

Item No. 11

SCHEDULE B

APPLICATION NUMBER	CB/11/01562/FULL
LOCATION	Land to the rear of 20 Baldock Road, Stotfold, Hitchin, SG5 4PB
PROPOSAL	Erection of two detached dwellings
PARISH	Stotfold
WARD	Stotfold & Langford
WARD COUNCILLORS	Cllrs Clarke, Saunders & Saunders
CASE OFFICER	Vicki Davies
DATE REGISTERED	28 April 2011
EXPIRY DATE	23 June 2011
APPLICANT	Ms Drury
AGENT	Robert Lombardelli Partnership Ltd
REASON FOR COMMITTEE TO DETERMINE	Request of Ward Councillor on the basis of impact of proposal on residential amenity, impact on streescene, overdevelopment of the site and lack of need for houses in Stotfold
RECOMMENDED DECISION	Full Application - Granted

Recommendation

That planning permission be granted 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 **Before the development hereby permitted is commenced a scheme shall be submitted for written approval by the Local Planning Authority setting out the details of the materials to be used for the external walls and roof. 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.

- 3 **Before development begins, a landscaping scheme to include any hard surfaces and earth mounding shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented by the end of the full planting season immediately following the completion and/or first use of any separate part of the development (a full planting season means the period from October to March). The trees, shrubs and grass shall subsequently be maintained**

for a period of five years from the date of planting and any which die or are destroyed during this period shall be replaced during the next planting season and maintained until satisfactorily established.

Reason: To ensure a satisfactory standard of landscaping.

- 4 **Before development begins, including any ground clearance or excavation, substantial protective fencing, the details of which shall first be approved in writing by the Local Planning Authority, shall be erected around the Lime Tree and Mulberry Tree within the application site and the fencing shall be retained at full height and extent until the development is substantially completed. No materials shall be stored or deposited and no mixing of materials shall take place within the area so protected.**

Reason: To protect the trees so enclosed in accordance with Section 8 of BS 5837 of 2005 or as may be subsequently amended.

- 5 **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.

- 6 **Before the development hereby permitted is commenced details of all existing and proposed boundary treatments shall be submitted to and approved in writing by the Local Planning Authority.**

Reason: In the interests of residential and visual amenity.

- 7 **Development shall not begin until a scheme for protecting the proposed dwellings from Road Traffic Noise and Industrial Noise has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of noise mitigation measures, including window glazing and room ventilation provisions. Any works which form part of the scheme approved by the Local Planning Authority shall be completed before any permitted dwelling is occupied unless an alternative period is approved in writing by the Authority.**

Reason: to protect the amenity of future occupiers of the dwellings.

- 8 **If during any site investigation, excavation, engineering or construction works evidence of land contamination is identified, the developer shall notify the Local Planning Authority without delay. Any land contamination identified shall be remediated to the satisfaction of the Local Planning Authority to ensure that the site is made suitable for its end use.**

Reason: In order to protect the amenity of and prevent harm to site workers

and future occupants of the proposed development.

- 9 No external lighting shall be installed without the prior written approval of the Local Planning Authority.

Reason: To protect the amenity of neighbouring properties.

- 10 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no windows shall be inserted into the roof of the proposed bungalow.

Reason: To protect the amenity of neighbouring residents.

- 11 The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers 1608-000, 1608-001, 1608-002A, 1406-004, 1608-003 & 1608-005.

Reason: For the avoidance of doubt.

- 12. Before development begins for the new dwellings and associated access, the replacement access/junction and surfacing and parking provision for no. 20 shall be constructed in accordance with the approved drawing no. 1608-002 Revision A and shall thereafter be retained unless otherwise agreed in writing by the Local Planning Authority.**

Reason: To provide adequate replacement on site parking for the existing dwelling.

