

APPLICATION NUMBER	CB/10/03096/RM
LOCATION	Warren Wood, Fordfield Road, Millbrook
PROPOSAL	Reserved Matters: Development of the land as a forest holiday village including 700 villas, 75 bedroom hotel, 12 bedroom spa accommodation, central buildings and facilities, staff accommodation, 1400 space car park, main access onto Fordfield Road, engineering operations and lakes, hard and soft landscaping and forest management works together with associated works and activities (pursuant to outline planning approval MB/08/00614/FULL dated 30 June 2008). Matters to be considered are appearance, landscaping, layout and scale.
PARISH	Millbrook
WARD	Amphill
WARD COUNCILLORS	
CASE OFFICER	Dee Walker
DATE REGISTERED	26 August 2010
EXPIRY DATE	25 November 2010
APPLICANT	Center Parcs (Operating Company Ltd)
AGENT	NTR Planning
REASON FOR COMMITTEE TO DETERMINE	
RECOMMENDED DECISION	Reserved Matters - Granted

Reasons for Granting

In conclusion, the details of the scheme for landscaping, layout, scale and appearance are in conformity with Policies CS14, CS16, CS17, DM3 and DM14 of the Central Bedfordshire Adopted Core Strategy and Development Management Policies 2009; Planning Policy Statement 1 (2005), Planning Policy Statement 5 (2010), Planning Policy Statement 7 (2004), Planning Policy Statement 9 (2005) and Planning Policy Statement 25 (2006). It is therefore considered **acceptable** and that approval should be granted for the reserved matter details subject to conditions.

RECOMMENDATION

APPROVE the reserved matter details for the application set out above subject to the following condition(s):

- 1 The development hereby permitted shall not be carried out except in complete accordance with the details shown on the following submitted plans, numbers:
WSW-L-L-91-200, WSW-L-L-91-201.1, WSW-L-L-91-201.2, WSW-L-L-91-201.3, WSW-L-L-91-201.4, WSW-L-L-91-201.5, WCP-L-L-95-204, WCP-L-L-95-205, WSW-L-L-94-211, WSW-L-L-91-211, WSW-L-L-91-213, WSW-L-L-90-301, WSW-L-L-90-

302, WSW-L-L-90-303, WSW-L-L-90-304, WSW-L-L-90-327, WSW-L-L-328, WSW-L-L-90-329, WC1-L-L-90-401, WC2-L-L-90-402, WPH-L-L-90-403, WSW-L-L-90-409, WC1-AL-00-00, WC1-AL-00-1, WC1-AL-00-002, WC1-AL-00-003, WC1-AE-00-1, WC1-AE-00-02, WC1-AE-00-4, WC1-AX-00-4, WC2-AL-00-01, WC2-AL-00-02, WC2-AL-00-03, WC2-AL-00-04, WC2-AE-00-01, WC2-AE-00-02, WC2-AE-00-04, WC2-AX-00-01, WC2-AX-00-02, WC2-AX-00-03, WC2-AX-00-04, WC2-AX-00-05, WC2-AX-00-08, WC2-AX-00-09, WC2-AX-00-10, WC2-AX-00-11, WP-AL-00-01, WP-AE-00-01, WP-AX-00-01, 08/141/SP-001 revO, 08/141/SP-002 revN, 08/141/SP-003 revN, 08/141/SP-004 revN, 08/141/SP-005 revN, 08/141/SP-006 revN, 08/141/SP-011 revF, 08/141/SP-012 revG, 08/141/SP-013 revG, 08/141/SP-014 revG, 08/141/SP-021 revH, 08/141/SP-022 revC, 08/141/SP-023, 08/1414/CE-007a, 08/1414/CE-007b, 08/141/CE-008 revA, 08/1414/CE-009, 08/1414/CE-010 rev A, 08/1414/CE-011 rev A, 08/1414/CE-018 rev A, 08/1414/CE-019 rev A, 08/1414/CE-022 rev A, 08/1414/CE-025 rev A, 08/1414/CE-028 rev A, 08/1414/CE-033, 08/1414/CE-036 rev B, 08/141/CE-037, 08/141/CE-39, 08/1414/CE-040, 08/1414/CE-079, 08/1414/CE-082A, 08/1414/CE-084, 08/1414/CE-087, 08/141/CE088A, 08/141/AP-001 revF, 08/141/AP-021 revD, 08/141/AP-041 revG, 08/141/AP-061 revH, 08/141/AP-071 revA, 08/141/AP-081 revE, 08/141/AP-091a revA, 08/141/AP-101 revF, 08/141/AP-102 revB, 08/141/AP-103, 08/141/AP-110 revA, 08/141/AE-001 revC, 08/141/AE-041 revC, 08/1414/LP-001 revC, 08/1414/LP-003 rev D, 08/1414/LP-005 revD, 08/1414/LP-006 revD, 08/1414/LP-007c, 08/1414/LP-008 revD, 08/1414/LP-011 revB, 08/1414/LP-013 revC, 08/1414/LP-015 revC, 08/1414/LP-018 revA, 08/1414/LE-001 revA, 08/1414/LE-002 revA, 08/1414/LE-003 revA, 08/1414/LE-004 revA, 08/1414/LE-005 revA, 08/1414/LE-006 revA, 08/171/LE-007c, 08/1414/LE-008 revB, 08/1414/LE-011, 08/1414/LE-012, 08/1414/LE-013, 08/1414/LE-015, 08/1414/LE-015 revA, 08/1414/LE-018 revA, W-V-S-16-28 Rev.P8, W-V-S-16-29 Rev.P6, W-V-S-16-30 Rev.P7, W-V-S-16-31 Rev.P5, W-V-S-16-32 Rev.P5, W-V-S-16-33 Rev.P5, W-V-S-16-34 Rev. P2, W-V-S-16-35 Rev.P2, W-V-S-16-36 Rev.P1, W-AB-S-16-01 Rev.P4, W-AB-S-16-02 Rev.P3, W-CB-S-16-20 Rev.P2, W-SW-C95-106, W-SW-C-95-107

