

Item No. 9**SCHEDULE B**

APPLICATION NUMBER	CB/11/00723/RM
LOCATION	Land At Houghton Quarry, Houghton Road, Dunstable
PROPOSAL	Reserved Matters following outline approval of planning permission SB/07/01448/OUT for erections of 113 dwellings with associated car parking, amenity space, landscaping, formation of new vehicular access to Houghton Road and drainage works.
PARISH	Houghton Regis
WARD	Houghton Hall
WARD COUNCILLORS	Cllrs Goodchild & Jones
CASE OFFICER	Mr J Spurgeon
DATE REGISTERED	02 March 2011
EXPIRY DATE	01 June 2011
APPLICANT	Bovis Homes Ltd
REASON FOR COMMITTEE TO DETERMINE	Unresolved objections by Houghton Regis Town Council
RECOMMENDED DECISION	Reserved Matters - Granted

Recommendation

That authority be delegated to the Head of Development Management to issue the Approval of Reserved matters upon receipt of suitably amended drawings, subject to the following conditions:

- 1 (a) This approval relates only to the details shown on the following drawings and submitted documents or to any subsequent appropriately endorsed revised plan: All of the following are prefixed "HOUG/02":
 - (b) 6626_2_1, 6626_2_2, 6626_1_1_, 6626_1_2, LPUK5037 rev.C, 16604/2005 (in respect of the foot/cycleway alongside Houghton Road), 105, 100J, 101C, 102B, 103B, 121B, 200B,
 - (c) All of the following are prefixed "HOUG-03" or "Houg-03":
100B sheets 1 and 2, 101B, 102B, 103B , 104B sheets 1 to 3,
provided that
this does not preclude local landscaping amendment where highway margins dictate,
 - (d) All of the following are prefixed "HOUG-05":
500, 501, 700, 600C, 601A,
 - (e) Site Waste Management Plan, Tensartech GreenSlope system, Play equipment
specifications for Nature forms T-Rex, Raptor Rock Head, Finno Twist, Finno Group Swing, Finno Embankment Slide, Finno Apollo, Finno Polka,

Finno Dino, Finno Parrot's Tree, Installation instructions.

(f) Housing details, all prefixed "HOUG/":

Type A - 01/AF17B and 02/AF17B;

Type A2 - 01/AF09A and 02/AF09A;

Type B - 01/A208B;

Type C - 01/AF05 2A vt C, 02/AF05 2A vt A, 03/AF05 2A vt;

Type D - 01/A357A;

Type E – 01/A305/1&3 rev..A;

Type F - 01/A344.3A and 02/A344.1B;

Type G – A327 rev.A

Type H -01/A356C;

Type i - 01/A463;

Type J - 01/C3002A;

Type K - 01/A431 and 02/A431A;

Type L - 01/A436;

Type M - 01/A457A A;

Type N - 01/A551;

Type N 3ST - 01/A551VT;

Type O - 01/A336A;

Type S1 - 01/AF10A;

Type S2 - 01/AF17B and 02/AF17B;

Type S3 - 01/S351;

Type S4 - 01/S461;

Various related drawings - HOUG-02-BS1 and BS2, HOUG-02-CS1A and CS2, HOUG-AGS2 01, HOUG-02-300, HOUG/02/120, 102A and 103A.

Reason: To identify the approved plan/s and to avoid doubt.

- 2 Notwithstanding the provisions of Part 25 of Schedule 2 to the Town and Country Planning (General Permitted Development) Order 1995 as amended no microwave antenna shall be installed on the buildings comprising units 98 - 115 save such as may be approved in writing beforehand by the Local Planning Authority.

Reason: To safeguard the appearance of this prominent building and to encourage the use of communal antennae.

(Policies ENV7 RSS, BE8 SBLPR).

- 3 The obscure glazing in the rooflights indicated on drawing HOUG/03/AF05 2A vt shall be fully installed before such dwellings are first occupied and thereafter the rooflights remain obscured.

Reason: To safeguard the amenities of plots 55 and 56 from any intrusive intervisibility which may arise with plot 42.

(Policies ENV7 RSS, BE8 SBLPR).

- 4 **Construction shall not commence on any residential unit except in exact accordance with a plan of finished ground floor heights related to datum within or close to the site which shall be submitted to and approved in writing by the Local Planning Authority.**

Reason: The submitted drawings do not provide sufficient detail to confirm that buildings will relate satisfactorily to each other and off-site levels and buildings.

(Policies ENV7 RSS, BE8 SBLPR).

