

CENTRAL BEDFORDSHIRE COUNCIL

At a meeting of the **DEVELOPMENT MANAGEMENT COMMITTEE** held in Council Chamber, Priory House, Monks Walk, Shefford on Wednesday, 5 December 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

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

Members in Attendance: Cllrs S Dixon
P A Duckett
B Saunders

Officers in Attendance: Mr D Ager Principal Highways Officer
Ms P Bramwell Planning and Highways Solicitor,
LGSS Law
Mr J Ellis Planning Manager South
Mr D Lamb Strategic Delivery Manager
Mrs D Lavender Principal Planning Officer
Mr L Manning Committee Services Officer
Ms J Martin Senior Planning Officer
Mr T Mead Planning Officer
Mr R Page Principal Highways Officer
Mr S Robinson Senior Planning Officer
Ms S Sherwood Committee Services Officer
Mr J Smith Senior Planning Officer

DM/18/101. **Chairman's Announcements and Communications**

The Chairman advised the meeting that the order of business for the planning applications would be as follows:

5, 6, 7, 9, 8 and 10.

DM/18/102. **Minutes**

RESOLVED

that the minutes of the meetings of the Development Management Committee held on 12 September 2018 and 7 November 2018 be confirmed and signed by the Chairman as a correct record.

DM/18/103. **Members' Interests**

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

	Item	Nature of Interest	Present or Absent during discussion
All	6 & 7	Two former officers of Central Bedfordshire Council were registered to speak. (Note: It was subsequently established only one former officer was registered to speak).	Present
All	6	A former Member of Central Bedfordshire Council was registered to speak.	Present
Cllr I Dalgarno	5	Knows the Stondon Parish Council speaker.	Present
Cllr S Clark	8	Knows the agent's wife personally.	Present
Cllr S Clark	7	Knows the Flitton and Greenfield Parish Council speaker.	Present
Cllr N Young	All	Knows some of the agents/applicants through his role as the Portfolio Holder/Executive Member but has retained an open mind.	Present

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

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

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

Member	Item	Parish/Town Council	Vote Cast
Cllr M Blair	8 & 9	Amphill	No. Is an Amphill Town Councillor. Was present when discussed but took no part.
Cllr K Collins	10	Caddington	No. Is not a Caddington Parish Councillor. Was present when discussed but took no part.
Cllr I Dalgarno	5	Stondon	No. Is not a Stondon Parish Councillor. Was present when discussed but took no part.

DM/18/104. **Planning Application No. CB/18/00181/FULL (Arlesey)**

The Committee had before it a report regarding Planning Application No. CB/18/00181/FULL for the demolition of 133 & 135 Station Road, Lower Stondon and the erection of 149 residential dwellings (including 3 custom built plots and 52 affordable housing units) with associated access, road, parking, LEAP and amenity space. Construction of surface water attenuation basin and associated pumping station and provision of 0.12ha of land for community facility on land rear of 133 & 135 Station Road, Lower Stondon, Henlow, SG16 6JJ.

In advance of consideration of the application the Committee's attention was drawn to additional consultation/publicity responses, an update to the report,

the deletion of conditions and amended conditions. The Committee noted that a condition regarding vision splays had been duplicated and so additional condition 29 on the Late Sheet should be deleted and the remaining additional conditions renumbered.

In advance of consideration of the application the Committee received representations from Stondon Parish Councillor Nigel Benson, Tony McDonnelly, an objector, and Emily Bishop, the agent for the applicant. All three parties responded to Members' requests for clarification.

The planning officer responded to the points raised as follows:

- The Parish Council comments on the application being outside the settlement envelope and the alleged prematurity of the allocation had been dealt with in the officer report and, in part, by the agent's response.
- It was not considered a significant development in that it would prejudice the Local Plan so there were no grounds to refuse on grounds of prematurity.
- With any outside of settlement application, consideration had to be given as to whether any benefits outweighed the lack of policy compliance. The officer report outlined the benefits that did so specifically with landscape and character.
- The application would impact on the local infrastructure but contributions were sought for and including the doctor's surgery and to education facilities to ensure they were upgraded.
- The proposed access arrangement off Station Road and the highway network had been assessed and were considered fully acceptable.
- A cohesive approach had been considered in terms of the emerging allocations on either side of the application site and a link road through the site joined up with the latter to ensure 'future proofing'.
- The community would gain footpath connectivity.
- The proportion of the costs for the land for the community hall had been calculated by an agreed leisure methodology and was considered proportionate for the size of the scheme and the award of land.
- The Parish Council had been included in the S106 discussions on community gain whilst the S106 obligations for education and healthcare were formula based.
- The pollution officer was aware of the additional kennel blocks on the Greyhound Stadium site to the east and had undertaken discussions with the applicant. The pollution officer had removed his objection subject to noise mitigation measures, including an attenuation bund, being implemented. As a result the application was considered acceptable.

The highways officer responded to the points raised as follows:

- The transport assessment was fairly robust. The surrounding junctions, including the A600, were acceptable as was the development road layout, which included traffic calming measures.

A ward Member, who was also a member of the Committee, commented on behalf of his fellow ward Members as follows:

- It would have been preferable to have the three expected development applications for Stondon, of which this was one, be submitted together to enable joined up working in response to highways issues. It would also allow a plan for identified benefits for the community to be drawn up given that a current piecemeal approach did not allow the proper development of infrastructure.
- The total of £2.3m in S106 obligations was welcomed though most would be spent on education and not on the wider community infrastructure.
- The need for an improved access on to the A600 was raised and he referred to the high volume of local comment from residents on this matter. The ward Member commented that the existing poor situation would only worsen as a result of the forthcoming housing developments.
- Traffic calming measures had been delayed because construction traffic would damage any measures introduced.
- Any noise assessment of Henlow Greyhound Stadium should have been carried out during racing events in order to gain a true impression of the noise impact on the proposed new homes. He commented that once construction had been completed the Council would receive complaints from the new residents about noise levels from the Stadium which, in turn, would impact on the Stadium's business.
- Discussions between the developer and Parish Council should have occurred earlier as it could have enabled more joined up working. The offer of the land was welcome though there was a gap between the offer and actually delivering the community facility.
- He and another ward Member had met with the local doctor approximately a year ago to discuss how to overcome the lack of capacity at his surgery. The ward Member suggested that this had not been taken further in part because it was in conflict with the aim of the Bedfordshire Clinical Commissioning Group (BCCG) to see a Health Hub established in Biggleswade. Whilst welcoming the £364k towards health facilities he expressed concern about how the facilities would be delivered. In response the planning officer advised that the £364k would not be allocated to the local surgery because, at that point, there had been no formalised direction on the build of an extension to the surgery or certainty on its deliverability. As such the BCCG had requested that the monies either be given to the surgery if the extension could be realised or be used towards the proposed Health Hub. The ward Member stated that both he and the GP would want to see a local development and requested that he be involved in the discussions on

this. The Chairman indicated his support for the inclusion of the ward Members in the further discussions on the application.

- Whilst the Station Road/A600 roundabout was considered acceptable by the highways officer he stated that the following Hitchin Road/A507 roundabout near The Crown public house was known to be at capacity and he queried if that had been taken into consideration given the resulting increase in traffic numbers.
- The presence of MBDA Missile Systems to the north of the application site and its impact and relationship with the A600 with regard to issues such as employment and safety.
- The ward Members understood the need for the homes and welcomed the proposed 35% provision of affordable housing in the development but, despite this, there were outstanding issues which prevented their support for the application.

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

- That any noise from dogs barking should be addressed by the owner of the Stadium rather than allow it to prohibit nearby development.
- The strength and relevance of the Neighbourhood Plan.
- The impossibility of securing a unified approach by developers regarding the submission of planning applications for each village or settlement.
- Whether the pollution officer's statement that the noise levels from the Stadium were acceptable, subject to the specified mitigation measures, would defend the Stadium owner from future criticism by new residents.
- That paragraph 50 of the National Planning Policy Framework clearly defined prematurity and that the application before Members did not fall within that definition.
- That Health Hubs were not regarded as a replacement for local doctors' surgeries but would contain a range of facilities to provide acute care at a local level and might include a doctor's surgery within them. There was no conflict between the two.
- The amendment of the terms of the S106 so that the full £364k was used for works to provide local facilities at the surgery, subject to the receipt of suitable plans, but that should it not be possible for such works then consideration be given to making those monies available to the NHS.
- That the link road was available when the other parcels of land were developed without further planning gain.
- That the orchard seen by the Committee on its site inspection did not form part of the application site.

It was moved and seconded that the application be approved subject to the incorporation of those points regarding ward Member participation in future negotiations, the use of the £364k S106 obligation toward local healthcare and securing the link road without further planning gain.

The planning officer:

- Undertook to explore the Committee's views on the use of the S106 monies with the BCCG and seek its compliance.
- Advised that the access was included in the S106 to ensure it was kept free.
- Confirmed that the orchard was not in the application site but was afforded a level of protection in its own right.
- All the good quality trees and landscaping within the site were retained in the scheme.

A Member expressed concern regarding the noise levels and intensity. The pollution officer not being present the Chairman reminded the meeting that the officer had removed their objection subject to the provision of a bund to lower the noise levels.

A Member expressed concern that Anglian Water repeatedly stated that it had no issue with planning applications yet he was aware in his own ward of problems with sewerage. He sought a condition to strengthen the company's responsibility in this area. The planning officer responded that Anglian Water had the ultimate responsibility for the service and the company had sometimes stated that there were issues with the network, though not in this instance. She added that she was satisfied that the existing proposed condition was sound.

A Member suggested the possible inclusion of an informative requiring the developers to inform prospective purchasers of the nearby Stadium. However, comment was passed that the purchasers' solicitors should advise clients when undertaking searches. Further, the developer was a reputable body and purchasers would see the Stadium when they visited the development.

On being put to the vote 9 Members voted for approval, 3 voted against and 1 abstained.

RESOLVED

that Planning Application No. CB/18/00181/FULL relating to land rear of 133 & 135 Station Road, Lower Stondon, Henlow, SG16 6JJ be approved as set out in the Schedule attached to these minutes.

THE COMMITTEE ADJOURNED AT 11.12 A.M. AND RECONVENED AT 11.19 A.M.

DM/18/105. **Planning Application No. CB/18/02373/OUT (Stotfold & Langford)**

The Committee had before it a report regarding Planning Application No. CB/18/02373/OUT for up to 95 dwellings and associated public open space, with all matters reserved except for access at Loft Farm and west of Church Street, Langford, Biggleswade, SG18 9QA.

