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| Item No. 14 |
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SCHEDULE B

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| APPLICATION NUMBER | CB/10/04491/FULL |
| LOCATION | Land to the rear of 1 and 2 Church Walk, Marston Moretaine, Bedford, MK43 0PL |
| PROPOSAL | Full: Proposed development of 2 detached bungalows. Re-submission CB/10/02840/FULL |
| PARISH | Marston Moretaine |
| WARD | Cranfield & Marston Moretaine |
| WARD COUNCILLORS | |
| CASE OFFICER | Sarah Fortune |
| DATE REGISTERED | 09 December 2010 |
| EXPIRY DATE | 03 February 2011 |
| APPLICANT | Mr Rossiter |
| AGENT | Still Associates |
| REASON FOR COMMITTEE TO DETERMINE | View of Public Interest |
| RECOMMENDED DECISION | Full Application - Granted |

Recommendation

It is recommended that the Development Management Committee delegate the issue of planning permission to the Head of Development Management or a Planning Manager subject to the following conditions and following the agreement of the Unilateral Undertaking.

- 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 **Prior to commencement of development details of materials to be used for the external finishes of the development hereby approved shall be 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.

- 3 **A scheme shall be 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 and in accordance with a timescale to be agreed with the Local Planning Authority.

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

4 Full details of both hard and soft landscaping shall be submitted to and approved in writing by the Local Planning Authority. These details shall include:-

- proposed finished levels or contours;
- materials to be used for any hard surfacing;
- planting plans, including schedule of size, species, positions, density and times of planting;
- cultivation details including operations required to establish new planting;
- details of existing trees and hedgerows on the site, indicating those to be retained and the method of their protection during development works.

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.

5 The scheme approved in Condition 4 shall be carried out by a date which shall be not later than the end of the full planting season immediately following the completion of the development.

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.

6 **No development shall take place until the applicant or developer has secured the implementation of a Written Scheme of Archaeological Investigation which has been submitted to and approved in writing by the Local Planning Authority. The said development shall only be implemented in accordance with the scheme thereby approved.**

Reason: To record and advance understanding of the significance of the Heritage asset in accordance with policy HE12 of PPS5.

7 **Notwithstanding the details shown development shall not begin until details of the junction of the proposed vehicular access with the highway and the tracking diagrams for a vehicle entering/leaving the site have been approved by the Local Planning Authority and no building shall be occupied until the junction 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.

- 8 **No development shall commence until a wheel cleaning facility has been provided at all site exits in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority. The wheel cleaner(s) shall be removed from the site once the roadworks necessary to provide adequate access from the public highway have been completed (apart from final surfacing) to the satisfaction of the Local Planning Authority.**

Reason: In the interests of the amenity and to prevent the deposit of mud or other extraneous material on the highway during the construction period.

- 9 **Before development begins, a scheme for the secure and covered parking of cycles on the site (including the internal dimensions of the cycle parking area, stands/brackets to be used and access thereto), calculated at one cycle parking space per bedroom and 2 short stay spaces per unit, 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.

- 10 **Development shall not commence until a scheme detailing access provision to and from the site for construction traffic, which details shall show what arrangements will be made for restricting such vehicles to approved points of access and egress has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be operated throughout the period of construction work.**

Reason: To ensure the safe operation of the surrounding road network in the interests of road safety.

- 11 **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.

- 12 **Before development commences details of the two parking spaces for plot 1 and the one visitor parking space shall be submitted to and approved in writing by the Local Planning Authority and no building shall be occupied until the parking bays have been constructed in accordance with the approved details.**

Reason: To provide adequate on site parking outside of the turning area.

- 13 Visibility splays shall be provided at the junction of the access with the public highway before the development is brought into use. The minimum dimensions to provide the required splay lines shall be 2.0m measured along the centre line of the proposed access from its junction with the channel of the public highway and 7.0m measured from the centre line of the proposed access along the line of the channel of the public highway in a northerly direction. The required vision splays shall, on land in the applicant's control, be kept free of any obstruction.

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

- 14 Before the premises are occupied the on site vehicular areas shall be constructed and 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 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.

- 15 The development shall not be brought into use until a turning space suitable for a 10.065m size refuse vehicle has been constructed within the curtilage of the site in a manner to be approved in writing by the Local Planning Authority.

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.

- 16 **Prior to commencement of the development hereby approved a Site Waste Management Plan shall be produced and forward to the council for approval. This plan shall be implemented at the site.**

Reason: To ensure that waste from the site is properly managed.

- 17 The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers CBC1, 821/01/A, 821/02/A, 821/03/A.

Reason: For the avoidance of doubt.

- 18 Details of a suitable collection point that is on the highway boundary and is of sufficient size for two 240ltr wheeled bins and two food waste containers shall be submitted to and approved in writing by the local planning Authority prior to commencement of development and the approved scheme shall be implemented.

Reason: To ensure the satisfactory disposal of refuse from the site.

Reasons for Granting

There are no objections to the principle of this development in view of the fact that this site is in the built up area of the village of Marston Moretaine surrounded by development and there has been previous approval for one dwelling on the site some years ago. There will be minimal adverse impact on the amenities of the neighbours and the access, parking, drainage and landscaping arrangements are acceptable. The application is recommended for approval as being in compliance with policies DM3, DM4, CS1 and CS5 in the Core Strategy and Development Management Policy Document dated November 2009 as well as PS1 and PPS3.

Notes to Applicant

1. The applicant is advised to take note of the comments from the Environment Agency in their letter dated 18/02/2011.
2. The applicant is advised that while the Council has no reason to believe this site is contaminated, and is not aware of any potentially contaminative past use, it is the developer's responsibility to ensure that the final ground conditions are fit for the end use of the site. Any staining, odours or other indications of contamination discovered during the development should be described to CBC Public Protection. Any imported material for gardens and landscaping must be of quality that adheres to British Standard Topsoil BS 3882:2007, as expected by the NHBC and other bodies. Further information can be obtained from Kay Sterling, Public Protection tel 0300 300 5065.
3. The applicant is advised that 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 Highways Department. Upon receipt of this Notice of Planning Approval, the applicant is advised to seek approval from the Local Planning Authority for details of the proposed vehicular access junction in accordance with condition 1. Upon formal approval of details, the applicant is advised to write to Central Bedfordshire Council's Highway Help Desk, Technology House, 239 Ampthill Road, Bedford MK42 9BD quoting the Planning Application number and supplying a copy of the Decision Notice (with list of conditions) and a copy of the approved plan for the access. 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.
To fully discharge condition 7 the applicant should provide evidence to the Local Planning Authority of its construction in accordance with the approved plan, before the development is brought into use.

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 Amphill 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.
6. The applicant is advised that in order to achieve the vision splays in condition 2 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.
7. The applicant is advised that all cycle parking to be provided within the site shall be designed in accordance with the Central Bedfordshire Council's "Cycle Parking Annexes – July 2010".

Notes

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

(2) The Committee were advised of additional consultation received from a neighbour as set out in the late sheet attached to these minutes. Amendments to the report. The Drainage Authorities have not raised any objections.