- 13. 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. (HC 38)**

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

- 14. Before the access is brought into use an area of land across the whole of the site frontage measuring at least 3.0m from and parallel to the nearside edge of the adjacent road carriageway shall be provided and thereafter be kept free of all obstruction to visibility. (HC 7)**

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

- 15. Before the new dwellings are occupied the on site vehicular areas shall be constructed and surfaced in a stable and durable manner (not loose aggregate) in accordance with details to be approved in writing by the Local Planning Authority for a distance of 5.0m into the site, measured from the highway boundary. Arrangements shall be made for**

surface water drainage from the site to be intercepted and disposed of separately so that it does not discharge into the highway.

Reason: To avoid the carriage of mud or other extraneous material or surface water from the site so as to safeguard the interest of highway safety and reduce the risk of flooding and to minimise inconvenience to users of the premises and ensure satisfactory parking of vehicles outside highway limits .

- 16. Before the new premises are occupied all on site vehicular areas shall be surfaced in a stable and durable manner in accordance with details to be approved in writing by the Local Planning Authority. Arrangements shall be made for surface water drainage from the site to soak away within the site so that it does not discharge into the highway or into the main drainage system**

Reason: To avoid the carriage of mud or other extraneous material or surface water from the site so as to safeguard the interest of highway safety and reduce the risk of flooding and to minimise inconvenience to users of the premises and ensure satisfactory parking of vehicles outside highway limits

17. The access for the new dwellings shall have a minimum width of 4.8m for 5.0m into the site measured from the highway boundary. All parking bays shall measure a minimum of 2.4m x 4.8m each.

Reason: For the avoidance of doubt.

18. The development for the new dwellings shall not be brought into use until a turning space suitable for a delivery/service sized vehicle has been constructed within the curtilage of the site in a manner to be approved in writing by the Local Planning Authority and shall thereafter remain free of obstruction.

Reason: To enable vehicles to draw off, park and turn outside of the highway limits thereby avoiding the reversing of vehicles on to the highway.

19. The refuse collection point shall be constructed in accordance with the approved drawing no. 1608-002 Revision A.

Reason: In the interest of amenity and in order to minimise danger, obstruction and inconvenience to users of the highway and the premises and for the avoidance of doubt.

Reasons for Granting

The proposed development would not detrimentally impact upon the character and appearance of the streetscene nor would there be any significant adverse impact on the amenities of neighbouring residents. There are no highway safety issues and subject to an acceptable unilateral undertaking being submitted the proposal is satisfactory. The scheme therefore, by reason of its site, design, materials and location, is in conformity with Planning Policy Statement 1 (2005), Planning Policy Statement 3 (2006) and Planning Policy Statement 7 (2004) and Policies CS2, CS14, DM3 and DM4 of the Core Strategy and Development Management Policies,

November 2009. It is further in conformity with the Central Bedfordshire Supplementary Technical Guidance "Design in Central Bedfordshire, A Guide for Development".

Notes to Applicant

1. This permission is subject to a legal obligation under Section 106 of The Town and Country Planning Act 1990.
2. The applicant is advised that no works associated with the construction of the vehicular access for no. 20 and any widening of the existing 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, Technology House, 239 Ampthill Road, Bedford MK42 9BA 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 accesses 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. The applicant is advised that, under the provisions of the Highways Act 1980, no part of the front boundary treatment, including foundations and planting shall be erected or installed in, under or overhanging the public highway and no gate shall be fixed so as to open outwards into the highway. The Highway Authority has the power under Section 143 of the Highways Act 1980, to remove any structure erected on a highway. (HN iii)
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 from the Traffic Management Group Highways and Transport Division, Central Bedfordshire Council, Technology House, 239 Ampthill Road, Bedford MK42 9BD.
5. The applicant is advised 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. (HN xi)

Notes

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

(2) In advance of the consideration of the application the Committee were advised of consultation received from the Highways Department and additional letters of received from adjacent occupiers as et out in the late sheet appended to these minutes The Committee were also advised of additional conditions and notes to the applicant.