

Item No. 12**SCHEDULE B**

APPLICATION NUMBER	CB/11/03820/FULL
LOCATION	Land At Houghton Conquest Methodist Church, Rectory Lane, Houghton Conquest
PROPOSAL	Erection of 2No 3 bedroom detached dwellings.
PARISH	Houghton Conquest
WARD	Houghton Conquest & Haynes
WARD COUNCILLORS	Cllr Mrs Barker
CASE OFFICER	Samantha Boyd
DATE REGISTERED	03 November 2011
EXPIRY DATE	29 December 2011
APPLICANT	Mr Smallman
AGENT	SKETCH3D Design & Drafting
REASON FOR COMMITTEE TO DETERMINE	Cllr Mrs Angela Barker - Reason: impact on the community living on that road.
RECOMMENDED DECISION	Full Application - Granted

Recommendation

That Planning Permission be granted subject to the following:

- 1 Development shall not begin until details of the junction of the modified (widened) vehicular access with the highway have been approved by the Local Planning Authority and no dwelling shall be occupied until the access 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.

- 2 Before the access is brought into use an area of land across the whole of the site frontage measuring at least 2.4m 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.

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

- 3 The modified (widened) vehicular access shall be constructed and surfaced in accordance with details to be approved in writing by the Local Planning Authority for a distance of 5m into the site, measured from the highway boundary, before the premises are occupied. 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 into the highway so as to safeguard the interest of the highway.

4 **Prior to the commencement of the development hereby approved 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 boundary treatment;**
- **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.**

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 All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development whichever is the sooner; and any trees or plants which within a period of 5 years of completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species unless the Local Planning Authority give written consent to any variation.

Reason: In the interests of the visual amenities of the site and the area generally.

6 The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers 10045-10 rev A, 10045-11, 10045-13, 10045-30, 10045-31, 10045-40, 10045-50, 10045-60, 10045-61, 10045-62, 10045-70, 10045-71, 10045-72 .

Reason: For the avoidance of doubt.

Reasons for Granting

The proposed three bedroom dwellings would not have an adverse impact on the character and appearance of the area or on the residential amenity of neighbouring properties and is acceptable in terms of highway safety therefore by reason of its site, design and location, the proposal is in conformity with Policies CS1, CS2, CS14, DM3, CS15, DM13 and DM4 of the Core Strategy and Management Policies, November 2009; Planning Policy Statement 1 (2005), Planning Policy Statement 3 (2006), Planning Policy Statement 5 (2009), Regional policies in the East of England

Plan (May 2008) and the Milton Keynes and South Midlands Sub-Regional Strategy (March 2005). It is further in conformity with the Supplementary Planning Guidance: Design in Central Bedfordshire: A Guide for Development (2010).

NOTES

- (1) In advance of the consideration of the application the Committee were advised of additional consultation and publicity responses received from Archaeology, Highways, neighbours. The Committee were furthermore advised of additional conditions.
- (2) In advance of the consideration of the application the Committee received representations made under the Public Participation Scheme.