In advance of consideration of the application the Committee's attention was drawn to additional/amended conditions/reasons as set out in the Late Sheet. The planning officer advised that a delivery schedule had also been sought as part of the required S106 Agreement.

In advance of consideration of the application the Committee received representations from Langford Parish Councillor Gillian Clarke, Ms Tania Barr, an objector, and a joint representation from Mr Daniel Hatcher, the applicant and Mr Adam Davies, the applicant's agent. Parish Councillor Clarke and Mr Davies responded to a Members' requests for clarification.

A ward Member made the following comments:

- He recognised the national need for housing but there had been no mention of the need to supplement the Council's own five year land supply.
- The site had not been proposed to go forward under the emerging Local Plan, two other sites being felt more suitable despite their own access issues.
- The agreed S106 contribution towards education provision was only at the expected level and was not beyond the norm.
- The agreed contribution towards the NHS was to provide additional capacity in the local surgery and was no guarantee of an overall increase in the number of GPs for the practice.
- There were sustainability issues in the village. It was felt too dangerous for children to cycle to the Henlow Academy so they walked or were driven there.
- The content of the proposed construction management plan was loose and required development. He queried what the consequences were if the plan was not adhered to.
- The development was outside the village settlement envelope.
- Biggleswade was the nearest major town and at peak travel time there would be a significant number of persons from the proposed development driving into that town and finding nowhere to park given the issues that already existed there.
- There were outstanding queries regarding the width of the proposed access route through Tithe Farm Close and an alternative should be found from Church Street though this would incur a cost for the applicant.
- If the Committee was minded to approve the application he requested that the existing zebra crossing be upgraded to a Puffin signalled crossing before building work commenced because of the related increase in traffic and the use of the crossing by children going to/from school.
- He asked that the Committee refuse the application subject to the provision of a better access.

The planning officer responded to the points raised as follows:

- With regard to police concerns regarding the security of the development site the application was in Outline form and there was no detailed layout available. Two access points were proposed, one vehicular and one pedestrian, which the officer considered acceptable.
- The flood zone was in the main western part of the site, representing approximately half to a third of the open space. The remainder of the site was not in flood zones 2 or 3. No objection had been received from the flood officer.
- With regard to infrastructure a number of external organisations had been consulted and no objections had been received subject to conditions or planning obligations.
- He acknowledged there had already been considerable development in the village, however the application had been submitted and required consideration.
- The site wasn't taken forward after the first assessment stage in the call for sites (under the emerging Local Plan) because there were considered better sites to the southern end of the village. This did not make other applications unacceptable.
- Documents relating to the environmental impact had been considered and were considered acceptable with no technical objections raised.

The highways officer responded to the points raised as follows:

- Tithe farm Close measured at 5.5 meters in total width between the kerbs, composed of 5.2 meters of tarmac road with 150mm upturned channel blocks on each side.
- On safety risk and conflict, particularly with regard to school traffic, the application had been submitted with a transport assessment. Approximately 38 trips would be generated at the a.m. peak, with 50% travelling north and 50% travelling south when on Church Street. Approximately 19 movements would be towards the school. An upgrade from a Zebra to a Puffin crossing point had been requested as the latter would display a red light requiring drivers to stop.
- The internal road layout for the site complied with all geometric standards.
- The 90 degree bend in Tithe Farm Close acted as a natural traffic calming point.

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

- The need for a Minerals Recovery Plan, as set out in recommended Condition 17, because a minerals resource assessment had revealed that some materials could be present within the application site which could be used for the construction works. It was not intended to extract materials for removal from the site.

- Major concerns regarding the suitability of the access in Tithe Farm Close, despite the views of the relevant officers. In particular concern on its ability to cope during the construction process when significant numbers of vehicles carrying building materials would need to pass through the 90 degree bend in Tithe Farm Close. Despite a construction management plan there would be difficulty in controlling the timing of the movement of the construction workers.
- The possibility of a temporary access off Church Road for the construction traffic.
- The highways officer stated that the construction management plan would be assessed once submitted, however, slightly smaller vehicles could be used to transport materials and the same problems had been experienced when the western part of the Close had been built so a solution could be found.
- Concern that approval of the construction management plan was outside the remit of the Committee and so the Committee and local residents would have no influence on the outcome.
- The possibility that the new access off Tithe Farm Close to the application site had been anticipated hence the availability of a space to allow the access to be provided coupled with the failure to construct the relevant part of Tithe Farm Close to cope with the additional vehicular traffic.
- An explanation as to why unallocated sites were allowed to be brought forward and recommended for approval under the National Planning Policy Framework as part of the government's encouragement of housebuilding.
- The difficulty faced by the Council in defending villages from such piecemeal development, especially in the north of the County, as it lacked the protective landscape designations found in the south.
- The difficulty in opposing development when there were no reasons for refusal apart from the application site laying outside the settlement envelope.
- That the Council's highways officer had stated that the access met the required technical standards.

Note: At this point in the debate, and contrary to the officer recommendation, it was moved and seconded that the application be refused for the following reason:

Inadequate access for HGV traffic during the construction phase.

A second planning officer acknowledged the concerns regarding the suitability of the Tithe Farm Close access for construction traffic but emphasised that the Council's own technical highways expert had raised no objection to its use for this purpose. To refuse the application, therefore, on highways grounds would place the Council at a high risk of costs being awarded against the Council at appeal. Further, the costs would be significant given the size of the application.

The ward Member stated that there was a need to consider the 'buildability' of the application given the reference to the construction management plan in the Late Sheet. He then expressed grave concern regarding the possible danger caused by large articulated vehicles carrying building materials such as roof trusses in such a restricted space. The Member also referred to issues arising in Church Street as construction vehicles queued to enter Tithe Farm Close.

The legal officer advised the Committee that, if it was minded to refuse the application due to inadequate access during the construction stage, the period was relatively short and Members needed to consider if that reason for refusal was sustainable. She warned of a possible claim against the Council at appeal. Alternatively, the access could be regarded as inadequate.

Following a Member's suggestion the planning officer stated that the size of vehicles to be used could be set out in the construction management plan. The highways officer added that he would wish to see tracking diagrams in the plan showing how vehicles would negotiate the 90 degree bend in Tithe Farm Close. He was unable to comment as to whether large articulated vehicles could do so as he had not carried out the necessary tracking exercise.

On being put to the vote 4 Members voted to refuse the application (Councillors Dalgarno, Gomm, Nicols and Swain), 8 voted against refusal (Councillors Berry, Blair, Clark, Collins, Firth, Ghent, Janes and Young) and 1 abstained (Councillor Matthews) so the motion to refuse the application was defeated.

A Member commented that, whilst Members appeared less concerned with the development itself, they had serious concerns regarding access to the application site using Tithe Farm Close, particularly by construction traffic. He also took the opportunity to refer to the loss of amenity to the resident who would experience substantial vehicular traffic from the development's occupants using the new access off Tithe Farm Close, which was adjacent to the resident's home.

Having regard to the above, and contrary to the officer recommendation, it was moved and seconded that the application be deferred for the following reasons:

The Committee lacked tracked movements of construction vehicles and so was unable to establish whether construction vehicles could safely pass through the 90 degree bend in Tithe Farm Close to access the application site
The Committee lacked evidence of the numbers of vehicles using the proposed new access adjacent to 14 Tithe Farm Close into the application site.
The Committee was having difficulty making an appropriate decision in the above circumstances.

Further discussion followed.

The ward Member offered to work with officers and the developer on an acceptable access solution.

On being put to the vote 11 members voted to defer the application for up to two meeting cycles, 0 voted against deferral and 2 abstained.

RESOLVED

that further consideration of Planning Application No. CB/18/02373/OUT relating to land at Loft Farm and west of Church Street, Langford, Biggleswade, SG18 9QA be deferred for up to two meeting cycles to enable Members to:

- **receive evidence relating to the ability of construction vehicles to enter the application site by passing through Tithe Farm Close.**
- **assess the impact on the existing residents in Tithe Farm Close in the immediate vicinity of the proposed new access to the application site as a result of the increase in traffic resulting from the development.**
- **find an alternative access to the application site, subject to the developer's approval to do so.**

AT THE CONCLUSION OF ITEM 6 ABOVE COUNCILLOR I DALGARNO LEFT THE MEETING

THE COMMITTEE ADJOURNED AT 12.25 P.M. AND RECONVENED AT 12.37 P.M.

DM/18/106. Planning Application No. CB/18/02484/FULL (Westoning, Flitton & Greenfield)

The Committee had before it a report regarding Planning Application No. CB/18/02484/FULL for a residential development of 24 dwellings with associated open space, landscaping and access off Greenfield Road, Flitton, Bedford, MK45 5DR.

In advance of consideration of the application the Committee's attention was drawn to additional amended conditions/reasons and an update to the report. Members were advised that the specified highways conditions were not to be found in the Late Sheet as had been stated but had actually been included in the body of the report.

In advance of consideration of the application the Committee received representations from Flitton and Greenfield Parish Councillor Gareth Ellis and the applicant's agent, Ms Samantha Boyd. Both parties responded to queries from Members.

As the ward Member, who had called in the application, was unable to attend another Member read out a statement on his behalf. The ward Member raised a number of objections to the application including that Flitton was a small village with limited facilities and was thus unsuitable for this scale of development, that there was no adequate S106 provision for education and

other key infrastructure under the application, and allowing both the proposed entrances onto the main road from the site raised safety concerns.

The planning officer responded to the points raised as follows:

- The second access was an existing access and there were no objections from the highways officer to its provision.
- Historically S106 contributions had not been sought from applications for the site which made it difficult for the Council to improve on that position.
- The Appeal Statement for the site stated that no evidence had been put forward by the Council in support of local concerns that the school was already oversubscribed and that services would be placed under pressure.
- The leisure contribution had, nonetheless, been renegotiated positively.

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

- That the relevant condition and informatives would cover all issues relating to surface water, drainage and flood mitigation. The SuDS team had indicated that it accepted the compliance condition (amended condition 2) as set out in the Late Sheet.
- The inclusion of a condition to retain the existing four mature trees on the application site and protect them during construction works.
- Disappointment that the Planning Inspector had not recognised the impact of the application on the historic environment, the reason why the Council had refused the Outline application, and the constraint on the Council's freedom to respond to the Full application as a result of the Appeal decision.
- The addition of a further condition regarding the entrance gates on the separate, smaller entrance to the three dwellings because, as the gates opened inward, should either, in the interests of safety, be set further back from the highway by a total of five meters to allow vehicles to pull off the road completely or be automatically controlled.

