

Item No. 11

SCHEDULE B

APPLICATION NUMBER	CB/11/04140/FULL
LOCATION	Land adj. to 30 Ivel Road, Sandy, SG19 1BA
PROPOSAL	Demolition of existing garage and erection of detached house with associated works.
PARISH	Sandy
WARD	Sandy
WARD COUNCILLORS	Cllrs Aldis, Maudlin & Sheppard
CASE OFFICER	Clare Golden
DATE REGISTERED	07 December 2011
EXPIRY DATE	01 February 2012
APPLICANT	Mr & Mrs Gilpin
AGENT	Arnold Gilpin Associates Ltd.
REASON FOR COMMITTEE TO DETERMINE	Councillor Aldis has called this application to Committee on the grounds of over development and impact on the streetscene
RECOMMENDED DECISION	Full Application - Granted

Recommendation

That Planning Permission be **Granted** subject to the following:

- 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, details and samples 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 buildings and the character and appearance of the conservation area, in accordance with Policies DM3, CS15 and DM13 of the Adopted Core Strategy, Development Management Policies, 2009, and PPS5.

- 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 **Development shall not begin until details of a scheme showing the reconstruction/resurfacing of the proposed vehicular access at its junction with the highway have been approved by the Local Planning Authority and the dwelling shall not be occupied until the access has been constructed in accordance with the approved details. 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: In order to minimise danger, obstruction and inconvenience to users of the highway and the premises.

- 5 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.

- 6 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.

- 7 **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.

- 8 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 works shall be commenced for extensions or alterations, including new windows, and structures within the residential curtilage of the approved new dwelling until detailed plans and elevations which form a valid planning application have been submitted to

and approved in writing by the Local Planning Authority.

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

- 9 The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers: A003AD(0)05; A003AD(0)06; A003AD(0)04; A003AD(0)03; A003AD(0)9; A003AD(0)08; A003AD(0)07; A003AD(0)01; A003AD(0)02;.

Reason: For the avoidance of doubt.

- 10 Prior to the commencement of the development hereby approved, an emergence survey shall be undertaken to determine the presence of bats in the ash tree proposed to be removed on the site, and the results of this survey shall be submitted to and approved by the Local Planning Authority. The survey shall only be undertaken between May and September inclusively, and will require two visits at dusk to search for bats leaving a roost or from the tree. Should bats be found to be using this tree, a license will be required from Natural England for its removal. The development shall only been implemented in accordance with the approved details.

Reason: To ensure that the development does not have an adverse impact on the ecology and biodiversity on the site, in accordance with Policies CS18 and DM15 of the Adopted Core Strategy and PPS9.

- 11 Prior to the commencement of the development hereby approved, a scheme outlining measures for ecological enhancements on the site through the development, shall be submitted to and approved by the Local Planning Authority. The scheme shall include the provision of bird and bat boxes and works to the river bank to improve the vegetation and riparian habitat for the benefit of otters and water vole known to be in the area.

Reason: To ensure that the development does not have an adverse impact and supports the ecology and biodiversity on the site, in accordance with Policies CS18 and DM15 of the Adopted Core Strategy and PPS9.

Reasons for Granting

The proposed dwelling would not have a negative impact on the character or appearance of the conservation area or an adverse impact on the residential amenity of neighbouring properties. The proposal is acceptable in terms of highway safety, and biodiversity and therefore, by reason of its site, design and location, is in conformity with Policies CS1, CS2, CS4, CS5, DM3, CS15, DM13, CS18 and DM15 of the Core Strategy and Management Policies, November 2009; Planning Policy Statement 1, Planning Policy Statement 3, Planning Policy Statement 5, Planning Policy Statement 9, and Planning Policy Statement 25. It is further in conformity with the technical guidance Design in Central Bedfordshire, a Guide for Development, 2010.

Notes to Applicant

1. Please note the following advisory comments from the Environment Agency:
 - The proposal is situated over a Principal aquifer.
 - Only clean, uncontaminated surface water should be discharged to any soakaway, watercourse or surface water sewer.
 - Where soakaways are proposed for the disposal of uncontaminated surface water, percolation tests should be undertaken, and soakaways designed and constructed in accordance with BRE Digest 365 (or CIRIA Report 156), and to the satisfaction of the Local Authority. The maximum acceptable depth for soakaways is 2 metres below existing ground level. Soakaways must not be located in contaminated areas. If, after tests, it is found that soakaways do not work satisfactorily, alternative proposals must be submitted.

NOTES

(1) In advance of the consideration of the application the Committee were advised of additional consultation received in relation to a Biodiversity report which had been submitted at the request of the Council's Ecologist. The information in the survey was considered to be satisfactory subject to the imposition of conditions requesting and emergence bat survey, and details of measures for ecological enhancement at the site.

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