

**Item No. 8****SCHEDULE B**

<b>APPLICATION NUMBER</b>	<b>CB/11/02183/RM</b>
<b>LOCATION</b>	<b>Land South Of Stotfold, Norton Road, Stotfold</b>
<b>PROPOSAL</b>	<b>Reserved Matters: Erection of 64 Dwellings with roads, garages and ancillary works (Parcel 1 Phase 2) pursuant to outline planning permission MB/02/00242/OUT dated 21 April 2006</b>
<b>PARISH</b>	<b>Stotfold</b>
<b>WARD</b>	<b>Stotfold &amp; Langford</b>
<b>WARD COUNCILLORS</b>	<b>Cllrs Clarke, Saunders &amp; Saunders</b>
<b>CASE OFFICER</b>	<b>Hannah Pattinson</b>
<b>DATE REGISTERED</b>	<b>06 September 2011</b>
<b>EXPIRY DATE</b>	<b>06 December 2011</b>
<b>APPLICANT</b>	<b>George Wimpey (South Midlands) &amp; Persimmon Homes Ltd</b>
<b>AGENT</b>	<b>Eric Cole Ltd</b>
<b>REASON FOR COMMITTEE TO DETERMINE</b>	<b>Cllr Call in by Cllr B Saunders in respect of the objection raised by Stotfold Town Council</b>
<b>RECOMMENDED DECISION</b>	<b>Reserved Matters - Granted</b>

**Recommendation**

That Planning Permission be granted subject to the following:

- 1 No development shall commence until Condition 6 (viii) of the Outline Planning Permission (Ref: 02/00242/OUT) an Energy and Sustainability Strategy (including details of energy efficiency, waste and water minimisation, and any other matters identified in the Energy Strategy) has been submitted to and agreed in writing by the Local Planning Authority.

The development will be implemented in accordance with the agreed Energy and Sustainability Strategy.

Reason: To ensure that the development achieves the objectives of 'The Land South of Stotfold Development Brief', 'The Master Plan' and the 'Energy Strategy'.

- 2 Prior to commencement of development a Landscape Management and Maintenance Report and planting schedule shall be submitted to and approved in writing by the Local Planning Authority. All planting and landscaping will be carried out during the first planting season following substantial completion of the residential units and will solely be implemented in accordance with the approved Landscape Management and Maintenance Report.

Reason: To ensure a satisfactory form of development in accordance with

the Adopted Land South of Stotfold Design and Landscape Strategy Code.

- 3 Prior to the commencement of development a scheme detailing the materials and boundary treatment in respect of all residential plots shall be submitted in writing and approved by the Local Planning Authority. All dwellings hereby permitted shall be built solely in accordance with the approved materials and boundary treatment details.

Reason: For the avoidance of doubt.

- 4 No development shall commence until details of lighting of roads, footpaths, cycle routes, parking areas, parking courts and all other areas accessible to the public have been submitted to and approved in writing by the Local Planning Authority.

These details shall include the height of lighting columns, types, colouration and brightness of the proposed lights.

All lighting on site shall be implemented solely in accordance with the approved lighting details and prior to the completion and occupation of 50% of the residential units hereby approved.

Reason: To ensure public and highway safety.

- 5 **No development shall commence until details of the access roads and footways, including gradients and method of surface water disposal, have been approved in writing by the Local Planning Authority and no dwelling shall be occupied until the road(s) which provide(s) access to it from the existing highway has/have been laid out and constructed in accordance with the approved details.**

**Reason: In order to ensure that the proposed roadworks are constructed to an adequate standard and to minimise danger, obstruction and inconvenience to users of the highway and of the development.**

- 6 No dwelling shall be occupied until visibility splays have been provided at the junctions of the access roads serving the site. The minimum dimensions to provide the required splay lines shall be 2.4m measured along the centre line of the proposed estate road from its junction with the channel of the public highway and 43m measured from the centre line of the proposed access road along the line of the channel of the public highway. The vision splays required shall be provided and defined on the site by or on behalf of the developers and be kept free of any obstruction.

Reason: To provide adequate visibility at the internal road junctions in the interest of road safety.