On being put to the vote 11 Members voted for approval, 0 voted against and 1 abstained.

RESOLVED

- 1 that Planning Application No. CB/18/02484/FULL relating to land of Greenfield Road, Flitton, Bedford, MK45 5EDR be approved as set out in the Schedule attached to these minutes;**
- 2 that the tree officer examine the four mature trees on the application site and take suitable action if they are considered worthy of protection.**

AT THE CONCLUSION OF ITEM 7 ABOVE COUNCILLOR S DIXON LEFT THE MEETING

DM/18/107. Planning Application No. CB/18/02831/LB (Amphill)

The Committee had before it a report regarding the erection of a two storey rear extension at 55 Woburn Street, Amphill, Bedford, MK45 2HX.

There were no additional consultation/publicity responses, comments or additional/amended conditions reported in the Late Sheet.

In advance of consideration of the application the Committee received a representation from the applicant, Mrs Jennifer Whitehead. The applicant responded to a request for clarification on the award of a Court Order to fund the provision of a bedroom and other personal space for her daughter due to the latter's medical conditions.

(Note: Following comments by Members, and in accordance with paragraph 13.2 of Part 4G of the Constitution, the Chairman allowed the applicant's agent to speak on the application).

In advance of consideration of the application the Committee received a representation from the applicant's agent, Mr Francis Caldwell.

The ward Member, who had called in the application, referred briefly to the information already provided by the applicant. He then advised of the reasons why the applicant had bought the property she and her family occupied, including the need to be in close proximity to her daughter's school in case of a medical emergency. The ward Member explained the applicant's aim was to provide a suitable type and standard of accommodation for her daughter given the latter's need for constant care. To this end the design of the extension was of a suitable style and size whilst leaving sufficient garden space for the daughter to enjoy. The ward Member explained that the extension could not be sold as an individual dwelling as the site as a whole was Grade II Listed. He explained how the application was compliant with the National Planning Policy Framework (NPPF), would not cause significant harm to the Conservation Area, be of benefit to the family as whole, enable the applicant to undertake the care and support her daughter required during periods of trauma and allow the daughter to experience sustainable independent living when possible. The ward Member briefly outlined the reasons the NHS supported the application.

The planning officer responded to the points raised as follows:

- The conservation officer had identified less than substantial harm (as defined in the NPPF) to the fabric and historical significance of the building arising from the application and so had raised an objection to it.
- No public benefits had been identified to outweigh the level of harm that would be caused.

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

- The Planning Policy Guidance support for the comments made by the applicant's agent, although the Guidance had not been updated to reflect the latest NPPF.
- That the Guidance stated that it was a matter of judgement for the decision taker as to whether a proposal would cause substantial harm (i.e. the level of harm above that claimed by the conservation officer) having regard to the circumstances of the case.
- That the Committee's site inspection had revealed that the application would not cause significant harm to the significance, character and setting of the listed building or to the group of listed buildings.
- There was limited harm to the front of the building because of the restricted view of the proposed extension and the view from the rear garden was of two modern buildings.
- Paragraph 196 of the current NPPF, the reference to the need for public benefit to outweigh the less than substantial harm and the wider interpretation of public benefit to include the applicant and her daughter.
- The absence in paragraph 196 of the current NPPF of a requirement for, and definition of, exceptional circumstances to outweigh the less than substantial harm.
- That the context of the application before Members could be interpreted as exceptional circumstances and that what constituted exceptional circumstances was left to individuals to determine.
- The existing building's optimal viable use was defined as a dwelling place.
- The extensions to neighbouring properties existed and, notwithstanding the planning context in which they were erected, should be given due weight given they impacted on the setting.

Note: At this point in the debate, and contrary to the officer recommendation, it was moved and seconded that the application be approved.

- A ward Member, who was also a member of the Committee, stated that he had been severely conflicted on the application and expressed disappointment on the paucity of the information from the conservation officer as supplied in the officer report, in particular with regard to the reasons for refusal.
- The absence of a conservation officer from the meeting and the quality and type of advice which had been provided to the applicant.
- The need for an assessment of the merits of the application.
- The detrimental impact of the application on the integrity and appearance of the Listed Building, the harm to the neighbouring dwellings and the visibility of the extension once constructed.

The reasons given for the motion to approve the application were as follows:

Public benefit would arise in the context of benefits to the applicant's daughter being accommodated within her existing home's location.

The level of harm arising from the application to the existing dwelling was, in the Committee's view, at the lower end of less than substantial and so the impact was not as great as that set out within the officer report.

On being put to the vote 9 Members voted to approve the application, 2 voted against approval and 1 abstained.

RESOLVED

that Planning Application No. CB/18/02831/LB relating to 55 Woburn Street, Ampthill, Bedford, MK45 2HX be approved as set out in the Schedule attached to these minutes.

THE COMMITTEE ADJOURNED AT 1.50 P.M. AND RECONVENED AT 2.18 P.M.

DM/18/108. Planning Application No. CB/18/02832/FULL (Ampthill)

The Committee had before it a report regarding Planning Application No. CB/18/02832/FULL for the erection of a two storey rear extension at 55 Woburn Street, Ampthill, Bedford, MK45 2HX.

There were no additional consultation/publicity responses, comments or additional/amended conditions reported in the Late Sheet.

In advance of consideration of the application the Committee received a representation from Mr Francis Caldwell, the agent for the applicant.

A ward Member, who had called in the application, drew the Committee's attention to how the design of the extension was in line with what the NHS considered to be appropriate accommodation for a disabled child, in an acceptable style, at an acceptable scale and linked to the existing Grade II listed building rather than being integrated into it.

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

- Related issues dealt with under the Listed Building application (minute DM/18/107 above refers).
- That the linking of the two buildings would prevent their sale as separate dwellings.
- The absence of any objection to the application from the neighbours.
- That the extension to the Grade II listed building at 49 Woburn Street was actually carried out in 2007 so significant weight should be given to this rather than as indicated in the officer report.

- The existing room described as a third bedroom was so small as to be below the legal requirement for that use.
- The latest planning guidance favoured extensions to older properties to be in a contrasting design to that of the original dwellings and not to join them but to link them. The proposed extension was of a modern design which contrasted with the existing 18th century listed building.

Note: At this point in the debate, and contrary to the officer recommendation, it was moved that the application be approved for the following reasons:

Greater weight should have been given to existing extensions to neighbouring listed buildings

There was no adverse impact on the amenity of the applicant's neighbours or else they would have objected

The existing character and appearance of the neighbourhood

There was no harmful impact on the character and appearance of the dwelling or Ampthill Conservation Area so it did not, therefore, conflict with policies DM13 and CS15.

The motion was seconded.

In response to Members' comments the planning officer advised that the possible sale of the proposed extension as a separate dwelling could be stopped by including a condition preventing its occupation on an individual basis.

On being put to the vote 10 Members voted to approve the application, 0 voted against approval and 2 abstained.

RESOLVED

that Planning Application No. CB/18/02832/FULL relating to 55 Woburn Street, Ampthill, Bedford, MK45 2HX be approved as set out in the Schedule attached to these minutes.

AT THE CONCLUSION OF ITEM 8 ABOVE COUNCILLOR MRS S CLARK LEFT THE MEETING

DM/18/109. Planning Application No. CB/17/05518/MW (Caddington)

The Committee had before it a report regarding Planning Application No. CB/17/05518/MW for the storage of materials at a height of 5 metres for a temporary period of two years as a variation to the height restriction attached to the Lawful Development Certificate issued on 3 December 2010 at the Secondary Aggregate Recycling Plant, Herons Farm, Mancroft Road, Aley Green, Luton, LU1 4DR.

The Committee was aware that the reason for the application was to enable the storage yard to be upgraded through the provision of a concrete pad. The proposed additional storage height would enable the applicant to continue to store a similar volume of material whilst the pad was being constructed.

In advance of consideration of the application the Committee's attention was drawn to an update to the report and additional/amended conditions/reasons as set out in the Late Sheet.

No representations were made under the public participation scheme.

A ward Member for Caddington, who was also a member of the Committee, read out a statement on behalf of the other Member for that ward, who had called in the application but who had been unable to attend the meeting due to another commitment. The former advised that Caddington Parish Council, which was not represented at the meeting because it had not been aware that the item was to be considered, concurred with the comments, concerns and suggestions within the statement.

However, and whilst sympathetic to the content of his colleague's statement, the ward Member acknowledged that the Committee was restricted in its response to any issues arising from the application before Members and could not consider the wider operational impact of the site.

On being put to the vote 9 Members voted for approval, 0 voted against and 2 abstained.

RESOLVED

that Planning Application No. CB/17/05518/MW relating to the Secondary Aggregate Recycling Plant, Herons Farm, Mancroft Road, Aley Green, Luton, LU1 4DR be approved as set out in the Schedule attached to these minutes.

DM/18/110. **Late Sheet**

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

DM/18/111. **Site Inspection Appointment(s)**

NOTED

that the next meeting of the Development Management Committee will be held on 9 January 2019.

RESOLVED

that all Members and substitute Members, along with the relevant ward representatives, be invited to conduct the site inspections on 7 January 2019.

(Note: The meeting commenced at 10.00 a.m. and concluded at 2.55 p.m.)

Chairman

Dated

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Item No. 5

APPLICATION NUMBER	CB/18/00181/FULL
LOCATION	Land rear of 133 & 135 Station Road, Lower Stondon, Henlow, SG16 6JJ
PROPOSAL	Demolition of 133 & 135 Station Road Lower Stondon and erection of 149 residential dwellings (including 3 custom built plots and 52 affordable housing units) with associated access, road, parking, LEAP and amenity space. Construction of surface water attenuation basin and associated pumping station and provision of 0.12ha of land for community facility.
PARISH	Stondon
WARD	Arlesey
WARD COUNCILLORS	Cllrs Dalgarno, Shelvey & Wenham
CASE OFFICER	Donna Lavender
DATE REGISTERED	12 January 2018 (EOT until 6th Dec 2018)
EXPIRY DATE	13 April 2018
APPLICANT	C/O Agent
AGENT	DLA Town Planning Ltd
REASON FOR COMMITTEE TO DETERMINE	Major Application & Departure from Development Plan with a retained Parish Council Objection
RECOMMENDED DECISION	Recommended for Approval

Recommendation:

That Planning Permission be **APPROVED** subject to the completion of a s106 agreement and the following:

RECOMMENDED 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 materials to be used for the external walls and roofs of the development as shown on drawing no.006 Rev F shall be carried out in accordance with the approved details, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To control the appearance of the building in the interests of the visual amenities of the locality.

