

Item No. 14**SCHEDULE B**

APPLICATION NUMBER	CB/09/06518/FULL
LOCATION	Braemar, Rectory Lane, Cranfield, Bedford, MK43 0BJ
PROPOSAL	Full: Demolition of existing building and replace with two dwellings.
PARISH	Cranfield
WARD	Cranfield
WARD COUNCILLORS	Cllr Bastable & Cllr Matthews
CASE OFFICER	Nicola Stevens
DATE REGISTERED	06 November 2009
EXPIRY DATE	01 January 2010
APPLICANT	Mr G Greenwood
AGENT	Robert H Robertson & Associates
REASON FOR COMMITTEE TO DETERMINE	Councillor Matthews request due to Parish Council concerns of overdevelopment, out of character and height of development
RECOMMENDED DECISION	Full Application - Granted

Recommendation

That Planning Permission be APPROVED subject to the following:

- 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 Notwithstanding the details shown, no development shall commence until full details of both hard and soft landscaping are submitted to and approved in writing by the Local Planning Authority. These details shall include:-

- i) materials to be used for any hard surfacing;
- iii) planting plans, including schedule of size, species, positions, density and times of planting;
- iv) 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.

- 3 The scheme approved in Condition 2 shall be carried out by a date which shall be not later than the end of the full planting season immediately following the first occupation of the buildings hereby approved. Thereafter the planting shall be adequately maintained for a period of five years from the date of planting. Any of the trees or shrubs or both which die or are removed, or which become severely damaged or seriously diseased (during the said period of five years) shall be replaced with trees or shrubs or both, as the case may be, of similar size and species to those originally required to be planted and the same shall be maintained until properly established.

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

- 4 **Notwithstanding the details shown, no development shall commence until details of materials to be used for the external finishes of the development hereby approved are 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.

- 5 **No development shall commence until a scheme is 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 buildings are occupied.**

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

- 6 Notwithstanding any provision 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 further window or other opening shall be formed on the side (southern) elevation of the building on plot 1.

Reason: To protect the amenities of occupiers of neighbouring properties.

- 7 All existing onsite building and other structures shall be demolished and all resultant detritus completely removed from the site prior to the commencement of building works unless otherwise agreed in writing by the Local Planning Authority.

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

- 8 **Prior to the development hereby approved commencing on site details of the final ground and slab levels of the dwellings and gardens hereby approved shall be submitted to and approved in writing by the Local Planning Authority. Such details shall include sections through both the site and the adjoining properties, the location of which shall first be agreed in writing with the Local Planning Authority and information at the spread of existing trees. Thereafter the site shall be developed in full accordance with the approved details.**

Reason: To ensure that a satisfactory relationship results between the new development and adjacent buildings and public areas.

- 9 All works to or affecting trees on or adjoining the site including tree protection measures and fencing shall be carried out in accordance with the relevant recommendations of the Tree Survey Report dated 5 October 2009 unless otherwise agreed in writing by the Local Planning Authority. The area between T6767 and T6768 shall be fenced off during both demolition and construction and only removed when the final drive has been constructed.

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

- 10 No development shall commence until details of a visibility screen to the south side of the first floor rear balcony on plot 1 has been submitted to and agreed in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details prior to the first use of the building and thereafter retained.

Reason: To protect the amenities of occupiers of neighbouring properties.

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

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

- 12 The area of land between the forward visibility curve as indicated on the approved drawing and the highway boundary shall be kept free from all obstructions at all times.

Reason: In the interests of road safety.

- 13 The proposed vehicular access shall be constructed and surfaced in accordance with details to be approved in writing by the Local Planning Authority before the premises are occupied. Arrangements shall be made for surface water drainage to be intercepted and disposed of separately so that it does not discharge into the highway.

Reason: To avoid the carriage of mud and other extraneous material or surface water from the site into the highway so as to safeguard the interest of highway safety.

- 14 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 this 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 and to safeguard the appearance of the completed development and the visual amenities of the locality.

- 15 The proposed development shall be carried out and completed in all respects in accordance with the access siting and layout and turning areas illustrated on the approved Drawing no. L1733/01A and defined by this permission and, notwithstanding the provision of the Town and Country Planning General Permitted Development Order 1995, (or any Order revoking or re-enacting that Order) there shall be no variation without the prior approval in writing of the Local Planning Authority.

Reason: To ensure that the development of the site is completed insofar as its various parts are interrelated and dependent one upon another and to provide adequate and appropriate access arrangements at all times.

- 16 Before development begins, a scheme for the secure and covered parking of cycles on the site (including the internal dimensions of the parking area, stands to be used and access thereto), calculated at one cycle parking space per bedroom 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.

- 17 Details of a bin collection point located at the site frontage outside of the highway shall be submitted to and approved by the Local Planning Authority prior to the occupation of the dwelling.

Reason: In the interest of amenity.

- 18 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. You are advised to note that local residents have raised concern that there may be asbestos in the existing bungalow. You are advised to contact the Environmental Health Team prior to any demolition on the site for further guidance.
2. You are advised to note no works associated with the construction of the vehicular access should be carried out within the confines of the public highway without prior consent, in writing, of the Central Bedfordshire Council. Upon receipt of this Notice of Planning Approval, the applicant is advised to write to Central Bedfordshire Council's Highway 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 will enable the necessary consent and procedures under Section 184 of the Highways Act to be implemented. The applicant is also advised that if any of the works associated with the construction of the vehicular access affects or requires the removal and/or the relocation of any equipment, apparatus or structures (e.g. street name plates, bus stop signs or shelters, statutory authority equipment etc.) then the applicant will be required to bear the cost of such removal or alteration.
3. You are advised to note that the requirements of the New Roads and Street Works Act 1991 will apply to any works undertaken within the limits of the existing public highway. Further details can be obtained from the Traffic Management Group Highways and Transport Division, Central Bedfordshire Council, P.O. Box 1395, Bedford, MK42 5AN.
4. You are advised to note that photographs of the existing highway that is to be used for access and delivery of materials will be required by the Local Highway Authority. Any subsequent damage to the public highway resulting from the works as shown by the photographs, including damage caused by delivery vehicles to the works, will be made good to the satisfaction of the Local Highway Authority and at the expense of the applicant. Attention is drawn to Section 59 of the Highways Act 1980 in this respect.
5. You are asked to note that all cycle parking to be provided within the site shall be designed in accordance with the Bedfordshire County Council's 'Cycle Parking Guidance - August 2006'.
6. You are advised to note that in order to achieve the vision splays in condition 16 of the permission it may be necessary for vegetation overhanging the public highway to be removed. Prior to the commencement of work the applicant is advised to contact Central Bedfordshire Council's Customer Contact Centre on 0300 300 8049 to request the removal of the overhanging vegetation on the public highway.

[Notes:

- (1) In advance of the consideration of the application the Committee noted consultation as set out in the Late sheet attached to these Minutes.
- (2) In advance of the consideration of the application the Committee received representations made under the Public Participation Scheme.]