- 7 Before any dwelling is occupied all on site vehicular areas related to that dwelling shall be surfaced in a manner to the Local Planning Authority's

approval so as to ensure satisfactory parking of vehicles outside highway limits. Arrangements shall be made for surface water from the site to be intercepted and disposed of separately so that it does not discharge into the highway.

Reason: In order to minimise danger, obstruction, and inconvenience to users of the highway and of the premises.

- 8 Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 1995, or any amendments thereto, the garage accommodation on the site shall not be used for any purpose, other than as garage accommodation, unless permission has been granted by the Local Planning Authority on an application made for that purpose.

Reason: To retain off-street parking provision and thereby minimise the potential for on-street parking which could adversely affect the convenience of road users.

9. The driveway length in front of the garage(s) shall be at least 6.0m as measured from the garage doors to the highway boundary.

Reason: To ensure that parked vehicles do not adversely affect the safety and convenience of road users by overhanging the adjoining public highway.

- 10 No development shall commence until, a scheme for the parking of cycles on the site has been 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.**

- 11 No development shall commence to Plots 29 – 33 (inclusive) until details to protect the Walnut Tree to the rear of 96 High Street, Stotfold have been submitted to and approved in writing by the Local Planning Authority. The approved details shall be wholly implemented until Plots 29 – 33 (inclusive) have been completed and are ready for occupation.

Reason: To safeguard an existing tree and in the interests of visual amenity.

- 12 The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers [10.094.HTA.1 REV B; 10.094.HTB.1 REV B; 10.094.HTB.2 REV B; 10.094.HTC.1 REV B; 10.094.HTC.2 REV B; 10.094.HTD.1 REV B; 10.094.HTE.1 REV B; 10.094.HTE.2 REV B; 10.094.HTF.1 REV B; 10.094.HTF.2 REV B; 10.094.HTG.1 REV B; 10.094.HTH.1 REV B; 10.094.HTJ.1 REV B; 10.094.HTJ.2 REV B; 10.094.HTK.1 REV B; 10.094.HTK.2 REV B; 10.094.HTL.1 REV B; 10.094/GAR.1 REV B; 10.094.SITE.5.1 rev C; 10.094.Site.5.2 rev E; 10.094.Site.5.4 rev E; 001 rev C]

Reason: For the avoidance of doubt.

### **Reasons for Granting**

The proposal is in conformity with Policies HO8(10) of the Mid Bedfordshire Local Plan, First Review 2005; Policies CS5, CS6, CS14, DM2, DM3 & DM4 of the Core Strategy and Development Management Policies 2009; Planning Policy Statement: 1, 3, 22 & 25; Design Guide in Central Bedfordshire (2010) and Land South of Stotfold Design and Landscape Strategy Code (2007).

### **Note to Applicant**

1. All roads to be constructed within the site shall be designed in accordance with Central Bedfordshire Council's publication "Design in Central Bedfordshire A Guide for Development" and the Department for Transport's "Manual for Streets", or any amendment thereto.
2. The applicant is advised that if it is the intention to request Central Bedfordshire Council as Local Highway Authority, to adopt the proposed highways as maintainable at the public expense then details of the specification, layout and alignment, width and levels of the said highways together with all the necessary highway and drainage arrangements, including run off calculations shall be submitted to the Highways Development Control Section, Central Bedfordshire Council, Priory House, Monks Walk, Chicksands, Shefford SG17 5TQ . No development shall commence until the details have been approved in writing and an Agreement made under Section 38 of the Highways Act 1980 is in place.
3. 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 Guidance - July 2010".
4. The applicant is advised that as a result of the development, new highway street lighting will be required and the applicant must contact the Highways Development Control Section, Central Bedfordshire Council, Priory House, Monks Walk, Chicksands, Shefford SG17 5TQ for details of the works involved, the cost of which shall be borne by the developer. No development shall commence until the works have been approved in writing and the applicant has entered into a separate legal agreement covering this point with the Highway Authority.

### **NOTES**

- (1) In Advance of the consideration of the application the Committee were advised of comments received from Highways Department and the Tree and Landscape Officer. The Committee were also advised of additional/amended conditions.
- (2) In advance of the consideration of the application the Committee received representations made under the Public Participation Scheme.