

<b>Item No. 10</b>
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**SCHEDULE B**

<b>APPLICATION NUMBER</b>	<b>MB/07/01987/ARM</b>
<b>LOCATION</b>	<b>SILSOE COLLEGE FARM LAND AT, WEST END ROAD, SILSOE</b>
<b>PROPOSAL</b>	<b>RESERVED MATTERS: PURSUANT TO CONDITIONS 1, 2, 5, 6, 7A, 7B, 7C, 9A, 9B, 9C, 9D, 9E, 9F, 9G, 9H, 9I, 9K AND 19 ATTACHED TO OUTLINE PLANNING CONSENT REF. 03/01148/OUT FOR THE ERECTION OF 104 DWELLINGS, ALONG WITH ROADS SEWERS AND ALL ANCILLARY WORKS.</b>
<b>PARISH</b>	<b>Silsoe</b>
<b>WARD</b>	<b>Silsoe &amp; Shillington</b>
<b>WARD COUNCILLORS</b>	<b>Rita Drinkwater &amp; Alison Graham</b>
<b>CASE OFFICER</b>	<b>Sarah Fortune</b>
<b>DATE REGISTERED</b>	<b>03 December 2007</b>
<b>EXPIRY DATE</b>	<b>28 January 2008</b>
<b>APPLICANT</b>	<b>Miller Homes Northern Home Counties</b>
<b>AGENT</b>	<b>Woods Hardwick Ltd</b>
<b>REASON FOR COMMITTEE TO DETERMINE</b>	<b>Referred by Assistant Director Gary Worth because of Public Interest.</b>

**RECOMMENDED DECISION**

**APPROVE RESERVE MATTERS**

- 1 Details of the delineation of visitors parking spaces shall be submitted to and approved in writing by the Local Planning Authority and only the approved details shall be implemented before that part of the site to which they relate is occupied.

Reason : In the interest of highway safety.

- 2 Details of boundary treatment to include a wall along the front of plots 48 - 50 up to the eastern edge of the garage to Plot 54 including the west and north boundary of the Super LAP and to include a gate or gap to the super lap shall be submitted to and approved in writing by the Local planning Authority and only the approved details shall be implemented. The treatments shall be implemented before first use of the area to which they relate.

Reason: In the interest of the visual amenities of the area.

- 3 Details of lighting to the path/cycle route alongside the Grade II listed Old Farmhouse shall be submitted to and approved in writing by the Local Planning Authority and only the approved details shall be implemented.

Reason: In the interest of pedestrian and highway safety

- 4 Detailed engineering plans shall be submitted to and approved in writing by the Local Planning Authority showing the segregation of footways in shared

surfaced areas, segregation between the service margins and shared surfaces, and the defining of adoptable areas for emergency access. The development shall be implemented in accordance with the approved details before first occupation of the area to which they relate.

Reason: In the interest of pedestrian and highway safety.

- 5 Notwithstanding the details submitted in support of this application details of the siting and design of any pumping station and /or sub station to be installed at the site shall be submitted to and approved in writing by the Local Planning Authority and only the approved details shall be implemented.

Reason: To safeguard the visual amenities of the area.

- 6 Notwithstanding the details submitted with this application details of the garage doors to be used on the development shall be submitted to and approved in writing by the Local Planning Authority and these doors shall be 2.4metres in width minimum.

Reason: To ensure that the garages can be accessed and used in a satisfactory manner.

- 7 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 work 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.

- 8 Details of the colour and texture of the gravel bound finishes and the kerbing shall be submitted to and approved in writing in writing by the Local Planning Authority and only the approved details shall be implemented.

Reason: To safeguard the visual amenities of the completed development.

- 9 Prior to commencement of any works of construction on the site a sample panel of brick work and details of the render to be used on the site for the agreement of jointing, mortar, brick bond and subsequent quality control shall be submitted to and approved in writing by the Local Planning Authority. Only the approved details shall be implemented on the site and the panel shall be retained during the whole of the construction phase.

Reason: To safeguard the visual amenities of the area.

- 10 Prior to first occupation of the development hereby permitted details of a lighting scheme to the communal areas of the site shall be submitted to and approved in writing by the Local Planning Authority and only the approved scheme of lighting shall be implemented. This scheme shall be provided within 3 months of the first occupation of that part of the development to which it relates

Reason: In the interest of public safety and the visual amenities of the area.

- 11 Details of the design and location of street lights and street naming plates shall be submitted to and approved in writing by the Local Planning Authority and only the approved details shall be implemented.

Reason: To safeguard the visual amenities of the area.

- 12 Details of the size and design of all gates to the development hereby approved shall be submitted to and approved in writing by the Local Planning Authority and only the approved details shall be implemented.