(Policy DM3 of the Core Strategy for the North and Section 12, NPPF)

- 3 The planting and landscaping scheme shown on approved Drawing Nos. LS-001C, 002C, 003C, 004C, 005C, 006C, 007C, 008C, shall be implemented by the end of the full planting season immediately following the completion and/or first use of any separate part of the development (a full planting season shall mean the period from October to March). The trees, shrubs and grass shall subsequently be maintained for a period of five years from the date of planting and any which die or are destroyed during this period shall be replaced during the next planting season with others of a similar size and species.

Reason: To ensure an acceptable standard of landscaping.

(Sections 12 & 15, NPPF)

- 4 No dwelling hereby approved shall be occupied, until a Landscape, ecological and Sustainable Drainage System Maintenance and Management Plan for a period of ten years from the date of its delivery has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of the management body, who will be responsible for delivering the approved maintenance and management plan. The landscaping and SuDs shall be maintained and managed in accordance with the approved plan following its delivery.

Reason: To ensure that the appearance of the site would be acceptable and a net gain in biodiversity could be retained, in accordance with Policy DM14 & DM15 of the Core Strategy and Sections 14 & 15 of the NPPF.

- 5 The positioning of the protective fencing details as supplied in support of the application, shall be erected to protect the natural canopy spread and root protection areas of the trees/hedgerows proposed to be retained. The protective fencing shall then be fully implemented before the commencement of any site construction works, and the approved fencing shall remain firmly in place throughout the entire course of development.

Reason: To ensure that a satisfactory standard of landscape protection is fully implemented in the interests of maintaining the health and natural canopy spread of the protected trees. Failure to secure these details prior to commencement of development could result in the unreasonable loss of a trees and landscaping that adds amenity value. (Policy CS16 of the Core Strategy and Section 15 of the NPPF).

- 6 No development shall take place above slab level, until a sustainability statement has been submitted to and approved in writing by the Local Planning Authority demonstrating energy and water efficiency measures. The works shall then be carried out in accordance with the approved details.

Reason: This condition is pre-commencement of above slab level as many energy efficiencies relate to fabric first approach which will be required to be ordered in advance of construction start and in the interests of sustainability. (Policy DM2 of the Core Strategy for the North & Section 14 of the NPPF)

- 7 No development shall take place above slab level, 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: This condition is pre-commencement as the ground works for connectivity will need to be considered prior to construction in order to ensure appropriate access to fire hydrants for use in the event of emergency in accordance with policy DM3 of Central Bedfordshire Core Strategy for the North and Section 12 of the NPPF.

- 8 **No development shall commence until a detailed surface water drainage scheme for the site, based on the agreed Flood Risk Assessment and Drainage Impact Assessment (December 2017 Rev 1) 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.**

The applicant should address the following concerns when submitting details to discharge the condition:

Details of the final proposed impermeable area, peak flow rate and storage requirement, with full calculations and methodology. The scheme to be submitted shall include provision of attenuation for the 1 in 100 year event (+ 40 climate change) and demonstrate that the surface water runoff generated during rainfall events up to and including the 1 in 100 years rainfall event (to include for climate change and urbancreep) will not exceed the run-off from the undeveloped site following the corresponding rainfall event.

Reason: This condition is pre-commencement 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.

- 9 **No development shall take place (including ground works or site clearance) 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 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;**
 - f) details of initial aftercare and long-term maintenance.**

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

Reason: This condition is pre-commencement to ensure development is ecologically sensitive and secures biodiversity enhancements in accordance with the National Planning Policy Framework. (Policy DM15 of the Core Strategy for the North and Section 15, NPPF)

- 10 **No development shall take place until details of the method of disposal of foul water drainage have been submitted to and agreed in writing by the Local Planning Authority. Thereafter no part of the development shall be occupied or brought into use until the approved drainage scheme has been implemented.**

Reason: This condition is pre-commencement as ground works will be required prior to construction to ensure that adequate foul water drainage is provided and that existing and future land drainage needs are protected. (Section 14, NPPF)

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

A Phase 2 investigation report as recommended by the previously submitted December 2017 Travis Baker Geo Environmental Ltd Desk Study and Site Investigation Report, along with a Remediation Method Statement should the Phase 2 discover the need for remediation.

Reason: This condition is pre-commencement as it relates to ground works and remediation to ensure that the site is suitable for its end use and to protect human health and the water environment. (Section 8, NPPF)

- 12 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 and depth measurements).

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

Reason: To ensure that the site is suitable for its end use and to protect human health and the water environment.

(Section 8, NPPF)

- 13 No part of the development hereby approved shall be brought into use until a Public Art Strategy has been submitted to and approved in writing by the Local Planning Authority. The Strategy shall address suitable themes and artistic opportunities; strategies for pupil involvement as appropriate; timescales for implementation of the strategy; and project management and long-term maintenance arrangements. The Public Art Strategy shall then be implemented in full as approved unless otherwise amended in accordance with a review to be agreed in writing by the Local Planning Authority.

Reason: In the interests of promoting local distinctiveness and creating a sense of place, in accordance the Central Bedfordshire Design Guide and Section 12 of the NPPF.

- 14 No building shall be occupied until the junctions of the proposed vehicular access points with the highway has been constructed in accordance with the approved details. No other part of the development shall take place until the visibility splays at the junction of the accesses with the public highway shown on the approved drawing have been provided. The required vision splays shall for the perpetuity of the development remain free of any obstruction to visibility.

Reason: In order to minimise danger and to provide adequate visibility between the existing highway and the proposed accesses, and to make the accesses safe and convenient for the traffic which is likely to use them. (Policy DM3 of the Core Strategy for the North and Section 9 of the NPPF)

- 15 Before any vehicular access is first brought into use a triangular vision splay shall be provided on each side of the new access and shall measure 2m along the fence, wall, hedge or other means of definition of the front boundary of the site, and 2m measured into the site at right angles to the same line along the side of the new access drive. The vision splays so described and on land under the applicant's control shall be maintained

free of any obstruction to visibility exceeding a height of 600mm above the adjoining footway level.

Reason: To provide adequate pedestrian/driver intervisibility between the highway and the proposed accesses, and to make the accesses safe and convenient for the traffic which is likely to use them. (Policy DM3 of the Core Strategy for the North and Section 9 of the NPPF).

16 **No development shall take place, including any works of demolition, until a Construction 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:**

- **The parking of vehicles**
 - **Loading and unloading of plant and materials used in the development**
 - **Storage of plant and materials used in the development**
 - **The erection and maintenance of security hoarding / scaffolding affecting the highway if required.**
 - **Footpath/footway/cycleway or road closures needed during the development period**
 - **Traffic management needed during the development period.**
 - **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.**
 - **details of the responsible person who can be contacted in the event of a complaint;**
- (A) mitigation measures in respect of noise and disturbance during construction including piling techniques, vibration and noise limits, prior notification to the occupiers of potentially affected properties, monitoring technology, screening, a detailed specification of plant and equipment to be used, and construction traffic routes; and**
- (B) a scheme to minimise and monitor the emission of dust and dirt during construction and to prevent the burning of materials on site.**
- (C) Measures for controlling the use of site lighting whether required for safe working or for security purposes.**

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

Reason: This condition is pre-commencement, in the interests of safety, protecting the amenity of local land uses, neighbouring residents and highway safety. (Policy DM3 of the Core Strategy for the North and Section 9 of the NPPF).

17 **No development shall take place until wheel-cleaning facilities which prevent the deposit of mud or other extraneous material on the highway during the construction period have been installed at all vehicular site exists and made operational and the Site**

Developer(s) shall ensure that these are used by all vehicles exiting the site until the development has been substantially completed or until the roadworks necessary to provide adequate and clean access to and from the public highway have been completed (apart from final surfacing).

Reason: In the interests of the amenity and to prevent the deposit of mud or other extraneous material on the highway during the construction period.
(Section 12, NPPF)

- 18 **No development shall take place until a written scheme of archaeological investigation; 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 the post-excavation analysis and reporting is complete and the future of the site archive is secured.**

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 (NPPF)* 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).

- 19 No dwelling shall be occupied until details of a timetable for the implementation of Local Equipped Areas of Play and Local Areas of Play as shown on drawing no. SM555-LS-005d and details of its long term management, has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out as approved and in accordance with the approved timetable.

Reason: To ensure that the appearance of the development and facilities for residents would be acceptable in accordance with Policy DM3 of the Core Strategy and Section 8 of the NPPF.

- 20 The scheme for the provision of electric car charging points as shown on drawing no. SL-001Y (Site Layout) and accompanied memo dated 20.11.18 shall be fully implemented in accordance with the approved scheme, prior to occupation of the dwellings to which they relate and thereafter retained for this purpose.

Reason: To ensure the development protects and exploits opportunities for the use of sustainable transport modes for the movement of people. (Section 4, NPPF)

- 21 Plot Numbers 1, 15, 36, 43, 67, 69, 85, 90, 92, 145 shall meet the definition of Category 2 homes, in accordance with the National Described Space Standards as shown on drawing no. SL-001Y (Site Layout).

Reason: To ensure that an appropriate level of housing to meet the needs of future generations by being adaptable and accessible, have been provided in accordance with Nationally Described Space Standards and having regard to the benefits proposed of the scheme. (Section 5 of the NPPF)

- 22 **No development shall be commenced above slab level, until an estate street phasing and completion plan has been submitted to and approved in writing by the local planning authority. The estate street phasing and completion plan shall set out the development phases and the standards that estate streets serving each phase of the development will be completed.**

Reason: This condition is pre-commencement to ensure that the estate streets serving the development are completed and thereafter maintained to an acceptable standard in the interest of residential / highway safety; to ensure a satisfactory appearance to the highways infrastructure serving the development; and to safeguard the visual amenities of the locality and users of the highway, in accordance with Policies DM3 of the Core Strategy and Sections 9 & 12 of the NPPF.

- 23 The measures included within the Travel Plan dated November 2018 (Revision D) 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. (Section 9 of the NPPF)

- 24 The development hereby permitted shall be carried out in accordance with the approved noise mitigation scheme as specified in section 7 of the Cole Jarman noise assessment report ref no 17/0270/R2, mitigation amended 11 October 2018. The developer shall submit technical specifications for the glazing, ventilation and noise barriers prior to installation to validate that the approved noise scheme will be fully implemented. No dwelling shall be occupied until the works to protect the dwellings concerned have been completed in accordance with the approved details.