- 5 Further to conditions 2 and 19 of Outline planning permission SB/TP/07/1448 dated 20th October 2010 and to drawings submitted with this application for approval of Reserved Matters, details remain to be submitted and approved of the permanent western boundary fence between the point where the public footpath no.1 meets the site boundary and the north-west corner of the main site (ie. excluding the corridor used to construct the SUDS). Such fence as may be approved by the Local Planning Authority shall be fully installed within 6 months of the occupation of the first dwelling on the site or such other period as may be agreed in writing by that Authority.

Reason: To ensure timely provision of this important practical and artistic feature.

(Policies ENV7 RSS, BE8 SBLPR).

- 6 Further to approved drawing HOUG02/121B the open spaces intended to serve units 9 to 12 and 98 to 115 inclusive shall at all times be kept fully available to residents of or visitors to these dwellings and shall not be assigned or conveyed to any individual dwelling, neither shall any sign, notice or placard be permitted to be displayed contrary to this requirement.

Reason: To ensure adequate provision for car parking.

Reasons for Granting

The submission substantially conforms to the requirements set out in the outline permission and would provide a distinctive development of both formal and informal elements taking advantage of outlooks towards the quarry and lake. The access and links would be satisfactory and parking provision should enable the layout to function well. The proposal would possess a clear sense of place, the design relating well to its setting.

Notes to Applicant

1. In accordance with Article 31 of the Town and Country Planning (Development Management Procedure) (England) Order 2010, the reason for any condition above relates to the Policies as referred to in the Regional Spatial Strategy (RSS), Bedfordshire Structure Plan 2011 (BSP) and the South Bedfordshire Local Plan Review (SBLPR).
2. In accordance with Article 31 of the Town and Country Planning (Development Management Procedure) (England) Order 2010, the Council hereby certify that the proposal as hereby approved conforms with the relevant policies of the Development Plan comprising of the Regional Spatial Strategy for the East of England (the East of England Plan and the Milton Keynes and South Midlands Sub-Regional Strategy), Bedfordshire Structure Plan 2011 and the South Bedfordshire Local Plan Review and material

considerations do not indicate otherwise. The policies which refer are as follows:

East of England Plan (May 2008)

T8 Local roads

ENV7 Quality in the built environment

ENV3 Biodiversity and earth heritage

ENG1 Carbon dioxide emissions and energy performance

WAT1 Integrated water management

WAT4 Flood risk management

South Bedfordshire Local Plan Review

BE8 Design and environmental considerations

T10 Parking - new development

R10 Play area standards

R15 Rights of way network

3. This permission relates only to that required under the Town & Country Planning Acts and does not include any consent or approval under any other enactment or under the Building Regulations. Any other consent or approval which is necessary must be obtained from the appropriate authority.
4. The legal line of Public Footpath no. 1, which crosses the site, shall be kept open at all times during site development and vehicles or materials should not be left on or near the path so as to cause an obstruction or hazard to users at any time. If this is not possible on health or safety grounds the developer should apply to the Council for a temporary closure/diversion of the public footpath. The developer is advised to commence discussions and legal processes in respect of the path as soon as possible. Contact (in the first instance): Michelle Flynn, Rights of Way Officer (Central South), Central Bedfordshire Council.
5. The developer is advised that the Landscape Management Plan, required by reason of condition 18 of the Outline planning permission, would extend to cover any proposed public open spaces not adopted by a Local Authority as well as the grounds of flats and the 'retained wooded buffers' as shown on the parameter plan. The Plan may reasonably embrace the landscaping scheme and planting details hereby approved but will also need to include reinforcing the retained wooded buffers. Contact: Alison Myers, Landscape Officer, Central Bedfordshire Council.
7. Further to Condition 27 of Outline planning Permission SB/TP/07/1448 and notwithstanding the drawings submitted with this application for approval of Reserved Matters such details of the foot/cycleway alongside Houghton Road as are indicated thereon are not included in this approval of Reserved Matters and remain to be submitted in a form to be approved

Reason: To provide appropriate sustainable infrastructure.

8. Whereas the landscaping drawings are hereby approved, further discussion is recommended with the Council's Landscape Officer in respect of (a) planting size of trees, (b) use of bulb planting, (c) use of wildflower mixes, (d) use of bare ground. Contact Alison Myers, CBC.

(1) In advance of the consideration of the application the Committee were advised of representations received further to the despatch of the agenda as follows: Open Space and Leisure officer, Landscape officer, Waste Services Officer and Highways Development Control. Condition 1 had been amended further to the despatch of the agenda and receipt of consultation.

(2) In advance of the consideration of the application the Committee received representations made under the Public Participation Scheme.