Reason: In the interest of the visual amenity of the area.

- 13 The 1.8m high chain link fence as shown on the approved plans along the highways verge with Holly Walk shall be retained in its complete form and no openings or gates shall be inserted into this fence without the specific grant of planning permission.

Reason: In order that no access is created through this fence into the rear gardens of the houses approved near to Holly Walk in the interest of highway safety.

- 14 All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development whichever is the sooner; and any trees or plants which within a period of 5 years of completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species unless the Local Planning Authority give written consent to any variation.

Reason: In the interests of the visual amenities of the site and the area generally.

- 15 A scheme shall be submitted for written approval by the Local Planning Authority indicating the positions, design, materials and type of boundary treatment to be erected. The boundary treatment shall be completed in accordance with the approved scheme in accordance with a timescale agreed in writing with the Local Planning Authority.

Reason: To safeguard the appearance of the completed development and the visual amenities of the locality.

- 16 Notwithstanding the details submitted with this application details of carriage arches showing splayed brick corners and brackets to the car ports shall be submitted to and approved in writing by the Local Planning Authority and only the approved details shall be implemented.

Reason: To safeguard the character and appearance of the completed development in the interest of the visual amenities of the area.

- 17 **Prior to commencement of the development hereby approved details of a crossing point for pedestrians - broadly between Plots 59 and 121 -**

**shall be submitted to and agreed in writing with the Local Planning Authority; thereafter, the approved details shall be implemented in accordance with a timescale to be submitted to and approved in writing by the Local Planning Authority. Only the approved details shall be implemented.**

**Reason: In the interest of pedestrian and highway safety**

- 18 Notwithstanding the provisions in Schedule 2, Part 1 Class A of the Town and Country Planning (General Permitted Development Order) 1995 (or any Order revoking that Order with or without modification) no further window or opening shall be formed at first floor level in the south facing wall of the dwelling hereby approved on Plot 65.

Reason: To safeguard the amenities of occupiers of the neighbouring house to the south.

- 19 Notwithstanding the provisions in Schedule 2, Part 2, Class A of the Town and Country Planning (General Permitted Development Order) 1995 (or any order revoking or re-enacting that Order with or without modification) no fence, wall, gate or other means of enclosure shall be erected along the south boundary of the dwelling hereby approved on Plot 65 unless otherwise agreed in writing by the Local Planning Authority.

Reason :To enable the footpath to be surveiled in the interest of pedestrian safety.

- 20 Notwithstanding the submitted details of the type of materials to be used for the development hereby permitted full specification details of the material finishes shall be submitted to and approved in writing by the Local Planning Authority under Condition 4 of outline planning permission ref; 03/01148. Only the approved materials shall be used on this development.

Reason: To safeguard the visual amenities of the area and for the avoidance of doubt

- 21 Notwithstanding the details submitted in support of this application details of lighting to the roads, footpaths, cycle routes, play areas, open spaces and all other areas accessible to the public including car parking courts, including the height of the lighting columns and the type, colour and brightness of proposed lights, including measures to limit light pollution from the development shall be submitted for approval in writing by the Local Planning Authority under condition 9 of the outline planning permission ref: 03/01148 and only the approved details shall be implemented.

Reason: To safeguard the character and appearance of the completed development and for avoidance of doubt.

**Notes to Applicant**

1. The applicant is advised that the waste management strategy must be adhered to.

2. The applicant is reminded that he must comply with the relevant law regarding any Protected Species at the site.
3. The applicant is reminded that all construction traffic to and from the site in association with the development hereby approved shall use the access to the site directly off the A6 and not West End Road or Holly Walk. This is required by the Outline Planning Permission.
4. The applicant is advised that all cycle parking to be provided at the site shall be designed in accordance with the Bedfordshire County Council's Cycle Parking Guidance - August 2006.
5. The applicant's attention is drawn to the potential easement for lighting and services and /or small areas taken into the adopted area to accommodate street lighting to the north of plots 90 and 97 and south of plots 91 - 96 as shown on drawing 242 22 12. The highway authority may wish these areas to be used for such services and lighting but this will need to be the subject of discussion and agreement under the Section 38 Highway Adoption process.
6. The applicant is advised that this permission does not relate to the full specification of material finishes - which are to be submitted for approval by the Local Planning Authority

[Notes (1) In advance of the consideration of the application, the Committee received representations made under the Public Participation Scheme.

(2) In advance of the consideration of the application the Committee were advised of consultation received as set out in the late sheet appended to these Minutes. In addition, it was advised that the Tree & Preservation Officer has no objection to the scheme although would have liked more scope for internal landscaping.

(3) The Highway Authority requested conditions to include visibility splays, gradients, preventing garages being used for that purpose and the imposition of additional advisory notes.]