

Item No. 10

SCHEDULE B

APPLICATION NUMBER	CB/09/06296/OUT
LOCATION	Land Off, Chapel Close, Clifton
PROPOSAL	Outline: Residential development of up to 12 no. dwellings with all matters reserved except access.
PARISH	Clifton
WARD	Langford and Henlow
WARD COUNCILLORS	Cllr Jon Clarke & Cllr Tony Rogers
CASE OFFICER	Godwin Eweka
DATE REGISTERED	15 October 2009
EXPIRY DATE	14 January 2010
APPLICANT	Alderwine Limited
AGENT	Phillips Planning Services Ltd
REASON FOR COMMITTEE TO DETERMINE	Cllr Rogers on grounds of overdevelopment
RECOMMENDED DECISION	Outline Application - Granted

Reasons for Granting

The proposed site lies within the 'Settlement Envelope' of Clifton and whilst this is an outline application for residential development, it is considered that the principle of a residential development is acceptable and in accordance with Policies CS1; CS2; CS7; CS16; DM2; DM3; DM4; DM10 and DM15 of the Central Bedfordshire Core Strategy and Development Management Policies (November 2009).

Recommendation

That Outline Permission be granted subject to the following:

- 1 Application for approval of the reserved matters shall be made to the Local Planning Authority before the expiration of three years from the date of this permission.

Reason: To comply with the provisions of Section 92 (2) (a) and (4) of the Town and Country Planning Act 1990.

- 2 Approval of the details of:-

- (a) the layout of the building(s);
- (b) the scale of the building(s);
- (c) the appearance of the building(s);
- (d) the landscaping of the site;

(hereinafter called "the reserved matters") shall be obtained from the Local Planning Authority in writing before any development is commenced. Plans and particulars of all of the reserved matters referred to above shall be submitted in writing to the Local Planning Authority and the development shall be implemented as approved.

Reason: To enable the Local Planning Authority to exercise control over the said matters which are not particularised in the application for planning permission in accordance with Section 92 of the Town and Country Planning Act 1990 and Town and Country Planning (General Development Procedure) Order 1995.

- 3 The development hereby permitted shall be begun either before the expiration of three years from the date of this permission, or before the expiration of two years from the date of approval of the last of the reserved matters to be approved, whichever is the later.

Reason: To comply with the provisions of Sections 92 (2) (b) and (4) of the Town and Country Planning Act 1990.

- 4 The scheme approved in condition 1 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 development 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.

- 5 **Details of the method of disposal of foul and surface water drainage shall be submitted to and agreed in writing by the Local Planning Authority including any land drainage system, before the development is commenced. Thereafter no part of the development shall be brought into use until the approved drainage scheme has been implemented.**

Reason: To ensure that adequate foul and surface water drainage is provided and that existing and future land drainage needs are protected.

- 6 **Development shall not begin until the detailed plans and sections of the proposed road, including gradients and method of surface water disposal have been approved by the Local Planning Authority and no building shall be occupied until the section of road which provides access thereto has been constructed (apart from final surfacing) in accordance with the approved details.**

Reason: To ensure that the proposed roadworks are constructed to an adequate standard.

- 7 The detailed layout plans to be submitted for approval of reserved matters in connection with this development shall illustrate a 2.0m service strip at the back of the turning head

Reason: For the avoidance of doubt.

- 8 **Prior to the development hereby approved commencing on site details of the final ground and slab levels of the dwellings 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. 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 **Details of precautionary measures to be implemented during construction works to avoid impacts on protected species, shall be submitted to and approved by the Local Planning Authority prior to development commencing. The development shall be implemented in accordance with the details approved.**

Reason: In the interests of the environment and protected species and in accordance with Policy DM15 of the Central Bedfordshire Core Strategy and Development Management Policies (2009) and PPS9 (Biodiversity and Geological Conservation).

- 10 The development shall be implemented in accordance with the actions set out on Page 2 of the Phase 1 Habitat Survey dated November 2009, unless otherwise agreed in writing with the Local Planning Authority.

Reason: In the interests of the environment and protected species and in accordance with Policy DM15 of the Central Bedfordshire Core Strategy and Development Management Policies (2009) and PPS9 (Biodiversity and Geological Conservation).

- 11 **No development shall commence until details of habitat creation and long-term management have been submitted to and approved by the Local Planning Authority. The development shall accord with the details approved.**

Reason: In the interests of the environment and protected species and in accordance with Policy DM15 of the Central Bedfordshire Core Strategy and Development Management Policies (2009) and PPS9 (Biodiversity and Geological Conservation).

- 12 No more than 12 dwellings shall be erected on the site pursuant to this planning approval.

Reason: In order to safeguard the neighbouring residential properties and their amenities.

[Notes:-

1. 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.

2. In advance of consideration of the application the Committee received representations made in accordance with the Public Participation Scheme.]