

Item No. 10**SCHEDULE B**

APPLICATION NUMBER	CB/09/05325/FULL
LOCATION	10 MOUNT PLEASANT, ASPLEY GUISE, MILTON KEYNES, MK17 8LA
PROPOSAL	FULL: REPLACEMENT DWELLING.
PARISH	Aspley Guise
WARD	Woburn and Harlington
WARD COUNCILLORS	Cllr F. Chapman and Cllr B. Wells
CASE OFFICER	Clare Golden
DATE REGISTERED	24 July 2009
EXPIRY DATE	18 September 2009
APPLICANT	A & M Developments
AGENT	Knight Architecture & Design
REASON FOR COMMITTEE TO DETERMINE	AN APPLICATION FOR THE SAME SCHEME HAS PREVIOUSLY BEEN CALLED TO THE DEVELOPMENT MANAGEMENT COMMITTEE BY COUNCILLOR CHAPMAN. IT IS CONSIDERED APPROPRIATE IN THE PUBLIC INTEREST FOR THIS APPLICATION TO ALSO BE DETERMINED AT COMMITTEE.
RECOMMENDED DECISION	GRANT PLANNING PERMISSION

Delegated Application: *that the Director of Sustainable Communities be delegated authority to approve the application, subject to receipt of an acceptable Unilateral obligation (Section 106), subject to the following conditions:*

- 1 The development hereby approved shall be commenced within three years of the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990 which is designed to ensure that a planning permission does not continue in existence indefinitely if the development to which it relates is not carried out.

- 2 Details of materials to be used for the external finishes of the development hereby approved shall be submitted to and approved in writing by the Local Planning Authority and the development shall be carried out in accordance therewith.

Reason: To safeguard the appearance of the completed development by ensuring that the development hereby permitted is finished externally with materials to match/complement the existing building(s) and the visual amenities of the locality.

3 Full details of both hard and soft landscaping shall be submitted to and approved in writing by the Local Planning Authority. These details shall include:-

- proposed finished levels or contours;
- materials to be used for any hard surfacing;
- planting plans, including schedule of size, species, positions, density and times of planting;
- cultivation details including operations required to establish new planting;

The development shall be carried out in accordance with the approved details.

Reason: In order to ensure that the landscaping is carried out within a reasonable period in the interest of the visual amenities of the area.

4 **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 before the building is occupied.**

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

5 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.

6 Before the new dwelling is first occupied, the front boundary of the site shall be set back in line with the front boundary illustrated by the red line of the application site, clear of the highway.

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

7 Before development commences details of the realignment of the front boundary wall along the site boundary as shown on the Block Plan drawing so it does not encroach into the public highway shall be submitted to and approved by the Local Planning Authority and the approved details shall be implemented before the dwelling is occupied.

Reason: In the interest of highway safety and for the avoidance of doubt.

- 8 Visibility splays shall be provided at the junction of the access with the public highway before the development is brought into use. The minimum dimensions to provide the required splay lines shall be 2.4m measured along the centre line of the access from its junction with the channel of the public highway and 25.0m measured from the centre line of the proposed access along the line of the channel of the public highway. The required vision splays shall, on land in the applicant's control, be kept free of any obstruction.

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

- 9 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.

- 10 The maximum gradient of the vehicular access shall be 10% (1 in 10).

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

- 11 Before the development begins, a scheme for the parking of cycles on the site shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall be fully implemented before the development is first occupied or brought into use and thereafter retained for this purpose.

Reason: To ensure the provision of adequate cycle parking to meet the needs of occupiers of the proposed development in the interests of encouraging the use of sustainable modes of transport.

- 12 Development shall not commence until a scheme detailing provision for on site parking for construction workers for the duration of the construction period has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented throughout the construction period.

Reason: To ensure adequate off street parking during construction in the interests of road safety.

Notes to Applicant

1. The applicant is advised that no works associated with the re-construction of the vehicular access should be carried out within the confines of the public highway without prior consent, in writing, of the Central Bedfordshire Council. Upon receipt of this Notice of Planning Approval, the applicant is advised to write to Central Bedfordshire Council's, Highways Help Desk P.O. Box 1395, Bedford MK42 5AN quoting the Planning Application number and supplying a copy of the Decision Notice and a copy of the approved plan. This enable the necessary consent and procedures under Section 184 of the Highways Act to be implemented. The applicant is also advised that if any 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 under the provisions of the Highway Act 1980, no part of the structure, including cellars, foundations and surface water hardware shall be erected or installed in, under or overhanging the public highway and no window, door or gate shall be fixed so as to open outwards into the highway.
3. The Highways Authority has the power under Section 143 of the Highways Act 1980, to remove any structure erected on a highway.
4. The applicant is advised that the requirements of the New Roads and Street Works Act 1991 will apply to any works undertaken within the limits of the existing public highway. Further details can be obtained form the Traffic Management group Highway and Transportation Division, Central Bedfordshire Council, P.O. Box 1395 Bedford, MK42 5AN.

- [Note:
1. 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.
 2. The Highway Authority requested conditions to include visibility splays, graients and parking.]