

## Item No. 14

## SCHEDULE B

<b>APPLICATION NUMBER</b>	<b>CB/11/04503/FULL</b>
<b>LOCATION</b>	<b>Land at former Fairholme, Fairfield Road, Biggleswade, Beds. SG18 0DP</b>
<b>PROPOSAL</b>	<b>Residential development comprising 19 No. units plus associated car parking and landscaping.</b>
<b>PARISH</b>	<b>Biggleswade</b>
<b>WARD</b>	<b>Biggleswade North</b>
<b>WARD COUNCILLORS</b>	<b>Cllrs Jones &amp; Mrs Lawrence</b>
<b>CASE OFFICER</b>	<b>Samantha Boyd</b>
<b>DATE REGISTERED</b>	<b>21 December 2011</b>
<b>EXPIRY DATE</b>	<b>21 March 2012</b>
<b>APPLICANT</b>	<b>Grand Union Housing Group</b>
<b>AGENT</b>	<b>BRP Architects</b>
<b>REASON FOR COMMITTEE TO DETERMINE</b>	<b>Cllr call in – Cllr Jane Lawrence due to public attention</b>
<b>RECOMMENDED DECISION</b>	<b>Full Application – Granted, subject to completion of Section 106 Planning Obligation</b>

### Recommendation

That planning permission be granted subject to the completion of a Section 106 Planning Obligation restricting the occupation of the dwellings as affordable housing and subject to the following conditions:

- 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 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 immediate adjoining properties. 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.**

- 3 Prior to the commencement of the development 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 appearance of the buildings, and

the boundary wall to the eastern boundary. 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.

- 4 Prior to the occupation of the buildings 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:-

- materials to be used for any hard surfacing;
- minor structures (e.g. furniture, play equipment, signs, etc);
- 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.
- boundary treatments.

The development shall be carried out in accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority.

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 **Prior to the commencement of the development a scheme for protecting the proposed dwellings from noise from road traffic adjacent to the proposed development has been submitted to and approved in writing by the Local Planning Authority. none of the dwellings shall be occupied until such a scheme has been implemented in accordance with the approved details, and shown to be effective, and shall be retained in accordance with those details thereafter.**

**Reason: To protect occupants from externally generated traffic noise in accordance with PPG 24.**

- 7 **Details of the method of disposal of foul and surface water drainage shall be submitted to and agreed in writing by the Local Planning Authority including any land drainage system, before the development is commenced. Thereafter no part of the development shall be brought**

into use until the approved drainage scheme has been implemented.

**Reason:** To ensure that adequate foul and surface water drainage is provided and that existing and future land drainage needs are protected.

- 8 **Prior to the first occupation of Plots 05, 07, 08 and 19 the first floor window in the side elevation of the dwellings shall be fitted with obscured glass of a type to substantially restrict vision through it at all times, details of which shall have been previously submitted to and agreed in writing by the Local Planning Authority.**

**Reason:** To safeguard the amenities of occupiers of adjoining properties.

- 9 **Prior to the commencement of the development hereby approved details of a Site Waste Management Plan and Waste Audit shall be submitted to and approved in writing by the Local Planning Authority. The details shall include -**

- 1. anticipated nature and volume of waste that the development will generate.**
- 2. measures to maximise the re-use of waste arising from demolition, engineering and landscaping**
- 3. steps to be taken to ensure effective segregation of waste at source during demolition and subsequent construction of the development including, where appropriate, the provision of waste sorting, storage and recovery of recycling facilities.**
- 4. any other steps to be taken to minimise the generation of waste throughout the process of demolition and during construction of the development**
- 5. provision for monitoring the implementation of 1 -4 above.**

**The development shall accord with the approved details.**

**Reason:** To ensure the satisfactory disposal of waste at the site.

- 10 **Development shall not begin until details of the junction between the proposed estate road and the highway have been approved by the Local Planning Authority and no building shall be occupied until that 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 of the proposed estate road.

- 11 **Development shall not begin until the detailed plans and sections of the proposed road(s), including gradients and method of surface water disposal have been approved by the Local Planning Authority and no building shall be occupied until the section of road which provides access has been constructed (apart from final surfacing) in accordance with the approved details.**

**Reason: To ensure that the proposed roadworks are constructed to an adequate standard.**

- 12 The access shall have a minimum width of 4.8m, kerb radii of 6m, and shall be located in the position shown on approved drawing G73/003/Rev G.

Reason: In the interest of road safety and for the avoidance of doubt.

- 13 No dwelling shall be occupied until visibility splays have been provided at the junction of the access road with the public highway. The minimum dimensions to provide the required splay lines shall be 2.4m measured along the centre line of the proposed access 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 between the existing highway and the proposed

- 14 Before any of the individual accesses are 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 accesses and to make the accesses safe and convenient for the traffic that is likely to use them.

- 15 Before the premises are occupied all on site vehicular areas 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

- 16 Before the new access is first brought into use, any existing access within the frontage of the land to be developed, not incorporated in the access hereby approved shall be closed in a manner to the Local Planning Authority's written approval.

Reason: In the interest of road safety and to reduce the number of points at which traffic will enter and leave the public highway.

### **Reasons for Granting**

The proposed residential development of 21 dwellings would not have a negative impact on the character and appearance of the area or an adverse impact on the residential amenity of neighbouring properties and is acceptable in terms of highway safety. Therefore by reason of its site, design and location, is in conformity with Policies CS1, CS2, CS7, CS14, DM1, DM3, DM4 and DM10 of the Core Strategy

and Management Policies, November 2009; Government Planning Guidance PPS1, PPS3, PPG 13, PPS22, PPG24; 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 Supplementary Planning Guidance: Design in Central Bedfordshire, 2010.

### **Notes to Applicant**

1. 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. 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 9BD 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 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.

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.

The applicant is advised that the closure of existing access(es) shall include the reinstatement of the highway to include any footway, verge and kerbing in a manner to be agreed in writing with Bedfordshire Highways, Central Bedfordshire Council's Highways Helpdesk, Technology House, 239 Ampthill Road, Bedford MK42 9BD. No work shall be carried out within the confines of the public highway without prior consent. The applicant will also be expected to bear all costs involved in closing the access(es).

### **NOTE**

In advance of the consideration the Committee were reminded that a Legal Agreement form the developer concerning affordable housing was awaited.