Reason: To protect the amenity of future occupiers and to safeguard the interests of local businesses.

- 25 The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers EL-001 (Location Plan), SL-001Y (Site Layout), SL -002Y (Colour Layout), SL-003J (Boundary Plan), SL-004E (Garden Plans), SL-005F (Parking), SL-006G (Materials) SL-007 (Bus Stop Plan),

LS-001C, 002C, 003C, 004C, 005C, 006C, 007C, 008C, (Landscape Scheme), LS-009A (Planting Details), EN-006E (Refuse Tracking), EN-013A (Emergency Vehicle Tracking), SM555-EN-015 Rev A (Finished Floor Levels), Noise Report 17/0270/R2 & Supplementary Noise Assessment, Flood Risk Assessment Rev C, Design & Access Statement July 2018, Lighting Impact Assessment, Desk Study & Site Investigation Report 16134-RPT-GE02, Arboricultural Method Statement July 2018, Landscape Strategy Rev C, Transport Assessment Rev C, Historic Environment Desk Based Assessment June 2018, Landscape & Visual Impact Assessment Jan 2018, Ecological Appraisal Dec 2017, Statement of Community Involvement Jan 2018, Air Quality Assessment Aug 2017, Planning Statement Jan 2018, Residential Travel Plan Rev D, 1BF04(4)PL 52-55, 72-75 Elevations, 1BF04(4)PL 52-55, 72-75 Floor Plan, 2B.CB PL-112-113 Floor Plans & Elevations, 2B.CB PL 58-61, 78-81 Elevations, 2B.CB PL 58-61, 78-81 Floor Plan, 2B.CB PL 99-101 Elevations, 2B.CB PL 99-101 Floor Plans, 2B.CB+4B.CB PL 9-10 Elevations, 2B.CB+4B.CB PL 9-10 Floor Plans, 2B.CB PL 48-51 Elevations, 2B.CB PL 48-51 Floor Plan, 2B.CB PL 114-116 Elevations, 2B.CB PL 114-116 Floor Plan, 2B.CB PL 102-105 Elevations, 2B.CB PL 102-105 Floor Plan, 2B.CB PL 56-57 Floor plans & Elevations, 3B.CB (OPP) PL 11-12 Floor Plans & Elevations, 3B.CB PL 82-83 (Chimney) Floor Plans & Elevations, 3B.CB PL 7-8,108-109,110-111 Floor Plans & Elevations, 3B.CB PL 97-98 Floor Plans & Elevations, 3B.CB PL 76-77 Floor Plans & Elevations, 3B.CB PL 106-107 Floor Plans & Elevations, 2BB.C PL REV A 45-47 Elevations, 2BB.C PL REV A 45-47 Floor plan, 2BB.C PL REV A 62-64 Elevations, 2BB.C PL REV A 62-64 Floor Plan, 378.PL 3-4, 146-147 Floor Plans & Elevations (Chimney), 378.PL 13-14,27-28,29-30,33-34,95-96 Floor Plans & Elevations, 378.PL 117-118, 141-142 Floor Plans & Elevation (Render &Chimney), 382(OPP).PL 2,40,89,119,139 Floor Plans & Elevations, 382.PL 71,121,148 Floor Plans & Elevations, 383.PL 16-17,38-39,41-42,128-129,131-132 Floor Plans, 383.PL 38-39,41-42,131-132 Elevations, 383.PL 16-17 Elevations (chimney), 383.PL 128-129 Elevations (Render &chimney), 472(OPP).PL 6,21,26,88,91,122 Floor Plans, 472(OPP).PL 6,21 Elevations (render & chimney), 472(OPP).PL 26,88,91,122 Elevations (chimney), 472.PL 31,37,66,70,86,93,130,138,144 Floor Plans, 472.PL 31,66,70,86,130 (render) Elevations, 472.PL 37,93,138,144 Elevations (chimney), 475(OPP).PL 92 Floor Plans & Elevations, 475.Wotton PL 90 Floor plans & Elevations (Chimney&render), 477(OPP).PL 22,23,35,68,140 Floor plans & elevations, 477.PL 32,120,143,149 Floor plans & Elevations, 477.PL 44 Floor Plans & Elevations (render), 479(OPP).PL 1,67,69 Floor plans, 479(OPP).PL 67,69 Elevations, 479(OPP).PL1 (Chimney) Elevations, 479.PL 15,36,43,85,145 Floor plans, 479.PL 36,43 (Chimney) Elevations, 479.PL 15,85,145 Elevations, 481(OPP).PL 18,19,20,24,25,84,123 Floor Plans, 481(OPP).PL 18,19,20,123 Elevations, 481(OPP).PL 24,25,84 (Chimney) Elevations, 481.PL 137 Elevations, 481.PL 137 Floor Plan, 483(OPP).PL 65 Elevations, 483(OPP).PL 65, 87 Floor plans
483(OPP).PL 87 Elevations, 483.PL 5, 94 (CHIMNEY) Elevations, 483.PL 5, 94 (CHIMNEY) Floor Plans, and GOWER plots 124-125, 126-127, 133-134, 135-136 Floor Plans & Elevations.

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

26. No building shall be occupied until the junction of the proposed vehicular access points 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. (Section 4, NPPF)

27. Visibility splays shall be provided at all 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 33m 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 be entirely free of any obstruction.

Reason: To provide adequate visibility at road junction in the interest of road safety. (Section 4, NPPF)

28. No dwelling shall be occupied until (a) revised refuse collection points, (b) increase of initial 8m of private drives to 4.8m and (c) traffic calming on the section of road serving plots 112 to 137 has been provided in accordance with details of a scheme to be submitted to and approved by the Local Planning Authority.

Reason: In the interests of road safety and pedestrian movement. (Section 4, NPPF)

29. Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 2015, or any amendments thereto, the garage accommodation on the site shall not be used for any purpose, other than as garage accommodation, unless permission has been granted by the Local Planning Authority on an application made for that purpose.

Reason: To retain off-street parking provision and thereby minimise the potential for on-street parking which could adversely affect the convenience of road users. (Section 4, NPPF)

INFORMATIVE 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.

- 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 This permission is subject to a Legal Obligation under Section 106 of the Town and Country Planning Act 1990.
4. 1/The applicant is advised that in order to comply with Condition 1 of this permission it will be necessary for the developer of the site to enter into an agreement with Central Bedfordshire Council as Highway Authority under Section 278 of the Highways Act 1980 to ensure the satisfactory completion of the access and associated road improvements. You are advised to contact the Highways Agreements Officer, Community Services, Central Bedfordshire Council, Priory House, Monks Walk, Chicksands, Shefford SG17 5TQ. E-mail highwaysagreements@centralbedfordshire.gov.uk

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.

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

3/ The applicant is advised that if it is the intention to request Central Bedfordshire Council as Local Highway Authority, to adopt the proposed highways within the site as maintainable at the public expense then details of the specification, layout and alignment, width and levels of the said highways together with all the necessary highway and drainage arrangements, including run off calculations shall be submitted to the Highways Agreements Officer, Highways Contract Team, Community Services, Central Bedfordshire Council, Priory House, Monks Walk, Chicksands, Shefford SG17 5TQ .

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

5/ 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

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

The Council acted pro-actively through positive engagement with the applicant at the pre-application stage and during the determination process which led to improvements to the scheme. The Council has therefore acted pro-actively to secure a sustainable form of development in line with the requirements of the Framework (paragraph 38) and in accordance with the Town and Country Planning (Development Management Procedure) (England) Order 2015.

Item No. 7

APPLICATION NUMBER	CB/18/02484/FULL
LOCATION	Land off Greenfield Road, Flitton, Bedford, MK45 5DR
PROPOSAL	Residential development of 24 dwellings with associated open space, landscaping and access off Greenfield Road
PARISH	Flitton/Greenfield
WARD	Westoning, Flitton & Greenfield
WARD COUNCILLORS	Cllr Jamieson
CASE OFFICER	Judy Martin
DATE REGISTERED	27 June 2018
EXPIRY DATE	26 September 2018
APPLICANT	GPS Estates Ltd
AGENT	Woods Hardwick Planning
REASON FOR COMMITTEE TO DETERMINE	Call-in by Ward Member and it is a major application and the Parish Council have raised an objection.
RECOMMENDED DECISION	Recommend Approval

Recommendation:

That Planning Permission be **APPROVED** subject to the signing of a S106 agreement and the planning conditions outlined below:

RECOMMENDED CONDITIONS / REASONS

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

Reason: To comply with Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 The surface water drainage should be carried out in accordance with the Flood Risk Assessment and Drainage Strategy Rev A (September 2018)

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.
- 3 Prior to any permitted dwelling being occupied a validation report shall be submitted and approved in writing by the Local Planning Authority to demonstrate the effectiveness of any agreed Remediation Strategy. Any such validation shall include responses to any unexpected contamination discovered during works.

Reason: To protect human health and the environment.

- 4 The development shall be carried out in accordance with the Construction Method Statement (ref. GPSLH/GFF) and shall be adhered to throughout the construction period for the development.

Reason: For the avoidance of doubt

- 5 All works to or affecting trees and hedgerows on or adjoining the site shall be carried out in accordance with the Landscape Proposals Drawing RevB (dated 5/11/18) and any measures thereby included shall be fully implemented until the development is completed.

Reason: To safeguard the existing trees and hedgerows on the site in the interests of visual amenity.

- 6 Notwithstanding the details submitted as part of the application, details of the proposed boundary treatment including the position, design and materials shall be submitted and approved in writing by the local planning authority. The boundary treatment shall be implemented in accordance with the approved details.

Reason: In the interests of visual amenity

- 7 Notwithstanding the provisions of Part 1, Class B or C of Schedule 2 to the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order with or without modification), no roof extensions to House Type H (bungalow) hereby permitted shall be carried out without the grant of further specific planning permission from the Local Planning Authority.

Reason: To control the external appearance of the buildings in the interests of the amenities of the area and the housing mix across the development.
(Section 13, NPPF)

- 8 The ecological enhancement measures shall be implemented in accordance with the Ecological Mitigation & Enhancement plan by Arbtech updated 19/10/18

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

- 9 The proposal shall be implemented in accordance with the principles set out in paragraph 5.4 of the Flitton Ecology Reptile Survey Report dated October 2015.

