

Item No. 10**SCHEDULE B**

APPLICATION NUMBER	CB/11/04362/FULL
LOCATION	Land To The Rear Of 3, Shannon Close, Lower Stondon
PROPOSAL	Erection of dwelling (amended scheme pursuant to planning permission CB/10/02827/FULL)
PARISH	Stondon
WARD	Arlesey
WARD COUNCILLORS	Cllrs Dalgarno, Drinkwater & Wenham
CASE OFFICER	Richard Murdock
DATE REGISTERED	12 December 2011
EXPIRY DATE	06 February 2012
APPLICANT	Mr & Mrs March
AGENT	Partners In Planning Ltd
REASON FOR COMMITTEE TO DETERMINE RECOMMENDED DECISION	Request by Councillor Drinkwater on the grounds that the development extends beyond the settlement envelope and may be overdevelopment of the site
	Full Application - Granted

Recommendation

That Planning Permission be approved 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 commencement of 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 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 **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.

- 4 Before the 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

- 5 Details of a refuse collection point located outside of the public highway shall be submitted to and approved by the Local Planning Authority prior to the occupation of the dwelling. The approved scheme shall be implemented prior to occupation of the dwelling and retained at all times thereafter.

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

- 7 The access shall have a minimum width of 4.7m.

Reason: In the interest of road safety and for the avoidance of doubt and to allow a two way flow of traffic to/from the access.

- 8 Before the proposal is occupied a triangular vision splay shall be provided on the north-west side of the access and shall measure 1.8m along the fence, wall, hedge or other means of definition of the front boundary of the site, and 1.8m measured into the site at right angles to the same line along the side of the access drive. The vision splays so described and on land under the applicant's control shall be maintained free of any obstruction to visibility exceeding a height of 600mm above the adjoining footway level.

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

- 9 The development shall not be brought into use until the turning space for vehicles illustrated on drawing no. 11/124/01 has been constructed within the curtilage of the site in a manner to be approved in writing by the Local Planning Authority. The turning space shall be retained and remain unobstructed thereafter.

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.

- 10 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:-

- (i) materials to be used for any hard surfacing;
- (ii) planting plans, including schedule of size, species, positions, density and times of planting;

(iii) 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.

- 11 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.

- 12 **Prior to the commencement of development a scheme setting out measures for protecting all trees, shrubs and other natural features during construction work shall be submitted to and approved in writing by the Local Planning Authority. No work shall commence on site until all trees, shrubs and features to be protected are fenced with 2.3 high weldmesh fencing securely mounted on standard scaffolding poles driven firmly in the ground in accordance with BS 5837:2005;**
- **for trees and shrubs the fencing shall follow a line 1.0m outside the furthest extent of the crown spread, unless otherwise agreed in writing by the Local Planning Authority;**
 - **for upright growing trees at a radius from the trunk not less than 6.0m, or two thirds of the height of the tree whichever is the greater;**
 - **for other natural features along a line to be approved in writing by the Local Planning Authority.**

Such fencing shall be maintained during the course of the works on the site. No unauthorised access or placement of goods, fuels or chemicals, soil or other materials shall take place inside the fenced area.

Reason: To safeguard the existing trees on the site in the interests of visual amenity.

- 13 The (parking area) shall be constructed using a “no-dig” method of construction as outlined in Arboricultural Practice Note no.1 (Driveways close to trees).

Reason: To ensure the protection of trees and hedgerows to be retained, and in particular to avoid unnecessary damage to their root systems.

- 14 **Prior to the commencement of development 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 building(s) are occupied in accordance with a timescale agreed in writing with the Local Planning Authority.

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

- 15 Notwithstanding any provision of the Town and Country Planning (General Permitted Development Order) 1995 (or any Order revoking or re-enacting that Order with or without modification) no extension(s) shall be formed without the written approval of the Local Planning Authority.

Reason: To protect the amenities of occupiers of neighbouring properties.

- 16 Notwithstanding any provision of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking or re-enacting that Order with or without modification) no further window or other opening shall be formed on the first floor side-(south) elevation of the dwelling, adjacent to the boundary of Number 3 Shannon Close.

Reason: To protect the amenities of occupiers of adjoining properties at Numbers 3 Shannon Close, Lower Stondon.

- 17 **Details of surface water drainage for the site shall be submitted to and approved in writing by the Local Planning Authority before any work on the site commences. The drainage works shall be constructed in accordance with the approved plans before any part of the development is brought into use.**

Reason: To ensure that adequate surface water drainage is provided to prevent water pollution and flooding.

- 18 The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers CBC 1, 11/124/101, P711-1 REV A, 11-124/1D, 11-124/3D, 11-124/E12D.

Reason: For the avoidance of doubt.

Reasons for Granting

The proposed development whilst not being wholly within the settlement envelope of Lower Stondon, would it have a detrimental impact on the character and appearance of the surrounding area nor would it have a detrimental impact on the residential amenities of any neighbouring properties; as such the proposal is in conformity with PPS3, and Policies CS1, CS2, CS14, DM3, and DM4 of the Core Strategy and Development Management Policies for Central Bedfordshire (North).

Notes to Applicant

1. The applicant should note that if discharge of surface water is to be to a

ditch/watercourse within the Board's drainage district, the prior formal consent of the Board will be required.

NOTES

(1) In advance of the consideration of the application the Committee were advised of additional consultation received from Stondon Parish Council who expressed concern at the continues expansion and lack of clarity of revisions.

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