are destroyed during this period shall be replaced during the next planting season.

Reason: To ensure an acceptable standard of landscaping. (Sections 12 & 15, NPPF)

Amended Conditions

Inclusion of revised plan numbers NSFMS003E and HLSO2790 Rev 4 to approved plans condition 11. Removal of plan number NSFMS008 B from approved plans condition 11. Condition 11 to now read:

“The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers NSFMS001 B, NSFMS002 B, NSFMS003 E, NSFMS004 C, NSFMS005 C, NSFMS006 D, NSFMS007, NSFMS009 B, HLSO2790 Rev 4, CBC/001.

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

Item 13 – CB/18/02163/VOC – Houghton Regis Central, High Street, Houghton Regis, Dunstable, LU5 5QT

Withdrawn by Applicant 6th November

Item 14 – CB/18/02171/VOC – Houghton Regis Central, High Street, Houghton Regis, Dunstable, LU5 5QT

Additional Consultation/Publicity Responses

None

Additional Comments

None

Additional/Amended Conditions/Reasons

None

Item 15 – CB/18/03289/VOC – Houghton Regis Central, High Street, Houghton Regis, Dunstable, LU5 5QT

Withdrawn by Applicant 6th November

Additional Consultation/Publicity Responses

Houghton Regis Town Council:

The Town Council regrettably objects to the proposed variation. The proposed variation would not complement the existing environment and would have a detrimental effect on the aesthetic appeal of the building. The assurances made by Central Bedfordshire Council, to residents, should remain. The proposed new building was designed so as to compliment such buildings as All Saints Church. Allowing this variation would result in a downgrade of quality, resulting in residents being let down. The original specification should remain.

Additional Comments

The comments of the Town Council are noted; however, a high quality render finish, as now proposed, would have an acceptable appearance and maintain its aesthetic qualities over time. The use of a through-colour render would not diminish the overall success of the building as a considered architectural composition in a historic built environment context. Furthermore, it would have no impact on the approved changes to the Red House.

Following the objection from the Town Council after the Committee Report was written, the reason for committee to determine is updated to:

The application is for a major development and Central Bedfordshire Council is the applicant, and an objection has been received by Houghton Regis Town Council contrary to the recommendation to grant planning permission.

Additional/Amended Conditions/Reasons

None

Item 16 – CB/18/03290/VOC – Houghton Regis Central, High Street, Houghton Regis, Dunstable, LU5 5QT

Additional Consultation/Publicity Responses

Houghton Regis Town Council:

Town Council regrettably objects to the proposed variation. The proposed variation would not complement the existing environment and would have a detrimental effect on the aesthetic appeal of the building. The assurances made by Central Bedfordshire Council, to residents, should remain. Allowing this variation would result in a downgrade of quality, resulting in residents being let down. The original specification should remain.

Members notes: This was to be a landmark building in the town centre, and the original aesthetics had been decided in conjunction with residents opinions and preferences and as such should not be altered.

Additional Comments

The comments of the Town Council are noted; however, the use of zinc, as now proposed, would have an acceptable appearance and maintain its colour and aesthetic qualities over time. The use of zinc would not compromise the architectural and aesthetic merit and quality of the development. Furthermore, it would have no impact on the approved changes to the Red House.

Following the objection from the Town Council after the Committee Report was written, the reason for committee to determine is updated to:

The application is for a major development and Central Bedfordshire Council is the applicant, and an objection has been received by Houghton Regis Town Council contrary to the recommendation to grant planning permission.

Additional/Amended Conditions/Reasons

None