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

- 10 No building shall be occupied until the junctions between the proposed estate roads and the highway have been constructed in accordance with the approved details.

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

- 11 Visibility splays shall be provided at all private means of access from individual properties within the site onto the estate roads. This vision splay shall be provided on each side of the access drive and shall be 2.8m measured along the back edge of the new highway from the centre line of the anticipated vehicle path to a point 2.0m measured from the back edge of the footway into the site along the centre line of the anticipated vehicle path. The vision splay so described and on land under the dwelling occupier's control shall be maintained free of any obstruction to visibility exceeding a height of 600mm above the adjoining footway level.

Reason: To provide adequate visibility between the new estate road and the new individual accesses, and to make the accesses safe and convenient for the traffic which is likely to use them.

- 12 Before an access onto estate road is first brought into use, a triangular vision splay shall be provided on each side of the new access drive and shall be 2.8m measured along the back edge of the highway from the centre line of the anticipated vehicle path to a point 2.0m measured from the back edge of the footway into the site along the centre line of the anticipated vehicle path. The vision splays so described and on land under the applicant's control shall be maintained free of any obstruction to visibility exceeding a height of 600mm above the adjoining footway level.

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

- 13 Visibility splays shall be provided at all 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 be entirely free of any obstruction.

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

- 14 Visibility splays shall be provided at all private means of access from individual properties within the site onto the estate road. The minimum dimensions to provide the required splay lines shall be 2.0m measured along the centre line of the private means of access from its junction with the channel to the through road and 25m measured from the centre line of the access 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 be entirely free of any obstruction.

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

- 15 Before the new access is first brought into use, any existing access within the frontage of the land to be developed, not incorporated in the access hereby approved shall be closed in a manner to the Local Planning Authority's written approval.

Reason: In the interest of road safety and to reduce the number of points at which traffic will enter and leave the public highway.

- 16 The maximum gradient of all vehicular accesses onto the estate roads shall be 10% (1 in 10).

Reason: In the interests of the safety of persons using the access and users of the highway.

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

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

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

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

- 19 The driveway length in front of the garages shall be at least 6.0m as measured from the garage doors to the highway boundary.

Reason: To ensure that parked vehicles do not adversely affect the safety and convenience of road users by overhanging the adjoining public highway.

- 20 If the proposed road is not constructed to the full length and layout illustrated on the approved plan, a temporary turning space for vehicles shall be constructed within the site in a position to be approved in writing by the Local Planning Authority before any building taking access from the road is occupied.

Reason: To avoid the need for vehicles to reverse into or from the highway in the interest of road safety.

- 21 Best practical means shall be taken at all times to ensure that all vehicles leaving the development site during construction of the development are in a condition such as not emit dust or deposit mud, slurry or other debris on the

highway, in particular efficient means shall be installed prior to commencement of the development and thereafter maintained and employed at all times during construction of the development of cleaning the wheels of all lorries leaving the site

Reason: To minimise the impact of construction vehicles and to improve the amenity of the local area.

- 22 The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbered as following:

Site Plans

18110/1001B (planning layout); 18110/1002B; 118110/1003B; 8110/1004B; 18110/1005B; 18110/1006A; 0162-7-850; 18138/flit/5/101A (roadworks, drainage & proposed finished floor levels (part of FRA Document)

Landscaping

3500.Flitton.WH.LSP.revB (Landscape Proposals dated 5/11/18);
3500.Flitton.WH.LS.B (Landscape Specification & Maintenance);
3500.Flitton.WH.TPP.revA (Tree protection plan); AI plan
3500.Flitton.WH.AIP revA; AIA & Method Statement 3500.Flitton. WH.AIA RevA

Site Documents

Construction Method Statement (GPSLH/GFF)

Market Housing & Affordable Housing

18110/100; 18110/101; 18110/102; 18110/103; 18110/104; 18110/105;
18110/106A; 18110/107A; 18110/110A; 18110/111A; 18110/112A;
18110/113A; 18110/114; 18110/115; 18110/116A; 18110/117

Ancillary Building (Garages)

18110/118; 18110/119

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

- 23 Prior to occupation of the dwellings hereby approved, a scheme for the provision of electric car charging points shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be fully implemented in accordance with the approved scheme and thereafter retained for this purpose.

Reason: To enable charging of plug-in vehicles in safe, accessible and convenient locations (Section 9, NPPF)

- 24 Arboricultural Implications Assessment and Method Statement supplied by Andrew Belson, dated June 2018 ref 3500.Flitton.WH.AIA.REV A along with the included Tree Protection Plan Drawing 3500.Flitton.WH.TPP REV A will be available to all staff on site at all times. Steps and stages detailed will be followed in full throughout the entire development process.

Prior to any work taking place on site apart from initial treework detailed in the above supplied documents, all tree protection measures including tree protection fencing and one of the forms of ground protection indicated within the supplied documents above will be put in place and remain in place throughout the development process. Once these measures are in place and prior to works commencing photographic evidence will be supplied to both the Case Officer and the Tree Officer dealing with the application who will ensure that the measures in place are acceptable.

Reason: To ensure that trees and hedgelines identified for retention in the approved plans are suitably protected in full throughout the entire development process.

- 25 Any gates provided shall open away from the highway and be set back a distance of at least 5.0m from the nearside edge of the carriageway of the adjoining highway.

Reason: To enable vehicles to draw off the highway before the gates are opened.

(Section 94, NPPF)

INFORMATIVE NOTES TO APPLICANT

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. The FRA states - 3.15 From the EA's Surface Water Flood Map for the site shown in Appendix F, the south-western section of the site for the most part is shown to be at a very low risk of surface water flooding. The northern eastern section of the site is largely shown to be at a low risk of surface water flooding. As would be expected, the route through which the surface water ditch takes through the site is noted as being at a high risk of surface water flooding, albeit only with the extents of the ditch. The land situated immediately adjacent to the ditch is shown to be at a low risk of surface water flooding.
3. The catchment of this site accepts surface water from across the road in two positions, this should be taken in to account as a primary flow path. Work on the watercourses to accomplish capacity requirements will require consent from the IDB.
We do not support culverting, this only produces a pinch point that could be blocked or overwhelmed. If culverting must happen to make this a viable site we will require modelling to show the culvert can manage all current surface water (minimum 100+40% rainfall event in the catchment) as well as that proposed to be diverted to it (discharge from pond).
4. The IDB consent work on/around existing watercourses and agree discharge rates on behalf of CBC. Confirmation of their agreement to this system is

required to be submitted to the LPA. This should include discharge rates and culverts.

Your FRA states - 4.42 The LLFA is responsible for the maintenance of the open ditches to which the surface water network will discharge, and this will continue to be the case post development. As can be appreciated from the Drainage Strategy and Planning Layout drawings, in accordance with the future maintenance for the open ditch which passes centrally through the site; a 5m easement measured from the north-eastern top of the bank has been provided. This easement has been previously agreed with the LLFA.

5. The LLFA/CBC do/will not maintain these watercourses. Development will require culverted and open watercourses adjoining/within this site to be included in the maintenance plan. Riparian responsibility is not considered a sustainable method of management for a surface water drainage system.
6. Where the use of permeable surfacing is proposed, this should be designed in accordance with the 'CIRIA RP992 The SuDS Manual Update: Paper RP992/28: Design Assessment Checklists for Permeable/Porous Pavement'.
The final detailed design including proposed standards of operation, construction, structural integrity and ongoing maintenance must be compliant with the 'Non-statutory technical standards for sustainable drainage systems' (March 2015, Ref: PB14308), 'Central Bedfordshire Sustainable Drainage Guidance' (Adopted April 2014, Updated May 2015), and recognised best practise including the Ciria SuDS Manual (2016, C753).
7. To ensure future homeowners and subsequent homeowners will be aware of any maintenance requirements / responsibilities for surface water drainage; further measures should be proposed by the applicant and may include, for example, information provided to the first purchaser of the property and also designation/registration of the SuDS so that it appears as a Land Charge for the property and as such is identified to subsequent purchasers of the property.

Note that Land Drainage Consent under the Land Drainage Act 1991 must be secured to discharge surface water to existing watercourses, and details of this provided with the full detailed design. An easement should be provided on the developable side of the watercourse to allow for access for maintenance, this should be 9m but may depend on the maintenance requirements considered appropriate.

8. The scheme is similar to that of the approved CB/15/3958 and the same ecological documents have been supplied. Whilst these are 3 years old now the use of the site hasn't appeared to have changed so they are still relevant and the following is still applicable.
 - The reptile survey notes that there are reptiles on site and proposes a scheme of vegetation clearance prior to commencement of works to deter reptiles from construction areas. Any vegetation clearance should follow the guidelines in 5.4 of the reptile survey and should be limited to between the months of April and Sept inclusive.
 - There are opportunities to retain and create areas of suitable habitat for Common Lizard in association with areas of public open space on the

north/ west site boundary - where the lizard was located, an element of rough and meadow grassland here would be beneficial.

- The use of locally native species for the boundary features is welcomed and a landscaping scheme for the remainder of the site utilising nectar / berry rich species to benefit wildlife would be expected.
9. The applicant is advised that the requirements of the New Roads and Street Works Act 1991 will apply to any works undertaken within the limits of the existing public highway. Further details can be obtained from the Central Bedfordshire Council's Highway Help Desk, P.O.Box 1395, Bedford, MK42 5AN.
 10. The applicant is advised that if it is the intention to request the Central Bedfordshire County Council as Local Highway Authority, to adopt the proposed highways as maintainable at the public expense then details of the specification, layout and alignment, width and levels of the said highways together with all the necessary highway and drainage arrangements, including run off calculations shall be submitted to the Development Planning and Control Group, Central Bedfordshire Council's Highway Help Desk, P.O.Box 1395, Bedford, MK42 5AN. No development shall commence until the details have been approved in writing and an Agreement made under Section 38 of the Highways Act 1980 is in place.
 11. The applicant is advised that in order to comply with Condition 16 of this permission it will be necessary for the developer of the site to enter into an agreement with Central Bedfordshire Council as Highway Authority under Section 278 of the Highways Act 1980 to ensure the satisfactory completion of the access and associated road improvements. You are advised to contact the Highways Agreements Officer, Community Services, Central Bedfordshire Council, Priory House, Monks Walk, Chicksands, Shefford SG17 5TQ. E-mail highwaysagreements@centralbedfordshire.gov.uk
 12. All roads to be constructed within the site shall be designed in accordance with Central Bedfordshire Council's publication "Design in central Bedfordshire (Design Supplement 10 – Movement, Street and Places" and the Department of the Environment/Department of Transport's "Manual for Street", or any amendment thereto.
 13. 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. 9

APPLICATION NUMBER CB/18/02831/LB
LOCATION 55 Woburn Street, Ampthill, Bedford, MK45 2HX
PROPOSAL Erection of two storey rear extension
PARISH Ampthill
WARD Ampthill
WARD COUNCILLORS Cllrs Duckett, Blair & Downing
CASE OFFICER Sarah Fortune
DATE REGISTERED 08 August 2018
EXPIRY DATE 03 October 2018
APPLICANT Ms Whitehead
AGENT Aragon Land & Planning Ltd
REASON FOR COMMITTEE TO DETERMINE Call in by Cllr Duckett

RECOMMENDED DECISION Recommended for Refusal

Recommendation:

That Listed Building Consent be **APPROVED** subject to the following conditions:

- 1 The works shall begin not later than three years from the date of this consent.