- 2 The materials to be used for the external walls and roof shall accord with the details set out on the following approved plans unless otherwise agreed in writing by the Local Planning Authority:

Centre 1 Building

WC1-AE-00-1, WC1-AE-00-02, WC1-AE-00-4

Centre 2 Building

WC2-AE-00-01, WC2-AE-00-02

Ancillary Buildings

08/1414/AE-001C, 08/1414/AP-021D, 08/1414/AE-041C, 08/1414/AP-061H, 08/1414/AP-071A, 08/1414/AP-081E, 08/1414/AP-091aA, 08/1414/AP-101F, 08/1414/AP-102B, 08/1414/AP-103, 08/1414/AP-110A

Lodges

08/1414/LE-001A, 08/1414/LE-002A, 08/1414/LE-003A, 08/1414/LE-004A, 08/1414/LE005A, 08/1414/LE-006A, 08/1414/LE008-B, 08/1414/LE-011, 08/1414/LE-007c, 08/1414/LE-012, 08/1414/LE-013, 08/1414/LE-014, 08/1414/LE-015A, 08/1414/LE-018A

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

- 3 **Prior to the commencement of development, details shall be submitted for written approval by the Local Planning Authority setting out the materials to be used for the external walls and roof for the Pancake House/Beach Kiosk. The development shall be carried out in accordance with the approved scheme.**

Reason: To protect the visual amenities of the building and of the area generally.

- 4 Approval of the details of street furniture, traffic barriers, signage and non-perimeter fencing within the application site shall be obtained in writing from the Local Planning Authority before such ancillary features are erected or installed.

Reason: To ensure a satisfactory development in accordance with Policy DM3 of the Central Bedfordshire Core Strategy and Development Management Policies 2009.

- 5 The Development shall be carried out in accordance with the following, unless otherwise agreed in writing with the Local Planning Authority:

- (a) no construction work is to take place within 30 metres of any badger set unless an appropriate licence has been obtained;
- (b) no clearance of vegetation shall take place during the bird nesting period of March to July inclusive, unless a survey of the clearance area has been submitted to, and approved in writing by, the Local Planning Authority, demonstrating that there are no birds nesting within that clearance area;
- (c) there shall be no work to the watercourse on the southern boundary except for the purpose of enhancing its habitat structure.

Reason: To protect and safeguard the protected species found on the site; and ensure all impacts from the development are taken into account and mitigated. In accordance with Policy DM15 of the Central Bedfordshire Core Strategy and Development Management Policies 2009.

- 6 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.

[Notes:- In advance of consideration of the application the Committee were advised of consultation received as set out in the Late Sheet attached to these Minutes.]