Reason: To comply with Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

- 2 **Before development/work begins and notwithstanding the details submitted with the application, details of the materials to be used for the external windows, doors, walls, roofs and rainwater goods of the proposed building/s shall be submitted to and approved in writing by the Local Planning Authority. The development/work shall be carried out only in accordance with the approved details.**

Reason: To ensure that the development/work is in keeping with the existing building. (Section 16, NPPF)

- 3 **No development shall take place until drawings of all new and proposed replacement windows and doors to a scale of 1:10 or 1:20, together with a specification of the materials and finishes has been submitted to and approved in writing by the Local Planning Authority. Details provided shall clearly show a section of the glazing bars, frame mouldings, door panels, the position of the door or window frame in relation to the face of the wall, the depth of the reveal and arch and sill details. The development shall be carried out only in**

accordance with the approved details.

Reason: To ensure that the proposed development/work is carried out in a manner that safeguards the historic character and appearance of the area (Section 16, NPPF).

- 4 Following the carrying out or completion of the building operations or alterations for which consent is hereby granted, all *making good* of the existing building shall be carried out in materials & finishes which closely match, like-for-like, those historic materials & finishing details used in the existing building or structure- to accord with usual conservation good practice & to the satisfaction of the Local Planning Authority. If there is any doubt regarding the approach to any proposed making good, or any alternative materials are proposed, a precise specification of the materials & finishes should be submitted to & agreed in writing by the Local Planning Authority.

Reason: To ensure that the special architectural & historic interest, character & appearance of the building is properly maintained, in accordance with standard conservation good practice (Section 16, NPPF).

- 5 **Notwithstanding the details submitted with the application, and prior to commencement of the constructional phase of the development hereby approved, drawn detail at an appropriate scale between 1:10 and 1:20, showing the following shall be submitted to and approved in writing by the Local Planning Authority and the approved development shall thereafter be implemented strictly in accordance with the approved details:**
- **Section detail showing the relationship of the link extension hereby approved to the external envelope of the building, including cill detail and window and door brick arch/lintel detail, as appropriate.**

Reason: To ensure that the development is carried out in a manner that safeguards the historic significance and traditional character of this listed building and to safeguard the character and appearance of the Conservation Area in which it is located (Section 16, NPPF).

- 6 **Notwithstanding the details submitted with the application, and prior to commencement of the constructional phase of the development hereby approved, a full works schedule in respect of any building repairs and 'making good' to the interior and exterior of the building required as a result of the development hereby approved shall be submitted to and approved in writing by the Local Planning Authority and the approved works shall be undertaken thereafter strictly in accordance with the approved details.**

**Reason: To ensure that the development is carried out in a manner that safeguards the historic significance and traditional character of this listed building and to safeguard the character and appearance of the Conservation Area in which it is located.
(Section 16, NPPF).**

- 7 This consent relates only to the details shown on the submitted plans, numbers 18-012-1010A, 18-012-1000C, 18-012-1030, 18-012-1020A, 18-012-1000B, 18-012-1010D, 18-012-1020C

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.

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Item No. 8

APPLICATION NUMBER CB/18/02832/FULL
LOCATION 55 Woburn Street, Ampthill, Bedford, MK45 2HX
PROPOSAL Erection of two storey rear extension
PARISH Ampthill
WARD Ampthill
WARD COUNCILLORS Cllrs Duckett, Blair & Downing
CASE OFFICER Sarah Fortune
DATE REGISTERED 08 August 2018
EXPIRY DATE 03 October 2018
APPLICANT Ms Whitehead
AGENT Aragon Land & Planning Ltd
REASON FOR COMMITTEE TO DETERMINE Application called in by Cllr Duckett

RECOMMENDED DECISION Recommended for Refusal

Recommendation:

That Planning Permission be **APPROVED** 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 development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers 18-012-1010A, 18-012-1000C, 18-012-1030, 18-012-1020A, 18-012-1000B, 18-012-1010D, 18-012-1020C.

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

INFORMATIVE 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.

- 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.

3 **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>

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 lead to the Development Management Committee overturning the Officers recommended decision. 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.

Item No. 10

APPLICATION NUMBER	CB/17/05518/MW
LOCATION	Secondary Aggregate Recycling Plant, Herons Farm, Mancroft Road, Aley Green, Luton, LU1 4DR
PROPOSAL	Store materials at a height of 5 metres for a temporary period of two years as a variation to the height restriction attached to Lawful Development Certificate issued on 3rd December 2010 (retrospective).
PARISH	Caddington
WARD	Caddington
WARD COUNCILLORS	Cllrs Collins & Stay
CASE OFFICER	Jerry Smith
DATE REGISTERED	02 August 2018
EXPIRY DATE	07 December 2018
APPLICANT	Mr Sayers
AGENT	MSC Planning Consultants Ltd
REASON FOR COMMITTEE TO DETERMINE	Call in by Local Member
RECOMMENDED DECISION	Recommended for Approval

Recommendation:

That Planning Permission be **APPROVED** subject to the following conditions:

RECOMMENDED CONDITIONS / REASONS

- 1 The development hereby permitted relates to the temporary increase in the storage height of inert building materials, soils and subsoils on the area edged brown on the Ordnance Survey Plan (Scale 1:1250) submitted with the application to a maximum height of 5m above adjacent ground level.

Reason: For the avoidance of doubt.

- 2 The increased 5m maximum height of stockpiles of building materials, soils and subsoils shall only be permitted between the months of April to September (inclusive) in the calendar years of 2019 and 2020 and outside those times the stockpile shall not exceed a maximum height of 3m compared to adjacent ground levels. In the event that works to install the concrete pad are completed prior to the expiry of permitted periods for the increased maximum storage height, the stockpiles heights shall, within one month of that completion, be returned to a maximum of height of 3m compared to adjacent ground levels .

Reason: To restrict the duration of the increased stockpile in line with the application and to minimise its impact on the Green Belt in line with Saved Policy GE5 of the Minerals and Waste Local Plan.

- 3 'Any crushing or screening plant shall be placed at ground level and not be sited on top of any stockpile of material'

Reason: In order to minimise the noise emissions associated with plant operations in accordance with MWLP Saved Policy GE18 and to minimise the visual impact of the development hereby permitted in accordance with MWLP Saved Policy GE9.

LATE SHEET

DEVELOPMENT MANAGEMENT COMMITTEE – 5th December 2018

Item 05 – CB/18/00181/Full – Land rear of 133 & 135 Station Road, Lower Stondon, SG16 6JJ

Additional Consultation/Publicity Responses

1. CBC Conservation Officer – No Objection
2. CBC Pollution following receipt of revised investigation report, no objection subject to amended condition reflected below.
3. Photos shared from local resident, which are available to view on the public website using the planning application reference number. These are located in the photos folder and labelled as “redacted photos.”

Update to the report:

S106 Sustainability Mitigation Obligations:

Leisure/Open space: A contribution of £50,000 towards the upgrade or provision of new sports provision.

The applicant is committed to delivery within a 5 year period and this will be included in the legal agreement.

Deletion of Conditions

Remove **Cond 20** in relation to slab levels having received drawing no. SM555-EN-015A (Finished Floor Levels). This plan has been added to cond 26 in relation to approved drawing numbers.

Amended Conditions

Cond 11: Amended to reflect updated report:

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

A Phase 2 investigation report as recommended by the previously submitted December 2017 Travis Baker Geo Environmental Ltd Desk Study and Site Investigation Report, along with a Remediation Method Statement should the Phase 2 discover the need for remediation.

Reason: This condition is pre-commencement as it relates to ground works and remediation to ensure that the site is suitable for its end use and to protect human health and the water environment.

(Section 8, NPPF)

Cond 21: updated to reflect information provided:

The scheme for the provision of electric car charging points as shown on drawing no. SL-001Y (Site Layout) and accompanied memo dated 20.11.18 shall be fully implemented in accordance with the approved scheme, prior to occupation of the dwellings to which they relate and thereafter retained for this purpose.

Reason: To ensure the development protects and exploits opportunities for the use of sustainable transport modes for the movement of people. (Section 4, NPPF)

Cond 22: Updated in accordance with plans received:

Plot Numbers 1, 15, 36, 43, 67, 69, 85, 90, 92, 145 shall meet the definition of Category 2 homes, in accordance with the National Described Space Standards as shown on drawing no. SL-001Y (Site Layout).

Reason: To ensure that an appropriate level of housing to meet the needs of future generations by being adaptable and accessible, have been provided in accordance with Nationally Described Space Standards and having regard to the benefits proposed of the scheme. (Section 5 of the NPPF)

Cond 26 updated to reflect revised drawings:

The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers EL-001 (Location Plan), SL-001Y (Site Layout), SL -002Y (Colour Layout), SL-003J (Boundary Plan), SL-004E (Garden Plans), SL-005F (Parking), SL-006G (Materials) SL-007 (Bus Stop Plan), LS-001C, 002C, 003C, 004C, 005C, 006C, 007C, 008C, (Landscape Scheme), LS-009A (Planting Details), EN-006E (Refuse Tracking), EN-013A (Emergency Vehicle Tracking), SM555-EN-015 Rev A (Finished Floor Levels), Noise Report 17/0270/R2 & Supplementary Noise Assessment, Flood Risk Assessment Rev C, Design & Access Statement July 2018, Lighting Impact Assessment, Desk Study & Site Investigation Report 16134-RPT-GE02, Arboricultural Method Statement July 2018, Landscape Strategy Rev C, Transport Assessment Rev C, Historic Environment Desk Based Assessment June 2018, Landscape & Visual Impact Assessment Jan 2018, Ecological Appraisal Dec 2017, Statement of Community Involvement Jan 2018, Air Quality Assessment Aug 2017, Planning Statement Jan 2018, Residential Travel Plan Rev D, 1BF04(4)PL 52-55, 72-75 Elevations, 1BF04(4)PL 52-55, 72-75 Floor Plan, 2B.CB PL- 112-113 Floor Plans & Elevations, 2B.CB PL 58-61, 78-81 Elevations, 2B.CB PL 58-61, 78-81 Floor Plan, 2B.CB PL 99-101 Elevations, 2B.CB PL 99-101 Floor Plans, 2B.CB+4B.CB PL 9-10 Elevations, 2B.CB+4B.CB PL 9-10 Floor Plans, 2B.CB PL 48-51 Elevations, 2B.CB PL 48-51 Floor Plan, 2B.CB PL 114-116 Elevations, 2B.CB PL 114-116 Floor Plan, 2B.CB PL 102-105 Elevations, 2B.CB PL 102-105 Floor Plan, 2B.CB PL 56-57 Floor plans & Elevations, 3B.CB (OPP) PL 11-12 Floor Plans & Elevations, 3B.CB PL 82-83 (Chimney) Floor Plans & Elevations, 3B.CB PL 7-8, 108-109, 110-111 Floor Plans & Elevations, 3B.CB PL 97-98 Floor Plans & Elevations, 3B.CB PL 76-77 Floor Plans & Elevations, 3B.CB PL 106-107 Floor Plans & Elevations, 2BB.C PL REV A 45-47 Elevations, 2BB.C PL REV A 45-47 Floor plan, 2BB.C PL REV A 62-64 Elevations, 2BB.C PL REV A 62-64 Floor Plan, 378.PL 3-4, 146-147 Floor Plans & Elevations (Chimney), 378.PL 13-14, 27-28, 29-30, 33-34, 95-96 Floor Plans & Elevations, 378.PL 117-118, 141-142 Floor Plans & Elevation (Render & Chimney), 382(OPP).PL 2, 40, 89, 119, 139 Floor Plans & Elevations, 382.PL 71, 121, 148 Floor

Plans & Elevations, 383.PL 16-17,38-39,41-42,128-129,131-132 Floor Plans, 383.PL 38-39,41-42,131-132 Elevations, 383.PL 16-17 Elevations (chimney), 383.PL 128-129 Elevations (Render &chimney), 472(OPP).PL 6,21,26,88,91,122 Floor Plans, 472(OPP).PL 6,21 Elevations (render & chimney), 472(OPP).PL 26,88,91,122 Elevations (chimney), 472.PL 31,37,66,70,86,93,130,138,144 Floor Plans, 472.PL 31,66,70,86,130 (render) Elevations, 472.PL 37,93,138,144 Elevations (chimney), 475(OPP).PL 92 Floor Plans & Elevations, 475.Wotton PL 90 Floor plans & Elevations (Chimney&render), 477(OPP).PL 22,23,35,68,140 Floor plans & elevations, 477.PL 32,120,143,149 Floor plans & Elevations, 477.PL 44 Floor Plans & Elevations (render), 479(OPP).PL 1,67,69 Floor plans, 479(OPP).PL 67,69 Elevations, 479(OPP).PL1 (Chimney) Elevations, 479.PL 15,36,43,85,145 Floor plans, 479.PL 36,43 (Chimney) Elevations, 479.PL 15,85,145 Elevations, 481(OPP).PL 18,19,20,24,25,84,123 Floor Plans, 481(OPP).PL 18,19,20,123 Elevations, 481(OPP).PL 24,25,84 (Chimney) Elevations, 481.PL 137 Elevations, 481.PL 137 Floor Plan, 483(OPP).PL 65 Elevations, 483(OPP).PL 65, 87 Floor plans 483(OPP).PL 87 Elevations, 483.PL 5, 94 (CHIMNEY) Elevations, 483.PL 5, 94 (CHIMNEY) Floor Plans, and GOWER plots 124-125, 126-127, 133-134, 135-136 Floor Plans & Elevations.

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

Additional Conditions:

27. No building shall be occupied until the junction of the proposed vehicular access points 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. (Section 4, NPPF)

28. Visibility splays shall be provided at all 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 33m 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 be entirely free of any obstruction.

Reason: To provide adequate visibility at road junction in the interest of road safety. (Section 4, NPPF)

29. Visibility splays shall be provided at all 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 33m 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 be entirely free of any obstruction.

Reason: To provide adequate visibility at road junction in the interest of road safety. (Section 4, NPPF)

30. No dwelling shall be occupied until (a) revised refuse collection points, (b) increase of initial 8m of private drives to 4.8m and (c) traffic calming on the section of road serving plots 112 to 137 has been provided in accordance with details of a scheme to be submitted to and approved by the Local Planning Authority.

Reason: In the interests of road safety and pedestrian movement. (Section 4, NPPF)

31. Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 2015, or any amendments thereto, the garage accommodation on the site shall not be used for any purpose, other than as garage accommodation, unless permission has been granted by the Local Planning Authority on an application made for that purpose.

Reason: To retain off-street parking provision and thereby minimise the potential for on-street parking which could adversely affect the convenience of road users. (Section 4, NPPF)

Informative:

1/The applicant is advised that in order to comply with Condition 1 of this permission it will be necessary for the developer of the site to enter into an agreement with Central Bedfordshire Council as Highway Authority under Section 278 of the Highways Act 1980 to ensure the satisfactory completion of the access and associated road improvements. You are advised to contact the Highways Agreements Officer, Community Services, Central Bedfordshire Council, Priory House, Monks Walk, Chicksands, Shefford SG17 5TQ. E-mail highwaysagreements@centralbedfordshire.gov.uk

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.

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

3/ The applicant is advised that if it is the intention to request Central Bedfordshire Council as Local Highway Authority, to adopt the proposed highways within the site as maintainable at the public expense then details of the specification, layout and alignment, width and levels of the said highways together with all the necessary highway and drainage arrangements, including run off calculations shall be submitted to the Highways Agreements Officer, Highways Contract Team, Community Services, Central Bedfordshire Council, Priory House, Monks Walk, Chicksands, Shefford SG17 5TQ .

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

5/ 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

Item 06 – CB/18/02373/OUT – Loft Farm and West of Church Street, Langford, SG18 9QA

Additional/Amended Conditions/Reasons

Condition 1 shall be amended to read:

“Applications for the approval of the reserved matters shall be made to the Local Planning Authority within two years from the date of this permission. The development shall begin not later than one year 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.”

Two additional conditions shall be included, as set out below. Condition 16 will be re-numbered as condition 18.

- 16 *No development shall take place, including any works of demolition, until a Construction 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) The parking of vehicles*
 - (B) Loading and unloading of plant and materials used in the development*
 - (C) Storage of plant and materials used in the development*
 - (D) The erection and maintenance of security hoarding / scaffolding affecting the highway if required.*
 - (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) details of the responsible person who can be contacted in the event of a complaint;

- *mitigation measures in respect of noise and disturbance during construction including piling techniques, vibration and noise limits, prior notification to the occupiers of potentially affected properties, monitoring technology, screening, a detailed specification of plant and equipment to be used, and construction traffic routes; and*
- *a scheme to minimise and monitor the emission of dust and dirt during construction and to prevent the burning of materials on site.*
- *Measures for controlling the use of site lighting whether required for safe working or for security purposes.*

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

Reason: This condition is pre-commencement, in the interests of safety, protecting the amenity of local land uses, neighbouring residents and highway safety. (Policy DM3 of the Core Strategy for the North and Section 9 of the NPPF)."

- 17 *No ground works shall take place unless and until a Minerals Recovery Plan (MRP) has been submitted to and approved in writing by the local Planning Authority. The MRP shall be followed at all times during construction.*

Reason: To secure the best use of materials, in accordance with Policy MSP11 within the Minerals and Waste Local Plan 2014 and the NPPF. This condition is required prior to the commencement of the development, as any development may adversely affect any mineral recovery.

Item 07 – CB/18/02484/Full – Land off Greenfield Road, Flitton, MK45 5DR

Additional/Amended Conditions/Reasons

Condition 2 (drainage) shall be amended to read:

The surface water drainage should be carried out in accordance with the Flood Risk Assessment and Drainage Strategy Rev A (September 2018)

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.

Condition 8 (Ecology) shall be amended to read:

The ecological enhancement measures shall be implemented in accordance with the Ecological Mitigation & Enhancement plan by Arbtech updated 19/10/18

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

Additional condition to read:

Prior to occupation of the dwellings hereby approved, a scheme for the provision of electric car charging points shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be fully implemented in accordance with the approved scheme and thereafter retained for this purpose.

Reason: To enable charging of plug-in vehicles in safe, accessible and convenient locations (Section 9, NPPF)

Additional informative to read:

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.

Update to the report

Affordable housing

The table in the affordable housing section (6.6) shows the wrong mix, but total number of affordable is correct (the mix is correct on the second page of the report).

For clarification

The additional access that serves the three properties is an existing field access for agricultural access to the site.

Item 08 – CB/18/02832/Full – 55 Woburn Street, Ampthill, MK45 2HX

None.

Item 9 – CB/18/02831/LB – 55 Woburn Street, Ampthill, MK45 2HX

None.

Item 10 – CB/17/05518/MW – Secondary Aggregate Recycling Plant, Herons Farm, Mancroft Road, Aley Green, LU1 4DR

Update to the report

Attention is drawn to some text which has not pulled through to the Committee Report. The following text should be inserted on Page 118 of the Public Reports Pack, after paragraph 5.5:

'Recommendation:

That Planning Permission be APPROVED subject to the following conditions:'

Additional/Amended Conditions/Reasons

The concerns raised in representations regarding existing operational impacts, whilst lying outside the scope of this application, have been raised with CBC's Public Protection Officer and the Environment Agency. The Public Protection Officer advises that the following additional condition be imposed:

'Any crushing or screening plant shall be placed at ground level and not be sited on top of any stockpile of material'

Reason: In order to minimise the noise emissions associated with plant operations in accordance with MWLP Saved Policy GE18 and to minimise the visual impact of the development hereby permitted in accordance with MWLP Saved Policy GE9.

It is recommended that the above condition be added to those set out in the report.